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20th November, 2021

To,
Sauvage Homes Private Limited,
Through its Director, Mr. Vikrant Naik,
House No. 302 Block 8, Type B, Milroc Kadamba,
Old Goa, Panaji, Goa – 403 402.

TITLE REPORT

Re.: ALL THAT PROPERTY known as '*Sateri*' situated at Village Camurlim, Taluka Bardez, District of North Goa, State of Goa, admeasuring 2,075 sq. meters, surveyed under Survey No.141/4 of Village Camurlim, Taluka Bardez, Goa.

At the request of Sauvage Homes Private Limited, I have undertaken inspection of the documents hereinafter contained, undertaken Title Search, and in summation thereof tender this Report of Title in respect of the following property *viz.* ALL THAT property known as '*Sateri*' surveyed under Survey No.141/4 of Village Camurlim, situated at Village Camurlim, Taluka Bardez, District of North Goa, State of Goa, admeasuring 2,075 sq. meters, neither described in the Land Registration



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Office of Bardez nor enrolled in the Taluka Revenue Office and herein referred to as “THE SAID PROPERTY”.

I. Location & Description :-

ALL THAT property known as ‘*Sateri*’ surveyed under Survey No.141/4 of Village Camurlim, situated at Village Camurlim, Taluka Bardez, District of North Goa, State of Goa, admeasuring 2,075 sq. meters, neither described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office and bounded as follows:-

On the East :- By Public Road;

On the West :- By the property of Comunidade of Camurlim, surveyed under Survey No.143;

On the North :- By property surveyed under Survey No. 141/3;

On the South :- By the *kutch*a road and the property surveyed under Survey No. 141/5 .

The said property comprises of the following Plots:-



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a. Plot 4A

ALL THAT immovable property being a plot of land bearing Plot No. 4A admeasuring an area of 470 sq. mts., containing a shed therein forming a part the property described hereinabove and bounded as under:-

On the East :- By Plot No. 4B of the same property;

On the West: By the property of Comunidade of Camurlim surveyed under Survey No. 143;

On the North :- By property Survey No. 141/3; and;

On the South:- By Plot 4D of the same property.

b. Plot 4B

ALL THAT immovable property being a plot of land bearing Plot No. 4B admeasuring an area of 545.40 sq. mts., containing a shed therein forming a part the property described hereinabove and bounded as under:-

On the East:- By Road;

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On the West:- By Plot No. 4A of the same property;

On the North:- By property Survey No. 141/3; and;

On the South:- By Plot 4C of the same property.

c. Plot 4C

ALL THAT immovable property being a plot of land bearing Plot No. 4C admeasuring an area of 530.40 sq. mts., containing a shed therein forming a part the property described hereinabove and bounded as under:-

On the East:- By Road;

On the West:- By Plot No. 4D of the same property;

On the North:- By Plot No. 4B of the same property; and;

On the South:- By Katcha Road.

d. Plot 4D

ALL THAT immovable property being a plot of land bearing Plot No. 4D

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admeasuring an area of 529.20 sq. mts., containing a shed therein forming a part the property described hereinabove and bounded as under:-

On the East:- By Plot 4C;

On the West:- By the property of Comunidade of Camurlim surveyed under Survey No. 143;

On the North:- By Plot No. 4A of the same property; and;

On the South:- By Katcha Road.

II. Dimension / Area :-

2,075 square meters

III. Documents Examined :-

For the purpose of this report, I have reviewed the following documents.

i. Form I & XIV (Manual version);

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- ii.* Form I & XIV (Electronic version);
- iii.* Form No. IX showing nature of the rights acquired;
- iv.* Survey Plan;
- v.* Deed of Sale dated 03.05.1993, executed at Mapusa, bearing Registration No. 136, Book I Volume No. 225 on 18.02.1994;
- vi.* Deed of Sale dated 03.05.1993, executed at Mapusa, bearing Registration No. 137, Book I Volume No. 225 on 22.02.1994;
- vii.* Deed of Sale dated 03.05.1993, executed at Mapusa, bearing Registration No. 138, Book I Volume No. 225 on 21.02.1994;
- viii.* Deed of Sale dated 21.01.2000, executed at Mapusa, bearing Registration No. 200, Book I Volume No. 707 on 30.01.2000;
- ix.* Deed of Sale dated 21.01.2000, executed at Mapusa, bearing Registration No. 201, Book I Volume No. 707 on 30.01.2000;
- x.* Deed of Sale dated 18.03.2005, executed at Mapusa, bearing Registration No. 1217, Book I Volume No. 1254 on 11.04.2005;

