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DEVANAND P. SHETKAR
ADVOCATE

C/o Adv. Premnath Dessai,
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THE TITLE VERIFICATION AND SEARCH REPORT

Having been engaged by Mrs. Ujwala Keshav Naik, proprietor of M/S. AVISHKAR ENTERPRISES, a sole proprietorship concern, registered under Goa Daman and Diu shop and establishment Rules 1975, having registered under registration no. LIP / S&E / PONDA / II / Y2K / 747, dated 18/1/2008, wife of Shri Keshav Bharat Naik, aged 31 years, resident of Talsai, Borim, Ponda, Goa, for preparing the Title verification and search report in respect of the property more fully described in schedule herein under written, for securing the financial assistance, I, Devanand Pundalik Shetkar, advocate, having office at Ponda, Goa, do hereby submit my report as under:

1. That Mrs. Ujwala Keshav Naik along with her husband are the absolute owners in possession of a landed property known as "BABU BHAT" also known as "BABUCHEM BATTIA" also known as "BABUCHEM BATA" registered before the land registration office of Ilhas, Panaji, Goa, under registration no. 4758 of Book-B-13 New, and surveyed under survey no. 2/5 of village Borim of Ponda Taluka, Ponda, Goa, more fully described in Schedule herein under written, which property is herein after referred to as "THE SAID PROPERTY".



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2. That Mrs. Ujwala Keshav Naik and her husband acquired right to the said property by virtue of deed of sale dated 1/4/2010, presented at serial no. 737/2010 on 1/4/2010 and which deed of sale came to be registered before the office of Sub-Registrar, Ponda, Goa, under registration No.761 at pages 36 to 101, Book No.1, volume No.1593 dated 28/4/2010. That said Ujwala Keshav Naik through her power of Attorney Shri Shailesh Shantaram Mandrekar purchased said property in the name of sole proprietorship concern, M/S. AVISHKAR ENTERPRISES. That vendors namely Shri Yeshwant Narayan Prabhu Sawkar and 13 others have sold said property to M/S. Avishkar Enterprises.

3. Documents perused.



- (a) Copy of orphonological Inventory proceeding which took place for the partition of the property of the familiar Society of Sawcars of Borim.
- (b) Copy of will dated 26/7/1975 drawn at pages 39 to 42V of Notarial book for deeds/will -16.
- (c) Deed of pre-nuptial contract dated 20/6/1974 drawn at page -32 V to 33 of Notarial Book for deeds/ will -374.
- (d) Death certificate of Laxmibai Narayan Prabhu Sawkar.
- (e) Copy of inventory proceeding no 22/87 initiated by Shri Gopinath Waman Prabhu Sawkar after the death of his wife Sarita Gopinath Prabhu Sawkar.

✓ (f) Entire proceeding in Civil Misc. Application No.8/2010/A
(port) along with order dated 23/2/2010.

X (g) Certificate of registration bearing no.LIP / S&E / PONDA / II
/ Y2K / 747, dated 18/1/2008

✓ (h) Deed of sale dated 1/4/2010

✓ (i) Form No. I and XIV of survey No. 2/5 of village Borim of
Ponda Taluka, Ponda, Goa.

(j) Nil encumbrance certificate bearing no.163/2011, dated
23/02/2011.

— Description Certificate No. 4758

4. The Title history of more than last 30 years from this date,
shows the following chain of transactions.

AND P. S. HETIA
DA-GOA
*
That there exists at village Borim of Ponda Taluka,
Ponda, Goa, a landed property known as "BABU BHAT"
also known as "BABUCHEM BATTA" also known as
"BABUCHEM BATA" registered before the land
registration office of Ilhas, Panaji, Goa, under
registration no.4758 of Book-B-13 New, and surveyed
under survey no. 2/5 of village Borim of Ponda Taluka,
Ponda, Goa, more fully described in Schedule herein
under.

[Signature]

That said property was originally owned by Xaba Ramchandra Porobo Sawkar and his wife Subodrabai Porobo Sawkar, both residents of Borim, Ponda, Goa.

That said Xaba Ramchandra Porobo Sawkar and his wife Subodrabai had two sons namely Roghunath Porobo Sawkar, Yeshwant Porobo Sawkar and one daughter by name Caoo also known as Annapurnabai, who was married to Narayan Venkatesh Prabhu Desai, of Maingal, Shiroda, Ponda, Goa.

That said Roghunath Xaba Porobo Sawkar was married to Indirabai and said Yeshwant Xaba Porobo Sawkar was married to Essodabai.

That said Xaba Ramchandra Porobo Sawkar, after the death of his wife Subhadrabai, by a Deed of Gift dated 30/6/1898 and recorded at pages-76 (v) to 81 (v) of book no.9 of the tabeliao Shri Jose Maria Victor Teles, gifted to his two sons Raghunath and Yeshwant several properties owned by him, including his share / right in respect of said property in equal shares and the same was consented and confirmed by his daughter Smt. Caoo @ Anapurnabai and her husband Narayan Venkatesh Prabhu Desai.



