

CERTIFICATE OF TITLE

I.- DESCRIPTION OF THE PROPERTY

All that Plot of land admeasuring 4000sqmts. classified as settlement lying on Southern tip of the property admeasuring 11,250 Sq.Mts. surveyed under survey no.97/6 of Village Nerul being the Eastern Part identified as "AMBE KHOR" or "DARNADI", situated at Nerul, within the limits of Village Panchayat Nerul, Taluka and Registration Sub-District of Bardez, District of North Goa in the State of Goa, which property is described in the Land Registration Office of Bardez under no.21610 at folio 49 of Book B-58 (New) and corresponds to 1/3 of the property enrolled in the Taluka Revenue Office under Matriz no.187 and bears Old Cadastral Survey No.513.

The SAID PLOT is bounded as under:-

Towards the East: By Public Road

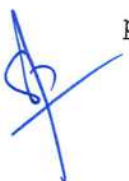
Towards the West: By Public Road

Towards the North: By Survey No.51/7 of Nerul

Towards the South: By Survey No.51/50 of Nerul

II.- LIST OF DOCUMENTS SCRUTINISED

I have examined the following documents which are valid as per the prevailing laws:-



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- 1.-Certificate of Inscription and Description from the Office of Land Registrar Bardez.
- 2.-Form I and XIV Survey No.97/6 of Village Nerul Bardez Goa.
- 3.-Deed of Partition dated 14-06-1960 drawn at folio 56 up to folio 66 of Book 530 before the office of Notary Vinaeca Sinai Singbal.
- 4.- Deed of Partition dated 06-10-1975 registered under No.5 at pages 211 to 220 of Book I Vol.97 in the office of Sub-Registrar Bardez.
- 5.-Deed of Rectification dated 17-02-1988 registered under No.35 of Book I Vol.41 on 6-1-1989 in the office of Sub-Registrar Ilhas.
- 6.- Deed of Gift dated 19-02-1988 registered under No.45/89 of Book I Vol.41 in the office of Sub-Registrar Ilhas Goa.
- 7.- Deed of Sale dated 12-12-2005 registered under No.5112 at pages 180 to 219 of Book I Vol.1473 on 16-12-2005 in the office of Sub-Registrar Bardez.
- 8.-Agreement for Development dated 03-03-2006 executed before the Notary Wilfred A.F. Boadita of Panaji Goa under Reg.no.9973/06 on 15-09-2006.
- 9.-Agreement of Sale dated 16-11-2011 executed before the Notary Adv. D.G. Shet of Panaji under Reg.no.3608/11 on 16-11-2011.



Shradha Shirwaiker Poduval

ADVOCATE

3rd Floor, Velho Building

Panaji, Goa 403 001

Phone : (0832) 2228904, 9822386349

E-mail : advshradhakpoduval@gmail.com

10.-Deed of Cancellation dated 16-05-2013 executed before the Notary Adv. Shridhar Tamba of Panaji under Reg.no.41124 on 20-05-2013.

11.-Technical Clearance Order dated 08-11-2018 under No.TPB/4453/NER/TCP-18/4614 from the office of Town and Country Planning Department North Goa.

12.-Revised Technical Clearance Order dated 30-11-2018 under No.TPB/4453/NER/TCP-18/5031 from the office of Town and Country Planning Department North Goa.

13.-Construction Licence dated 04-04-2019 under No.VP/NRL/2019-2020/09 from the Village Panchayat of Nerul Bardez Goa.

14.-Deed of Sale dated 23-01-2019 registered under Book I Doc.Reg.No.BRZ-1-459-2019 on 22-02-2019, in the Office of Sub-Registrar Bardez.

15.-Sanad dated 05-02-2019 under No.4/226/CNV/AC-III/2018/181 from the office of Additional Collector -III North Goa Mapusa Goa.

16.- Construction Licence dated 04-04-2019 under No.VP/NER/2019-20/09 from Village Panchayat Nerul.

17.-Deed of Sale dated 08-08-2019 registered under Book I Doc.Reg.No.BRZ-1-3185-2019 on 07-10-2019, in the Office of Sub-Registrar Bardez.

