

FAWIA MENEZES MESQUITA

----- ADVOCATE -----

Office : 1st Floor Julieta Building, Vasco-da-Gama, Mormugao - Goa 403711.

Email : fawiamesquitalegal@gmail.com



: 9503301369 / 0832-2513696

Date : 10-11-2022

To,

1. Mr. Avez Azim Shaikh,
Prop. M/S. MOHIDIN PROPERTIES AND HOLDINGS
2. Mrs. Arshiya Avez Shaikh,

O-1, 1st floor, Commerce Centre,
Next to Old Bus stand,
Vasco da Gama, Goa 403802.

**SUBJECT : TITLE AND SEARCH REPORT OF THE
PROPERTY SURVEYED UNDER NO. 194/1-A-3 OF
VILLAGE SANCOALE DISTRICT SOUTH GOA**

TITLE AND SEARCH REPORT

Further to your instructions to conduct a search into the Title and Ownership of the property surveyed under No. 194/1-A-3 of Village Sancoale within the limits of Village Panchayat of Sancoale, Taluka of Mormugao, District South Goa, which land is more particularly described in PART I below, please find my Report as under.

PART I DESCRIPTION OF THE PROPERTY

All that piece and parcel of vacant land admeasuring an area of **49,992** square meters surveyed under No. **194/1-A-3** of Village Sancoale

within the limits of Village Panchayat of Sancoale, Taluka of Mormugao, District South Goa in the State of Goa and forming part of a 'Larger Property' known as "PATAN" OR "PATTONA" or "PALONA" bearing Survey No. 194/1-A and admeasuring an area of 2,29,875 square meters situated in Sancoale within the jurisdiction of the Village Panchayat of Sancoale, Taluka and Registration Sub District of Mormugao, District of South Goa, State of Goa, described as a whole at the Land registration office of 'Comarca' of Salcete, under No. 121, Book 1, enrolled as a whole at the Taluka Revenue office.

The Property under Search is bounded as under –

On the North: By Survey Number 194/1-A of Sancoale Village and 194/1-A-1 of Village Sancoale.

On the South: By Survey Number 194/1-A-4 of Sancoale Village.

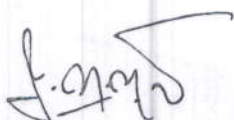
On the East: By Survey Number 194/1-A-4 of Sancoale Village.

On the West: By 15 meter wide ODP road and Survey Number 194/1-A-2 of Sancoale Village.

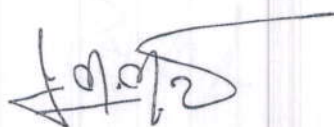
PART II

LIST OF DOCUMENTS SCRUTINISED

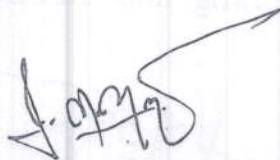
31/03/1971	Deed of Conveyance registered with the Sub Registrar of Mormugao under No. 167 at pages 335 to 358 in Book No. I Volume Number 9 between the Comunidade of Sancoale and Zuari Agro Chemicals Ltd.
12/03/2007	Deed of Sale registered with the Sub Registrar of Mormugao under No. 380 at pages 17 to 119 in Book



