



Date: 13/04/2022

CERTIFICATE OF TITLE AND SEARCH

This Certificate of Title and Search is issued at the request of M/S ROYAL BUILDERS AND REAL ESTATE DEVELOPERS, a registered partnership firm, registered under the Indian Partnership Act 1932, having its registered office at Shop No.5, Royal Classic Bldg, Dongorim, Navelim, Salcete, Goa, in respect of Property known as LANGOTEM admeasuring 1375.00 Sq. meters, surveyed under Survey No. 94/3-U of Varca Village, situated at Varca, Taluka and Sub-District of Salcete, District of South Goa, State of Goa.

With reference to the above referred property, after scrutinizing the documents submitted to me, I submit herewith my legal opinion as under:-

I. Description of the Property:

A) Property under Scrutiny:

The property under scrutiny is Property known as LANGOTEM admeasuring 1375.00 Sq. meters now forming an independent and separate property in itself being surveyed under Survey No. 94/3-U of Varca Village erstwhile identified as PLOT A and erstwhile formed part of the landed property known as "LANGOTEM" also known as "LANGTEM" situated at Varca, Taluka and Sub-District of Salcete, District of South Goa, State of Goa.

The property LANGOTEM admeasuring 1375.00 Sq. meters is hereinafter referred to as "SAID PROPERTY".

The property "LANGOTEM" also known as "LANGTEM" is hereinafter referred to as "SAID BIGGER PROPERTY".

B) Location:

The SAID PROPERTY is situated at Varca, within the area of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa.

C) Registration details of SAID BIGGER PROPERTY:

The SAID BIGGER PROPERTY is described in the Land Registration Office of Salcete under No. 6665.

D) Survey Number of the property as per new Land Revenue Code:

The SAID PROPERTY is surveyed under Survey No. 94/3-U of Varca Village.

E) Boundaries of the SAID BIGGER PROPERTY:

EAST : By boundary of Village Orlim;
WEST : By the property surveyed under survey No. 98/2;
NORTH : By road;
SOUTH : By the property surveyed under survey Nos. 100/1 and 100/2.

F) Boundaries of the SAID PROPERTY:

EAST : by 10.00 meters wide public road;
WEST : by property under Survey No. 94/3-G and the remaining part of the property of survey No. 94/3 of Varca Village;
NORTH : by property under Survey No. 94/3 of Varca Village;
SOUTH : by remaining property under Survey No. 94/3 of Varca Village.

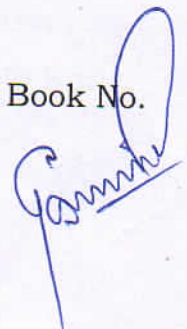
G) Area of the SAID BIGGER PROPERTY and SAID PROPERTY:

The SAID BIGGER PROPERTY admeasured 99,075 Sq. mtrs while SAID PROPERTY admeasures 1375.00 Sq. meters.

II. Scrutiny of Documents and Flow of Title:

I have verified the following documents:

- (i) Public Deed of Sale dated 02/12/1948 at folio 15 onwards of Book No. 710;

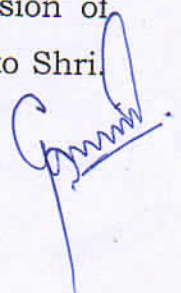


- (ii) Public Deed of Sale dated 11.09.1950 at folio 45 overleaf of Book No. 773;
- (iii) Certificate of Description No. 6665 along with Certificate of Inscription No. 43822, 43823 and 22446
- (iv) Deed of Quittance 03/04/1961;
- (v) Judgment and Decree dated 08/01/1996 passed in Inventory Proceedings No. 1/1995;
- (vi) Deed of Succession dated 01/01/2018 drawn in the office of Ex-officio Notary Public, Salcete at folio 71v to 73 of Books No. 1647;
- (vii) Deed of Sale dated 21/06/2021;
- (viii) Judgment and Order dated 16/11/20021 passed in Partition Case No. 3/ISLR/PART/VAR/65/21/2572;
- (ix) Technical Clearance dated 16/02/2022;
- (x) Construction Licence dated 03/03/2022;
- (xi) NOC from Primary Health Centre Chinchinim dated 01/03/2022;
- (xii) Conversion Sanad dated 7/4/2022.

From the perusal of above documents the flow of title for last 75 years can be narrated as under:

The SAID BIGGER PROPERTY originally belonged to one Smt. Xantabai Gauncar having been allotted to her upon the death of her husband Mr. Madu Venctexa Porobo Gauncar, in pursuance to which the same was inscribed in her name under Inscription No. 43822.

Vide Public Deed of Sale dated 02.12.1948 at folio 15 onwards of Book No. 710 and Public Deed of Sale dated 11.09.1950 at folio 45 overleaf of Book No. 773, duly registered before the former notary of Judicial Division of Salcete, Smt. Xantabai Gauncar sold the SAID BIGGER PROPERTY to Shri.



Puto Bablo Naique, in pursuance whereto the same came to be inscribed in his name under Inscription No. 43823 of Book G-50.