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- xi.* Deed of Sale dated 18.03.2005, executed at Mapusa, bearing Registration No. 1218, Book I Volume No. 1254 on 11.04.2005;
- xii.* Deed of Sale dated 17.08.2011, executed at Mapusa, bearing Registration No. BRZ-BK1-04653-2011, Book 1 Document, CD No. BRZD232;
- xiii.* Deed of Sale dated 17.08.2011, executed at Mapusa, bearing Registration No. BRZ-BK1-04784-2011, Book 1 Document, CD No. BRZD232;
- xiv.* Deed of Sale dated 17.09.2012 bearing Registration No. BRZ-BK1-04129-2012, Book 1 Document, CD No. BRZD376
- xv.* Certified Extract of registration of the firm, M/s. Kamaxi Constructions issued by the Office of the Registrar of Firms, Margao, Goa dated 25.07.2014;
- xvi.* Deed of Retirement and Reconstitution of Partnership dated 22.07.2014;
- xvii.* Application under Sub-Section (1) of Section 32 of the Goa Daman and Diu Land Revenue Code 1968 dated 02.11.2018;



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xviii. Certificate of Zoning bearing Ref. No. TPBZ/ZON/9218/CAM/TCP-2021/4781 dated 09.11.2011 issued by the Office of the Senior Town Planner, Mapusa, Bardez, Goa.

IV. Devolution of Title :-

Based on the aforesaid documents and the information furnished to me, I observe as follows: –

- i.* The said property originally belonged to Gurudas Jairam Pandit and his wife, Meena Gurudas Pandit.
- ii.* The said Gurudas Jairam Pandit and his wife have divided the said property into four plots *viz.* Plot Nos. 4A, 4B, 4C & 4D.
- iii.* That vide Deed of Sale dated 03.05.1993¹, Gurudas Jairam Pandit and his wife sold a portion of the said property to Mrs. M. Renuka Gurudutt Bhakta, a plot of land designated as Plot 4A admeasuring an area of 470 sq. mts.

¹ Deed of Sale dated 03.05.1993 bearing Registration No. 138 of Book No. I Volume No. 225 dated 21.02.1994 duly registered in the office of Sub-registrar of Bardez at Mapusa Goa.



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- iv.* That vide Deed of Sale dated 03.05.1993², Gurudas Jairam Pandit and his wife sold a portion of the said property to M/s. Nanora Distilleries represented through its proprietor Gurudutt Bhakta, two plots of land designated as Plot Nos. 4B and 4C admeasuring an area of 1,075 sq. mts.
- v.* That vide Deed of Sale dated 03.05.1993³, Gurudas Jairam Pandit and his wife sold a portion of the said property to M/s. National Bottling Company represented by M. Gurudutt Bhakta, a plot of land designated as Plot Nos. 4D admeasuring an area of 529.20 sq. mts.
- vi.* That vide Deed of Sale dated 21.01.2000⁴, Mrs. M. Renuka Gurudutt Bhakta and her husband Mr. M. Gurudutt Bhakta alias Gurudutta Damodat Bhakta sold unto Saishiv Boards and Tops Private Limited, represented by its Director Dilip Vithal Nachinolkar the above referred Plot 4A admeasuring an area of 470 sq. mts.

² Deed of Sale dated 03.05.1993 bearing Registration No. 136 of Book No. I Volume No. 225 dated 18.02.1994 duly registered in the Office of Sub-registrar of Bardez at Mapusa Goa.

³ Deed of Sale dated 03.05.1993, bearing Registration No. 137, Book I Volume No. 225 on 22.02.1994 duly registered in the Office of Sub-registrar of Bardez at Mapusa Goa.