That said Deed of Gift dated 30/6/1898, was further rectified and ratified by Deed dated 27/11/1911, registered in the office of Notary Frederico Antonio de

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Oliveira Pegado at Ponda, at pages 16 in his book number 42 of registration of deeds.

That vide. Deed dated 27/11/1911, drawn by the Notary of Julgado Municipal of Ponda, said Roghunath and Yeshwant, sons of Xaba Ramchandra Porob, along with their respective wives i.e. Indirabai and Essodabai constituted a joint family (Sociedade familiar) with said Roghunath as the head of the family and all the properties held by them were transferred to the said Sociedade Familiar including said property.

That said Indirabai, wife of Roghunath @ Raghunath Xaba Porobo Sawkar, expired on 1/4/1921, leaving behind her husband said Roghunath @ Raghunath Xaba Porobo Sawkar and her sons namely Ramchandra Porobo Sawkar, Vamona @ Vaman @ Waman Porobo Sawkar and Narana Porobo Saucar @ Narayan Porobo Sawkar.

That said Ramchandra Raghunath Porobo Sawkar was married to Subodrabai @ Subhadrabai.

That said Vamona Raghunath Porobo Saucar @ Vaman @ Waman Raghunath Porobo Sawkar was unmarried.

That said Narana Raghunath Porobo Saucar @ Narayan Raghunath Porobo Sawkar was married to Loximibai @ Laxmibai.

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That said Esvonta Xaba Porobo Saucar @ Yeshwant Xaba Porobo Sawkar expired on 18/11/1924 leaving behind him, his widow Essodabai as his only legal heir.

That after the death of said Indirabai and Esvonta @ Yeshwant the said joint family (Sociedade familiar) was ratified by a deed dated 22/6/1925, registered in the office of Notary Pegado at pages 34 of his book of deeds.



That said Essodabai Esvonta Porobo Sawkar by deed of adoption dated 22/6/1925, adopted Narana Roghunata @ Narayan Raghunath Porobo Sawkar, as her son and gave him the name as Narana Esvonta Porobo Saucar @ Narayan Yeshwant Porobo Sawkar and gifted to him all her properties by reserving the right of usufruto for herself.

That said Roghunath Porobo Sawkar @ Raghunath Xaba Porobo Sawkar expired on 1/5/1938, leaving behind him his sons namely Ramchondra @ Ramchandra and Vamona @ Vaman @ Waman.

That said Waman Raghunath Porobo Sawkar, adopted said Gopinath Narayan Prabhu Sawkar and by Deed of Gift dated 15/8/1941, gifted all his properties to him with reservation of the usufruto to him by giving him the name

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as "GOPINATA @ GOPINATH WAMAN POROBO SAWKAR".

That vide order dated 17/3/1944, passed by Hon'ble Tribunal De Relacao De Nova Goa, on the application filed by Narayan Porobo Sawkar, the said joint family (Sociedade familiar) was dissolved.

That said Narana Esvonta Porobo Saucar @ Narayan Yeshwant Porobo Sawkar, expired on 9/5/1950 leaving behind him his widow namely Laxmibai and his two sons Esvonta Narana Porobo Saucar @ Yeshwant Narayan Porobo Sawkar and Subaxa Narana Porobo Saucar @ Subhash Narayan Porobo Sawkar.



That after the dissolution of said joint family, (Sociedade familiar) the inventory proceedings was instituted before the court of the Comarca at Panaji, for partitioning the assets of the said joint family of Sawkars.

That in the said inventory proceedings, Smt. Essodabai Porobo Sawkar, widow of Yeshwant Xaba Porobo Sawkar, was appointed head of family (Cabeça de casal).

That in the said inventory proceedings, said property and some other properties were separated and kept in common under the direct administration and control of the head of family said Smt. Essodabai Porobo Sawkar,

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who had to comply with all the duties and liabilities incumbent on her and that after the death of said Essodabai, all the interested parties in the said inventory proceedings who might be alive, should choose among themselves the person to perform the duties that were performed by said Smt. Essodabai, and in case they are not able to come to any consensus, the properties kept in common should be partitioned in the proportion of their hereditary rights.

That said inventory proceeding came to be finally disposed of by order dated 21/9/1953.

That the vendors to the deed of sale dated 1/4/2010, are entitled to the said property through their ancestors namely Ramchandra Roghunath Porobo Sawkar, Vamona Roghunath Porobo Sawkar and Narayan Yeshwant Porobo Sawkar.