The SAID BIGGER PROPERTY was mortgaged by Shri. Puto Bablo Naique to Mr. Jose Exaltacao de Anunciacao Brito, in pursuance to which the same was inscribed in the name of said Mr. Britto vide Inscription No. 22446 as on 07/04/1960, however, vide Deed of Quittance 03/04/1961 the said mortgage was released and endorsement to that effect was made on 25/04/1961 thereby cancelling the Inscription of Mortgage No. 22446.

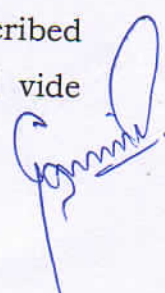
Shri. Puto Bablo Naique who was also known as Shri. Putu Khandekar was married under the regime of communion of assets to Manekbai Khandekar, the later expired on 09/12/1973, leaving behind her widower and moiety holder said Putu Khandekar and sole son Shri. Surendra Khandekar married to Sujata Khandekar.

The said Shri. Surendra Khandekar expired on 21/12/1977, leaving behind his widow and moiety holder said Sujata Khandekar and three children:

- a. Miss. Sarika Khandekar,
- b. Miss. Latika Khandekar and
- c. Mr. Ashutosh Khandekar.

The said Putu Khandekar expired on 01/11/1979 leaving behind his only daughter-in-law said Sujata S. Khandekar and three grandchildren named above.

Upon the death of above named deceased, an Inventory Proceedings were instituted in the Court of Civil Judge, Senior Division, Ponda, under Inventory Proceedings No. 1/1995, for the partition of the assets left behind by them, wherein the SAID BIGGER PROPERTY was listed and described under Item No. 5 of the List and Description of the Assets and vide



Judgment and Decree dated 08/01/1996 the Said Entire Property was allotted exclusively to Sujata S. Khandekar.

The said Mrs. Sujata Khandekar expired on 02/05/2017 leaving behind her as her sole and universal heirs her two children:

a. Mrs. Sarika Shirodkar married to Mr. Rayeshwar Shirodkar

b. Mr. Ashutosh Khandekar married to Mrs. Manasvi Khandekar

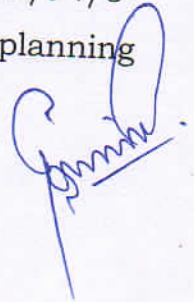
her another daughter Latika Khandekar having predeceased her on 20/01/2003 without leaving behind any issues, as is declared by Deed of Succession dated 01/01/2018 drawn in the office of Ex-officio Notary Public, Salcete at folio 71v to 73 of Books No. 1647.

Vide Deed of Sale dated 21/06/2021 registered in the office of the Sub Registrar of Salcete under no. MGO-1-1891-2021 dated 24/6/2022, Mrs. Sarika Shirodkar along with her husband Mr. Rayeshwar Shirodkar and Mr. Ashutosh Khandekar along with his wife Manasvi Khandekar sold the SAID PROPERTY to M/S Royal Builders And Real Estate Developers.

Upon the purchase thereof, the Said Property came to be partitioned from the Said Bigger Property vide Judgment and Order dated 16/11/20021 passed in Partition Case No. 3/ISLR/PART/VAR/65/21/2572 and the Said Property came to be separately surveyed under Survey No. 94/3-U of Varca Village.

In order to develop the SAID PROPERTY, M/s Royal Builders and Real Estate Developers obtained following permissions from the Competent Authorities:

a. Technical Clearance under No. TPM/33608/Const/Varca/94/3-U/2022/711 dated 16/02/2022 from Town and Country planning Department;



- b. Construction Licence under No. VP/VAR/2021-2022/18 dated 03/03/2022 from the Village Panchayat of Varca;
- c. NOC from Primary Health Centre Chinchinim under No. PHC-CHIN/NOC/21-22/1151 dated 01/03/2022;
- d. Conversion Sanad under No. COL/SAL/SG/CONV/131/2021/5247 dated 7/4/2022 from the office of the Collector, South Goa to use an area admeasuring 1375.00 Sq. Meters for residential use.

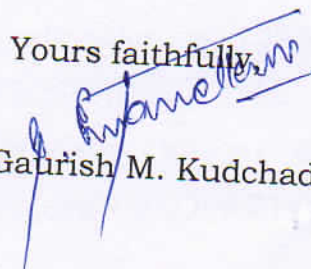
In terms of the said Deed of Sale dated 21/06/2021, M/s Royal Builders and Real Estate Developers are the lawful owners in possession of the SAID PROPERTY and are entitled to develop the SAID PROPERTY by constructing Building therein as approved.

Certificate:

I hereby certify that I have personally searched and verified the information furnished in this report. The statements and other information given in this report are correct and true. I hereby certify that the SAID PROPERTY is owned by M/s Royal Builders and Real Estate Developers.

This Title Report which is issued at the request of M/s Royal Builders and Real Estate Developers is solely based on the documents submitted to me which I have referred in my report and the undersigned does not assure any liability to any third person for the opinion expressed in this report.

Yours faithfully,


Adv. Gaurish M. Kudchadkar