	No. I Volume Number 664 between Anand Vishnu Naik and others and Sadiq Shaikh.
08/12/2008	Deed of Sale registered with the Sub Registrar of Mormugao under No. 1806 at pages 203 to 222 in Book No. I Volume Number 910 Sadiq Shaikh and M/S Good Earth Developers.
10/06/2009	Conversion Sanad bearing No. AC-I/SG/CONV/16/2009 granted by the Office of the Collector, South Goa District, Margao – Goa.
06.12.2011	Title Search Report by Adv. Albino S. C. Vales given to M/S Good Earth Developers .
23/07/2012	Deed of Sale registered with the Sub Registrar of Mormugao under No. 1016 at pages 213 to 228 in Book No. I Volume Number 1426 between M/S Good Earth Developers and Trinitas Realtors India Private Limited.
24/05/2013	Deed of Exchange registered with the Sub Registrar of Mormugao under No. 884 at pages 143 to 164 in Book No. I Volume Number 1550 between M/s Zuari Global Limited and M/s Trinitas Realtors India Private Limited
19-10-2021	Partition Order passed by the Ld. Inspector of Survey and Land Records, Vasco - Goa in Case No. 3/ISLR/MOR/PART/180/2021
29/11/2021	Development Permission No. MPDA/7-Z-65/2021-22/1375 dated 29/11/2021 issued by the Mormugao Planning and Development Authority, Vasco-da-



- Gama, Goa for development in Survey No. 194/1-A-3 of Sancoale Village.
- 31/12/2021 Provisional N.O.C No. VP/S/21/2021-22/2623 dated 31/12/2021 from Village Panchayat of Sancoale for Sub-Division of Survey No. 194/1-A-3 of Sancoale Village.
- 23.02.2022 Land Description Certificate issued by the Civil Registrar-cum-Sub Registrar, Mormugao, Vasco-da-Gama of Land Description No. 121, Book B-40 along with inscription.
- 27/09/2022 Deed of Sale dated 27/09/2022 registered in the Office of the Sub Registrar of Mormugao under Registration No. MOR-1-1615-2022, Book 1 Document, Document Serial No.2022-MOR-1673 between M/s ZUARI INDUSTRIES LIMITED (*formerly known as ZUARI GLOBAL LIMITED*) and **Mr. Avez Azim Shaikh and Mrs. Arshiya Avez Shaikh.**
- 21/10/2022 Final NOC/Completion Certificate issued by the Mormugao Planning and Development Authority, Vasco-da-Gama, Goa to the Sub-division of the said property under search vide Ref. No. MPDA/7-Z-65/2022-23/1003
- 09/11/2022 Final N.O.C No. VP/S/21/2022-23/2387 dated 09/11/2022 from Village Panchayat of Sancoale for Sub-Division of Survey No. 194/1-A-3, Plot Nos. 1 – 155, of Sancoale Village.



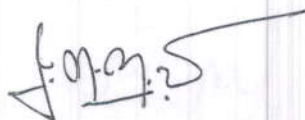
Form I & XIV of Survey No. 194/1-A-3 of Sancoale Village.

Site Plan with Area Statement prepared by Arch. Vidhya Tapadia of Survey No. 194/1-A-3 of Sancoale Village.

PART III

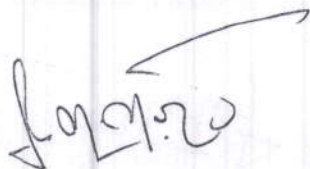
FLOW OF THE TITLE

1. It is seen from the Order dated 19-10-2021 passed by the Ld. Inspector of Survey and Land Records, Vasco - Goa in Case No. 3/ISLR/MOR/PART/180/2021 that the **Property under Search**, viz, property bearing **Survey No. 194/1-A-3** admeasuring an area of **49,992** square meters is part and parcel of; and carved out of; a **Larger Property** known as "PATAN" OR "PATTONA" or "PALONA" bearing Survey No. 194/1-A admeasuring an area of **2,29,875** square meters situated in Sancoale within the jurisdiction of the Village Panchayat of Sancoale, Taluka and Registration Sub District of Mormugao, District of South Goa, State of Goa.
2. It is seen from Deed of Exchange dated 24/05/2013 that the said Larger Property is part of the original entire property of Land Description No. 121, which original entire property we shall refer to as the "**Parent Property**" bearing Survey No. 194/1 admeasuring an area of **2,37,025** square meters and situated in Sancoale within the jurisdiction of the Village Panchayat of Sancoale, Taluka and Registration Sub District of Mormugao, District of South Goa, State of Goa, described as a whole at the Land registration office of 'Comarca' of Salcete, under No. 121, old, enrolled as a whole at the Talauka Revenue office under Matriz Nos. 572 and 573 and the



said Larger property was allotted No. 194/1-A upon Partition Proceedings instituted by M/s Trinitas Realtors India Private Limited. The Land Description Certificate issued by the Civil Registrar-cum-Sub Registrar, Mormugao, Vasco-da-Gama certifies the Land Description No. 121, Book B-40 along with inscription.