⁴ Deed of Sale dated 21.01.2000, bearing Registration No. 200, Book I Volume No. 707 on 31.01.2000 duly registered in the Office of Sub-registrar of Bardez at Mapusa Goa.



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vii. That vide Deed of Sale dated 21.01.2000⁵, M/s. Nanora Distilleries, represented by its Proprietor Gurudutt Bhakta sold unto Saishiv Boards and Tops Private Limited, represented by its Director Dilip Vithal Nachinolkar the above referred plot *viz.* Plot 4B admeasuring an area of 545.40 sq. mts.

viii. That vide Deed of Sale dated 18.03.2005⁶, M/s. Nanora Distilleries, represented by its Proprietor Gurudutt Bhakta and his wife sold unto Dilip Vithal Nachinolkar the above referred plot 4C admeasuring an area of 530.40 sq. mts.

ix. That vide Deed of Sale dated 18.03.2005⁷, M/s. National Bottling Company represented by its Sole Proprietor Gurudutt Bhakta *alias* Gurudutta Damodar Bhakta and his wife Renuka Bhakta sold unto Dilip Vithal Nachinolkar the above said Plot 4D admeasuring and area of 529.20 sq. mts.

⁵ Deed of Sale dated 21.01.2000, bearing Registration No. 201, Book I Volume No. 707 on 31.01.2000 duly registered in the Office of Sub-registrar of Bardez at Mapusa Goa.

⁶ Deed of Sale dated 18.03.2005 bearing Registration No. 1217, Book I Volume No. 1254 on 11.04.2005 duly registered in the Office of Sub-registrar of Bardez at Mapusa Goa.

⁷ Deed of Sale dated 18.03.2005 bearing Registration No. 1218, Book I Volume No. 1254 on 11.04.2005 duly registered in the Office of Sub-registrar of Bardez at Mapusa Goa.



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- x. That vide Deed of Sale dated 17.08.2011⁸, Saishiv Boards and Tops Private Limited, represented by its Director Dilip Vithal Nachinolkar sold unto Paresh Atmaram Raikar Plot 4A admeasuring an area of 470sq. mts and Plot 4B admeasuring an area of 545.40 sq. mts. both forming part of the said property.
- xi. That vide Deed of Sale dated 17.08.2011⁹, Saishiv Boards and Tops Private Limited, represented by its Director Dilip Vithal Nachinolkar sold unto Paresh Atmaram Raikar Plot 4C admeasuring an area of 530.40 sq. mts and Plot 4D admeasuring an area of 529.20 sq. mts. both forming part of the said property.
- xii. That vide Deed of Sale dated 17.09.2012¹⁰, Paresh Atmaram Raikar and his wife Preeti Paresh Raikar sold the said property to M/s. Kamaxi Constructions represented by its Partners, Priyanka Laxmikant Raikar and Smruti Rajendra Verlekar.

⁸ Deed of Sale dated 17.08.2011, registered under Book 1 Document Registration No. BRZ-BK1-04784-2011 CD No. BRZD25 dated 11.10.2011.

⁹ Deed of sale dated 17.08.2011, executed at Mapusa, bearing Registration No. BRZ-BK1-04653-2011, Book 1 Document, CD No. BRZD232

¹⁰ Deed of Sale dated 17.09.2012 bearing Registration No. BRZ-BK1-04129-2012, Book 1 Document , CD No. BRZD376



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V. Opinion:—

This opinion of title is as of 20.11.2021 and for the parties, to whom it is furnished, is not transferable, and may not be used by any other person or entity without the prior written consent of the undersigned. The undersigned assumes no responsibility if the same is used without such consent.

This Report of Title is based on legal examination of documents supplied and any additional information concerning the title which has come to my attention, subject only to the encumbrances, reservations, exceptions, defects, and as per the provisions of the laws prevalent in the State of Goa.

i. Title:—

- a. It is observed that by virtue of Deed of Sale dated 17.09.2012¹¹, whereby Paresh Atmaram Raikar and his wife Preeti Paresh Raikar sold the said property to M/s. Kamaxi Constructions represented by its Partners, Priyanka Laxmikant Raikar and Smruti Rajendra

¹¹ Deed of Sale dated 17.09.2012 bearing Registration No. BRZ-BK1-04129-2012, Book 1 Document , CD No. BRZD376



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Verlekar, the said firm, M/s. Kamaxi Constructions is the absolute owner in possession and enjoyment of the said property.