18.- Agreement for Development dated 27-7-2021 executed with M/S. Ashray Estate Developers, executed before the Notary Shri. Gorakh Vithal Kirve at Pune.



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19.-Deed of Addendum to the Agreement for Development dated 27-7-2021, executed before the Notary Ms. Madhumita Avadhut Nayak Salatry under Sr.no.7106/2022.

20.-Technical Clearance Order under No.TPB/4453/NER/TCP-2022/7425 dated 25-11-2022 from the Office of Town and Country Planning Department North Goa.

21.-Renewal of Licence dated 16-12-2022 under No.VP/NER/2022-2023/1207 from the Office of Village Panchayat Nerul.

22.-Deed of Succession dated 23-5-2023 recorded at folio 09 to 15 of Book 760 in the Office of Civil Registrar Cum Sub Registrar Special Notary Ex-Officio Tiswadi Taluka, Panaji Goa.

23.- Agreement for Development dated 15-12-2023 registered under Book I Doc.Reg.No.BRZ-1-6499-2023, in the Office of Sub-Registrar Bardez.

24.- Approved Plan.

III.- FLOW OF TITLE

On perusal of the above listed documents produced on record, I confirm that the property being the right to half of the entire property, which half now forms an independent and distinct property by itself described under no.21610 originally belonged to Jose Frederico Anunciacao de Souza and his wife Smt. Elvira Ana Petornila Lobo e Souza having allotted the same to him by Deed of Family Partition dated



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19-06-1960 drawn at folio 56 up to folio 66 of Book 530 before the Office of Notary Vinaeca Sinai Singbal.

Thus subsequently on 10-02-1962 the transfer to the said property on account of their right to half stands inscribed in favour of Jose Frederico Anunciacao de Souza and his wife Smt. Elvira Ana Petornila Lobo e Souza under inscription no.24792 of G-38 in the office of Land Registrar Bardez.

Upon the demise of the Jose Frederico Anunciacao de Souza, Deed of Partition dated 06-10-1975 was executed between his widow and moiety sharer Smt. Elvira Ana Petornila Lobo e Souza and his legal heirs (a)-Ivone Felecidade Arcanjela Santa Francisca Rosario de Souza married to Antonio Souza, and (c)-Taxonia maria Ida Melita e D'Souza married to Osdorn D'Souza, whereby the said property being the eastern half listed at item no.1 was allotted to his daughter Smt. Ivone Felecidade Arcanjela Santa Clara do Rosario de Souza, which Deed is duly registered under no.5 at pages 211 to 220 of Book 1 Vol.97 on 02-01-1976 in the office of Sub-Registrar Bardez.

On 17-2-1988 Deed of Rectification dated 17-02-1988 was executed to the said Deed of Partition dated 06-10-1975 whereby the parties thereto added the Survey Numbers Of the Partitioned properties, whereby the said Eastern part allotted to Smt.Ivone Felecidade Arcanjela Santa Clara do Rosario de Souza bearing survey No.97/6, which Deed of Rectification is duly registered under No.35 of Book I Vol.41 in the office of Sub-Registrar Ilhas.



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The name of the said Smt. Ivone Felecidade Arcanjela Santa Clara do Rosario de Souza stands recorded in the Survey Records of Rights in the Form I and XIV bearing Survey no.97/6 admeasuring 11250 sqmts. Thus she was the exclusive lawful owner in possession of the said property having acquired the same in the status of widow.

By Deed of Sale dated 12-12-2005 Smt. Ivone Felecidade Arcanjela Santa Clara do Rosario de Souza in the status of widow of late Arthur Paul D'Souza along with her children (i)-Shri. Lelis D'Souza with his wife Smt.Cherryl D'Souza; (ii)-Shri.Louis D'Souza with his wife Smt.Hilma D'Souza; (iii)-Shri.Lloyd D'Souza (bachelor) (iv)-Shri.Llewellyn D'Souza (bachelor) and (v)-Smt.Louletta D'Souza (spinster)all sold the said property to M/s.Zephyr Holdings, which Deed is duly registered under no.5112 at pages 18-0 to 219 of Book I Vol. 1473 on 16-12-2005 in the office of Sub-Registrar Mapusa.