3. Therefore in order to understand the flow of title of the Property under Search, it is important to trace the flow of the Parent Property.
4. The earliest document in my file showing flow of title to the Parent Property is a Deed of Sale dated 12/03/2007 registered with the Sub Registrar of Mormugao under No. 380 at pages 17 to 119 in Book No. I Volume Number 664 whereby, **Mr. Anand Vishnu Naik @ Naique**, his son - Mr. Mohan Anand Naik and his daughter in law - Mrs. Aparna Mohan Naik have sold the Parent Property to Mr. Sadiq Shaikh. In the recitals of the Deed of Sale dated 12/03/2007 one can find out how Mr. Anand Vishnu Naik @ Naique became the Owner of the Parent Property.
5. The same history of flow of title once again has been reproduced hook line and sinker in Deed of Sale dated 08/12/2008 registered with the Sub Registrar of Mormugao under No. 1806 at pages 203 to 222 in Book No. I Volume Number 910 whereby Sadiq Shaikh and his moiety holder Sada Shaikh have sold the Parent Property to M/s Good Earth Developers.
6. In the two Sale Deeds referred above, it is clear that –
 - (i) On the basis of Public Deed - One from notes of the Notary from Judicial Division (Comarca) of Silva Coelho drawn on 30th October of One Thousand Eight Hundred and Ninety



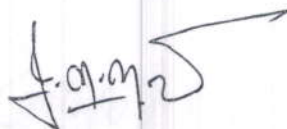
Three (1893) at folio 49V inwards of book No. 143 - a property including the Parent Property was allotted to Raiu Naique upon the Division/Partition of the properties which took place upon the demise of his mother Satibhama Naiquinim, widow, resident of Margao.

- (ii) The other from the notes of Substitute Notary of Judicial Division of Salcete, Jose Ligorio de Natividade Dias drawn on 8th of June of the year One Thousand Nine Hundred and Four (1904) from page 5V onwards of the book 198 - the Parent Property was allotted to Monocomica Naiquinim towards her half share upon the Division/Partition of the properties which took place upon the demise of her husband Raiu Naique ;
- (iii) On the basis of an Exchange, Monocomica Naiquinim transferred the ownership of Parent Property to Vishnu and his wife Godavary Naiquini in exchange for a property.

7. Notwithstanding the above two Sale Deeds one can find a lucid description of how the ownership of the Parent Property was transferred from Vishnu and his wife Godavary Naiquini to Anand Vishnu Naik in the Title Search Report prepared by Adv. Albino S. C. Vales on 6.12.2011.

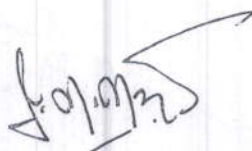
8. In short, as per the Report drawn by Adv. Vales -

- (i) By Public Deed of Gifts, Divisions, Declarations and Adoption dated 24.12.1934 Vishnu and his wife Godavary Naiquini, having no MALE CHILD and two daughters namely, Anandi Bai Bandari and Manorama Bai Camnotim Sancoaltar and no expectation of a male child, adopted their



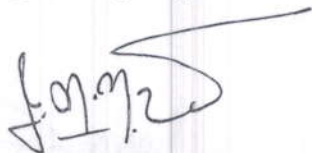
grandson Visnum Bhandari s/o Anandi Bai Bandari and renamed him Mr. Anand Vishnu Naik @ Naique.