- b. The Form I & XIV of Record of Rights pertaining to the said property surveyed under Survey No. 141/4 of Village Camurlim carries the name of M/s. Kamaxi Constructions in the Occupant's Column.
- c. In the course of investigating the title of M/s. Kamaxi Constructions, a Public Notice was issued inviting objections to any proposed transaction. This notice was published in the daily "The Navhind Times" dated 04.11.2021 fixing a period of 10 days for registration of objections. No objections were received pursuant thereto.

ii. **Area & Zoning: –**

It is observed that the property surveyed under Survey Nos. 141/4 admeasure 2,075 sq. mts,



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It is notable that the public road abutting the property bearing Survey No. 141/4 on its Eastern side is marked for widening to upto 15 meters in width.



Regional Plan 2021

The said properties are zoned as “Settlement” under the Regional Plan 2021 which is further confirmed by virtue of the Zoning Certificate.¹².

VI. General:–

- a) This opinion is issued on the basis of the documents as mentioned hereinabove and we have no obligation to update the opinion with any information or replies or documents received by us beyond this date.

¹² Certificate of Zoning bearing Ref. No. TPBZ/ZON/9218/CAM/TCP-2021/4781 dated 09.11.2011 issued by the Office of the Senior Town Planner, Mapusa, Bardez, Goa.



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- b) Unless specifically stated otherwise, we have not inspected or perused the original documents in respect of the said Property.
- c) We are not qualified to and have not independently verified the area of the said Property. We have referred to and retained the admeasurements in square meters, as we have found them in various documents.
- d) For the purpose of this Title Opinion, we have assumed: –
 - i. The legal capacity of all natural persons, genuineness of all signatures, authenticity of all documents submitted to us as certified or photocopies.
 - ii. That there have been no amendments or changes to the documents examined by us.
 - iii. The accuracy and completeness of all the factual representations made in the documents.
 - iv. That all prior documents have been adequately stamped and duly registered.



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- v. Any statements in the documents, authorization or any opinions or confirmations relied upon by us for issuance of this title opinion is correct and otherwise genuine.
 - vi. Each document binds the parties intended to be bound thereby.
 - vii. Copies provided to us are accurate copies of originals.
- e) For the purposes of this opinion, we have relied upon information relating to:
- i. All of the information (including the documents) supplied to us was, when given, and remains, true, complete, and accurate and not misleading.
 - ii. Boundaries on the basis of the documents provided to us by the clients.
- f) For the purposes of this opinion, we have relied upon:
- i. Copies of documents where original documents of title were not available.

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- ii. For the purpose of this opinion, we have relied upon information relating to lineage, on the basis of revenue records and information provided to us by you.
- iii. We are not certifying the boundaries of the said Property nor are we qualified to express our opinion on physical identification of the said Property. We also do not express our opinion on matters related to actual physical use of the said Property.
- iv. We have not verified issues relating to acquisition and / or reservation of the said Property or any portion thereof by Governmental Authorities.
- v. We are not authorized or qualified to express an opinion relating to plan permissions, approval or development potential of the said Property.
- vi. An opinion, determination, notification, opinion or the like will not be binding on an Indian Court or any arbitrator or judicial or regulatory body which would have to be independently satisfied, despite any provision in the documents to the contrary.



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- vii. Even though this document is titled “Title Report” it is in fact an opinion based on the documents perused by us. The Title Report has been so given at the request of the client to whom it is addressed.
- viii. This opinion is limited to the matters pertaining to Indian Law (as on the date of this opinion) alone and we express no opinion on laws of any other jurisdiction.
- g) This opinion is addressed to Sauvage Homes Private Limited. This opinion may not be disclosed, furnished, quoted or relied on by any other person or entity, for any purpose without our prior written consent. It may however be disclosed or furnished as may be required in connection with any transaction or legal process or in relation to an inquiry or demand by any Indian governmental or regulatory authority.

Dated this 20th day of November, 2021.

Yours sincerely,



(Raunaq Rao, Advocate)