On having purchased the same the said M/s.Zephyr Holdings carried out mutation and thus their name stands recorded in the Survey Records of Rights in the Form I and XIV.

On 03-03-2006 M/s. Zephyr Holdings represented by its Partners Shri Kishore Arjun Mansukhani, Shri Suvir Insursen Mirchandani entered into an Agreement for Development with M/S. Ashray Estate Developers, represented by its Partners Shri Girish Ragha, Smt. Ashwini Ragha for development of the said Property, which Agreement is executed before the Notary Wilfred A.F. Boadita of Panaji Goa under Reg.no.9973/06 on 15-09-2006.



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By Agreement of Sale dated 16-11-2011 M/s. Zephyr Holdings represented by its Partner Shri Kishore Arjun Mansukhani agreed to sell to M/S. Ashray Estate Developers, represented by its Partner Shri Girish Ragha, 1/10th share in the said property equivalent to 1,125sq.mts. upon 11,250sq.mtrs, of undivided Share in the said Property, which Agreement is executed before the Notary Adv. D.G. Shet of Panaji under Reg.no.3608/11 on 16-11-2011.

Addendum dated 15-05-2012 to the Agreement of Assignment dated 16-11-2011 was executed between M/s. Zephyr Holdings and M/S. Ashray Estate Developers whereby the consideration amount was reduced as agreed between them on the terms and conditions expressed thereunder.

By Deed of Cancellation dated 16-05-2013, M/s. Zephyr Holdings represented by its Partner Shri Kishore Arjun Mansukhani and M/S. Ashray Estate Developers, represented by its Partner Shri Girish Ragha, being not desirous of effectuating the intentions of the SAID AGREEMENT dated 16-11-2011 and the SAID ADDENDUM dated 15-5-2012 mutually cancelled the SAID AGREEMENT and the SAID ADDENDUM on the terms and conditions expressed thereunder, which Deed of Cancellation is executed before the Notary Adv. Shridhar Tamba of Panaji under Reg.no.41124 on 20-05-2013.

On 30-11-2018 the Office of Town and Country Planning Department North Goa was issued the Technical Clearance Order under No.TPB/4453/NER/TCP-18/5031 for the said property in the Settlement Zone.



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By Deed of Sale dated 23-01-2019 M/s.Zephyr Holdings through its partners Shri.Kishore Arjan Mansukhani and Suvir Indursen Mirchandani sold 1/10th of the said property i.e. 1125sq.mts/11250 sqmts. to Smt.Amita Kishore Mansukhani; which Deed is duly registered under no.BRZ-1-459-2019 on 22-1-2019 in the office of Sub-Registrar Bardez.

On having purchased the same the Smt.Amita Kishore Mansukhani carried out mutation and thus her name along with M/s.Zephyr Holdings stands recorded in Survey Records of Rights in the Form I and XIV bearing Survey no.97/6.

By another Deed of Sale dated 08-08-2019 M/s.Zephyr Holdings through its partners Shri.Kishore Arjan Mansukhani and Shri Suvir Indursen Mirchandani sold all that undivided 400sq.mts. of settlement area to Shri.Mehdi Mohammed Niroomand, which Deed is duly registered under Book-1 Document, Registration number BRZ-1-459-2019 dated 22-2-2019 in the office of Sub-Registrar Bardez.

On 05-02-2019 Sanad under No.4/226/CNV/AC-III/2018/181 was issued by the office of Additional Collector -III North Goa Mapusa Goa for conversion of an area 4,000sq.mts. of land lying on southern tip of Survey No.97/6 into Residential use.

On 04-04-2019 the Village Panchayat of Nerul Bardez Goa was issued Construction Licence under No.VP/NRL/2019-2020/09 for buildings 1, 2, and 3 in Survey No.97/6 of Village Nerul.

On 27-7-2021, (i)-M/s.Zephyr Holdings through its partners Shri.Kishore Arjan Mansukhani and Suvir Indursen Mirchandani



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along with (ii)-Smt.Amita Kishore Mansukhani and (iii)-Shri.Mehdi Mohammed Niroomand entered into an Agreement for Development dated 27-7-2021 with M/S. Ashray Estate Developers agreeing to sell for development purpose all that part and parcel of land admeasuring an area of 4000 sqmts. of the said property surveyed under no.97/6 classified as settlement, which Agreement for Development is executed before the Notary Shri. Gorakh Vithal Kirve at Pune.