- (ii) Thereafter upon the death of Godavary Naiquini, an Orphanological Inventory Proceedings was initiated by her husband Vishnu in the year 1935 and the Parent Property was described at Item No. 34, and in the said Orphanological Inventory Proceedings of 1935, Item No. 34 was allotted to the husband Vishnu and adopted son Mr. Anand Vishnu Naik @ Naique.
- (iii) Thereafter upon the death of Visnum Naique on 12.08.1945, an Orphanological Inventory Proceedings was initiated in 1945 by the daughter Anandibai Bandari and in the said Orphanological Inventory Proceedings of 1945 (confirmed by Judgment dated 05.07.1947), the Parent Property was fully allotted to Mr. Anand Vishnu Naik @ Naique.
- (iv) Mr. Anand Vishnu Naik @ Naique was married to Malini Anand Naik who expired on 21.06.1985 leaving behind her, Mr. Anand Vishnu Naik @ Naique, as her widower and moiety holder and a son Shri Mohan Anand Naik and daughter in law Aparna Mohan Naik as her sole and universal heirs, which fact is known from the Deed of Succession or Qualification of Heirs dated 13.02.2008 drawn in the Notarial Book of Deeds Bearing No. 173 at pages 96 to 99.
- (v) Thus Mr. Anand Vishnu Naik @ Naique and his son Shri Mohan Anand Naik and daughter -in - law Smt. Aparna Mohan Naik acquired full ownership of the larger property.

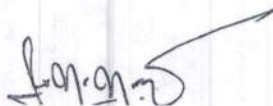


(vi) Hence the ownership of Mr. Anand Vishnu Naik @ Naique to the Property under Search is one by way of **INHERITANCE** and the same is clearly established.

9. By Deed of Sale dated 12/03/2007 registered with the Sub Registrar of Mormugao under No. 380 at pages 17 to 119 in Book No. I Volume Number 664, **Mr. Anand Vishnu Naik @ Naique**, his son - Mr. Mohan Anand Naik and his daughter in law - Mrs. Aparna Mohan Naik sold the Parent Property to Mr. Sadiq Shaikh.
10. By Deed of Sale dated 08/12/2008 registered with the Sub Registrar of Mormugao under No. 1806 at pages 203 to 222 in Book No. I Volume Number 910 Mr. Sadiq Shaikh and his moiety holder Mrs. Sadia Shaikh sold the Parent Property to M/s Good Earth Developers.
11. It is seen from the Report of Adv. Vales and from deed of Sale dated 23/07/2012 that M/s Good Earth Developers sub-divided the Parent Property bearing Survey No. 194/1 and sold an area of 7150.00 square meters (made into S2 Zone) to different parties, leaving an area of **2,29,875 square meters (the Larger Property)**.
12. By Deed of Sale dated 23/07/2012 registered with the Sub Registrar of Mormugao under No. 1016 at pages 213 to 228 in Book No. I Volume Number 1426; M/s Good Earth Developers sold the Larger Property to Trinitas Realtors India Private Limited.
13. It is seen from Deed of Exchange dated 24/05/2013 that M/s Trinitas Realtors India Private Limited Instituted Partition proceedings pursuant to which a new Survey Number being **Survey No. 194/1-A** was allotted to the Larger Property.