That said Ramchondra @ Ramchandra Porobo Sawkar and his wife Smt. Subhadrabai were expired leaving behind their two sons namely Shri Raghunath Ramchandra Porobo Sawkar, vendor no.5 and Shri Harshad @ Xaba Ramchandra Porobo Sawkar, vendor no.7.

That vendor no. 6, is the wife of vendor no.5 and vendor no.8 is the wife of vendor no.7.

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That vendor no. 5 and 7 married to vendor no.6 and 8 without having any pre-nuptial contract and as such, vendor no. 6 and 8 have right to the said property as per the prevailing law in the State of Goa, of communion of assets.

That Vendor no. 5,6,7 and 8 are the only legal heirs of said Ramchandra Raghunath Porobo Sawkar.

That vendor no.4,9,10,11,12,13 and 14 are the only legal heirs of said Vamona @ Waman Raghunath Porobo Sawkar.



That vendor no.1,2 and 3 are the only legal heirs of said Narayan Yeshwant Porobo Sawkar.

That said Laxmibai Narayan Porobo Sawkar, expired on 1/3/1992 as such the said will dated 26/7/1975, became operative and accordingly, her rights in the said property and other properties were inherited by said Shri Yeshwant Naraina Sawkar, Shri Subhash Sawkar and Shri Gopinath Sawkar in the share of 14/48,17/48 and 17/48 respectively.

That by virtue of said Will dated 26/7/1975, said Shri Yeshwant Narayan Porobo Sawkar, Shri Subhash Porobo Sawkar and Shri Gopinath Waman Porobo Sawkar are also entitled to the said property.

[Signature]

That Vendor no.4, namely Gopinath Waman Prabhu Sawkar was married to Smt. Sarita who died on 3/7/1987, and in the inventory proceedings instituted upon the death of said Sarita in the court of the Civil Judge Senior Division at Ponda, Goa, being Inventory no.22/1987/A, 1/6th share in the properties was allotted exclusively to said Gopinath Waman Porobo Sawkar.

That as such, the vendors to the deed of sale dated 1/4/2010 were the absolute owners in possession of the said property.

5. The links of chain of title have been properly established. All the transactions have been duly verified from the relevant records of Sub-Registrar.
6. I have taken the search of records of Registrar's office from Inspection books.
7. On the basis of searches made by me and the documents placed before me, I certify that the said property referred in the schedule herein under written, is owned and possessed by Mrs. Ujwala Keshav Naik jointly along with her husband namely Shri Keshav Bharat Naik by operation of law and the same is free from any encumbrances, charges, liens and mortgages or any other claim effecting the clear title as on the date. That in the occupants column of form no. 1 and



[Signature]

XIV of survey no.2/5 of village Borim of Ponda Taluka, Ponda, Goa, the name of proprietorship concern namely M/S. Avishkar Enterprises is duly recorded.

8. That all the relevant documents of title placed before me are copies only. I have verified and tallied these documents from records of Registrar of documents and from the records of appropriate authorities.

9. I am satisfied that said property is heritable and transferable. All necessary parties have been joined in the documents and documents have desired effect. Facts and events material to title have been satisfactorily proved.

10. I certify that all documents and all other relevant papers are duly stamped wherever stamp duty is payable in these documents in accordance with the provisions of The Indian Stamp Act 1899.



11. In result I have to state that I have made necessary searches of the concerned sub-Registrar office up to date and as the result of such search I am satisfied that the property in question is free from all types of encumbrances and title of the purchaser namely Mrs. Ujwala Keshav Naik and her husband is clear and marketable.

[Signature]

12. I have to further add that there is no impediment if the said Mrs. Ujwala keshav Naik and her husband namely Keshav Bharat Naik mortgages the said property for raising loan and such property would be good and marketable security.

SCHEDULE

ALL THAT , property known as **"BABU BHAT"** also known as **"BABUCHEM BATTa"** also known as **"BABUCHEM BATA"** situated at Deulwada, Borim, Ponda, Goa, which is within the Jurisdiction of Village Panchayat office of Borim, Taluka Ponda, District North Goa, in state of Goa, which entire property is registered before the office of land registration of Ilhas, Panaji, Goa, under registration no. 4758 of Book-B-13 New , having an area of 15650.00 Square meters and which is presently surveyed under survey No.2/5 of village Borim of Ponda Taluka, Ponda, Goa, and the same is bounded towards East, by property surveyed under survey no.2/3,2/6 and 103/2 of village Borim of Ponda Taluka, towards West, by property surveyed under survey no.2/2 and 1/1 of village Borim, towards North, by property surveyed under survey no.2/3 of village Borim, and towards South by property surveyed under survey no.1/1,1/1-A,1/5 of village Borim and by access Road 8.00 Meters wide.




[Signature]

Place: Ponda, Goa.

Dated: 24/2/2011




DEVANAND P. SHETKAR

Advocate

Ponda-Goa.