On 13-9-2022 Deed of Addendum to the Agreement for Development dated 27-7-2021, was executed between M/s. Zephyr Holdings represented by its Partners Shri Kishore Arjun Mansukhani, Shri Suvir Insursen Mirchandani, Smt. Amita Kishore Mansukhani, Shri Mehdi Mohammed Niroomand alias Mehdi Mohammed Sadik Niroomand AND M/S. Ashray Estate Developers, represented by its Partners Shri Girish Ragha, Smt. Ashwini Ragha, the terms of the said Agreement dated 27-7-2021 were amended with respect to incorporate the apportionment of the residential Apartments/Units on the terms agreed thereupon for development, which Deed of Addendum is executed before the Notary Ms. Madhumita Avadhut Nayak Salatry under Sr.no.7106/2022.

On 25-11-2022 Technical Clearance Order under No.TPB/4453/NER/TCP-2022/7425 was issued by the Office of Town and Country Planning Department North Goa for proposed Construction of residential building Block A and B, Swimming pool and Compound Wall (Revised Plan) in the property in Settlement Zone.



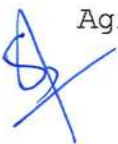
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On 16-12-2022 Renewal of Licence under No.VP/NER/2022-2023/1207 was issued by the Office of Village Panchayat Nerul for carrying out Renewal of Proposed Construction Residential Building (building no.1,2 and 3) with Swimming pool and Compound Wall in Sy.no.97/6 of Village Nerul Bardez Goa.

On 15-12-2023 (i)_M/s. Zephyr Holdings represented by its Partners Shri Kishore Arjun Mansukhani, Shri Suvir Insursen Mirchandani, along with (ii)- Smt. Amita Kishore Mansukhani, and (iii)-Shri Mehdi Mohammed Niroomand alias Mehdi Mohammed Sadik Niroomand entered into an Agreement for Development, with M/S. Ashray Estate Developers, represented by its Partners Shri Girish Ragha, Smt. Ashwini Ragha whereby it was agreed that the Landowners and the Developers shall be allotted the residential Apartments/Units in the ratio of 40:60 as described in the Schedule II and III of the said Agreement, which Agreement for Development is duly registered under Book I Doc.Reg.No.BRZ-1-6499-2023, in the office of Sub-Registrar Bardez.

IV. -OPINION

In the above circumstances I confirm that M/s.Zephyr Holdings, Smt.Amita Kishore Mansukhani and Shri.Mehdi Mohammed Niroomand have and holds, absolute valid and marketable clear title to the said property totally admeasuring 11250 sqmts. of Survey no.97/6 with their respective shares subject to the Agreement for Development dated 27-07-2021 and Addendum dated 15-05-2012 and subsequent Agreement for Development dated 15-12-2023 all entered with



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M/s. Ashray Real Estate Developers for an area of 4000 sqmts.
classified as settlement.

Panaji, 20-01-2024

Adv. Shradha Shirwaiker Poduval

Shradha Shirwaiker Poduval
ADVOCATE
Panaji - Goa

A. DISCLAIMER

1. This Title Opinion is based only on above facts and above mentioned documents provided to me, any Court Litigation/ other dispute or personal/business disputes of current or previous owner of the Captioned Property is not subject of this Search and Title Opinion.
2. Any court litigation/other disputes or personal/business disputes of current or previous owner of the Subject Premises are not subject of this Title Report. No search has been undertaken in any Courts or Tribunals.
3. It is observed that many Banks, Financial Institution or Private money lenders do not register their Equitable Mortgages. It is also observed that intimation required to be sent to the Sub-Registrar on Mortgages by Deposition of Title Deed is not done by the banks or Financial Institutions. Therefore, details of such cannot be traceable so I submit this Report only on the basis of the documents produced before me.
4. No documents are retained by me and all the documents are handed over back to the client.