14. By Deed of Exchange dated 24/05/2013 registered with the Sub Registrar of Mormugao under No. 884 at pages 143 to 164 in Book No. I Volume Number 1550 between M/s Zuari Global Limited and M/s Trinitas Realtors India Private Limited, the Larger Property was exchanged by M/s Trinitas Realtors India Private Limited and given to Zuari Global Limited in exchange for land bearing survey No. 1987/1 of Sancoale Village of Mormugao Taluka admeasuring 44300 square meters. Thus, Zuari Global Limited became the exclusive owner in possession of the Larger Property w.e.f. 24/03/2013.
15. It is seen from the Partition Order dated 19/10/2021 passed by the Ld. Inspector of Survey and Land Records, Vasco - Goa in Case No. 3/ISLR/MOR/PART/180/2021 that the Larger Property was further portioned into 3 properties bearing Survey Nos. 194/1-A-2, 194/1-A-3 (*the Property under Description and Search herein*) and 194/1-A-4.
16. By Deed of Sale dated 27/09/2022 registered in the Office of the Sub Registrar of Mormugao under Registration No. MOR-1-1615-2022, Book 1 Document, Document Serial No.2022-MOR-1673, M/s ZUARI INDUSTRIES LIMITED (formerly known as ZUARI GLOBAL LIMITED) sold the property under Description and Search herein to Mr. Avez Azim Shaikh, Proprietor of M/S. MOHIDIN PROPERTIES AND HOLDINGS and Mrs. Arshiya Avez Shaikh.
17. In light of the above I confirm that Mr. Avez Azim Shaikh, Proprietor of M/S. MOHIDIN PROPERTIES AND HOLDINGS and Mrs. Arshiya Avez Shaikh have and hold absolute, valid and

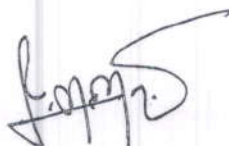


marketable title to the Property under Description and Search i.e., Property surveyed under No. 194/1-A-3 of Village Sancoale, Mormugao Taluka, South Goa and there are no inconsistencies in the Flow of Title and all the necessary parties had been joined in the Instruments leading upto the Title of the present Owner and all legal formalities are in place for the purpose of tracing the title of the present Owner and the facts and events material to the title have been satisfactorily proved.

18. In addition, the Site Plan with Area Statement prepared by Arch. Vidhya Tapadia of Survey No. 194/1-A-3 of Sancoale Village gives details of the sub divisions of the property under search.

19. Further, the Final Development Permission issued by the Mormugao Planning and Development Authority, the N.O.C from Village Panchayat of Sancoale for Sub-Division and Development of Survey No. 194/1-A-3 of Sancoale Village and the Conversion Sanad (*all supra*) granted for the purpose of user and assessment of land revenue fortify the marketability of the property under search.

20. In view whereof, it also follows that each of the Plots demarcated and carved out from the said property under Search and Description pursuant to the Sub Division and Development carried out as per due process are owned and possessed by **Mr. Avez Azim Shaikh, Proprietor of M/S. MOHIDIN PROPERTIES AND HOLDINGS** and **Mrs. Arshiya Avez Shaikh**, and are marketable, free and clear of any issues and/or impediments.



PART IV OPINION

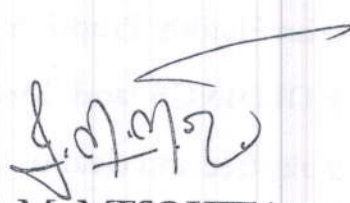
Hence I submit herewith my Report of Search and Title which reflects the current position as of date.

In view of the foregoing, I certify that I have verified the title of the property under search along with the chain of title, and it is found that –

- i) All the aforementioned transactions are legal.
 - ii) The property under search and/or the plots carved from the said property under search have valid, clear, marketable and unencumbered title without existing mortgage, litigation, condition or claim.
 - iii) **Mr. Avez Azim Shaikh, Proprietor of M/S. MOHIDIN PROPERTIES AND HOLDINGS and Mrs. Arshiya Avez Shaikh** have acquired a valid and marketable title over the Property under Search vide Deed of Sale dated 27/09/2022.
- Documents as remitted are returned forthwith.
 - Should you require any further clarification please do get in touch.

Keywords

Property under Search –	Survey No. 194/1-A-3 -	49,992 square meters
Larger Property -	Survey No. 194/1-A -	2,29,875 square meters
Parent Property -	Survey No. 194/1 -	2,37,025 square meters


F. M. MESQUITA
ADVOCATE