

Mrs. M. N. MEDHEKAR

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Residence :
S/2, Lourdes Apartment,
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Panaji - Goa.

Ref. No. :

Date :

Date: 17/08/2017

SUB: TITLE REPORT AND LEGAL OPINION at the request of **Mr. NIBHRANT DARSHAN SHAH**, resident of Mumbai, Maharashtra, Director of **ISPRAVA VESTA PVT. LTD.**, a Private Limited Company, incorporated under the provision of the Companies Act, 1956, having its Registered Office at First Floor, Impression House, 42A, G. D. Ambekar Marg, Wadala (W), Mumbai - 400031, Registered under No.065539, with CIN No. U74900MH1992PTC065539, and holding Pan AAACK0376Q,

NAME OF THE OWNERS: ISPRAVA VESTA PVT. LTD., a Private Limited Company, incorporated under the provision of the Companies Act, 1956, having its Registered Office at First Floor, Impression House, 42A, G. D. Ambekar Marg, Wadala (W), Mumbai - 400031 India, Registered under No.065539, with CIN No. U74900MH1992PTC065539, and holding Pan AAACK0376Q.

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I. DESCRIPTION OF THE PROPERTY:

ALL THAT Plot B, admeasuring 4125.00 square meters as per Revenue Records of the property known as "GORCHEM BATT" or "GORCHEM VERCEM", bearing Survey No.117/1, situated at Assagao, within the local limits of the Village Panchayat of Assagao, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa, described in the Land Office of Bardez under No.3983 at page 64 of Book No.11 (new) and under No.158 at page 159 of Book 1 (new), not enrolled in the Taluka Revenue Office and said plot as an independent and distinct entity is bounded as under:-

On or towards the East: partly by Survey No. 115 and
Survey No. 117/5 of
Comunidade of Assagao,

On or towards the West: by Plot A bearing Survey no.
117/1-A,

On or towards the North: partly by Survey no. 115 of
Comunidade of Assagao and

On or towards the South:by Survey No.117/ 4.

(Plot B, admeasuring 4125.00 square meters as per Revenue Records of the property known as "GORCHEM BATT" or "GORCHEM VERCEM", bearing Survey No.117/1, situated at Assagao,

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Bardez, Goa, shall hereinafter, for brevity's sake be, referred as "the said property")

II. ORIGINAL DOCUMENTS EXAMINED

1. Surveyor (Registo Do Agrimensor), Taluka of Bardez, reflecting the names of Mr. Paulo Maria Lisboa and Mr. Teodoro Lisboa, and Mr. Ceriaco Lisboa, in respect of property known as "GORCHEM BATT" or "GORCHEM VERCEM", bearing Survey No.117/1, situated at Assagao, Bardez, Goa.
2. (Xerox copy) Deed of Partition dated 07/08/1991, registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa, under Reg. No.30 at Book No.I, Volume No.134 on 06/01/1992, executed between Mr. Jose Francis Lisboa alias Jose Francisco Antonio Luis Lisboa, Mrs. Cecilia Lisboa, as First Party and Mrs. Ursula Lisboa alias Ursula Giraja Vallabhan and her husband, Mr. K. N. Giraja Vallabhan; Mr. Fredy Lisboa, unmarried, Ms. Filomena Lisboa, unmarried as Second Party, therein.
3. Deed of Sale dated 15/07/1993, registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa, under Registration No.894, at Book No.I, Volume No.216 on 16/11/1993, executed between Mr. Freddy Lisboa and

Ms. Filomena Lisboa, as Vendors therein and Mrs. Ursula Lisboa alias Ursula Girajavallabhan and her husband, Mr. K. N. Girajavallabhan, as Purchasers therein.

4. Inventory Proceedings No. 310/2015/F, filed in the Court of Civil Judge, Junior Division "F" at Mapusa, Goa, upon death of Mrs. Ursula Girija Vallabhan alias Ursula Lisboa Bhan alias Ursula Lisboa, along with List of Assets and Chart of Allotment dated 09/09/2015.
5. Letter under Ref. No. TPBZ/ZON/3663/ASS/TCP-17/878, issued by the Office of the Town & Country Planning Department Govt. of Goa.
6. Deed of Sale dated 21/07/2017 registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa, under Registration No. BRZ-BK1-03087-2017, CD No. BRZD789 on 21/07/2017, executed between **Mr. K. N. GIRIJA VALLABHAN alias VALLABHAN KANNAMPARA NANGELI GIRIJA, Mr. CLAYTON ALDO VALLABHAN and Mr. FLOYD THEODORE VALLABHAN**, as Vendors therein and **ISPRAVA VESTA PVT. LTD.**, as Purchasers therein.
7. Form I & XIV dated 17/08/2017, reflecting the name of said **ISPRAVA VESTA PVT. LTD.**, against entry No. 60699, in respect of Survey No. 117/1, situated at Assagao, Bardez, Goa.

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III. TITLE REPORT:

1. I have carefully examined the documents mentioned herein above in para II in respect of the said property and from the same it transpires that $\frac{1}{2}$ (half) of the said property earlier belonged to Mr. Paulo Maria Lisboa and Mr. Teodoro Lisboa, both sons of Mr. Caetano Felipe Lisboa and Mrs. Ursula Cecilia Fonseca and other $\frac{1}{2}$ (half) of the said property belonged to Mr. Ceriaco Lisboa, son of Cleto Lisboa and Mrs. Guilhermina Castelino, who were residents of Anjuna, Bardez, Goa;
2. Names of said Mr. Paulo Maria Lisboa and Mr. Teodoro Lisboa, and Mr. Ceriaco Lisboa, were recorded in the Record of Surveyor (Registo Do Agrimensor), Taluka of Bardez;
3. In terms of Deed of Partition dated 07/08/1991, executed between Mr. Jose Francis Lisboa alias Jose Francisco Antonio Luis Lisboa, Mrs. Cecilia Lisboa, as First Party and Mrs. Ursula Lisboa alias Ursula Giraja Vallabhan and her husband, Mr. K. N. Giraja Vallabhan; Mr. Fredy Lisboa, unmarried, Ms. Filomena Lisboa, unmarried as Second Party, therein, said property was partitioned and was divided in to two parts viz., Plot A admeasuring 4050.00 square meters and Plot B, admeasuring 4050.00 square meters and Plot A was allotted to First Party therein and Plot B was allotted to Second Party therein;

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4. Said Deed of Partition dated 07/08/1991, stands registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa, under Reg. No.30 at Book No. I, Volume No.134 on 06/01/1992;

5. By virtue of said Deed of Partition dated 07/08/1991, said Mrs. Ursula Lisboa alias Ursula Giraja Vallabhan and her husband, Mr. K. N. Girajavallabhan, Mr. Fredy Lisboa and Ms. Filomena Lisboa became the owners of the $\frac{1}{2}$ share, rights and title in said Plot B, admeasuring 4050.00 square meters of the said property;

6. In terms of Deed of Sale dated 15/07/1993, executed between said Mr. Freddy Lisboa and Ms. Filomena Lisboa as Vendors therein and Mrs. Ursula Lisboa alias Ursula Girajavallabhan and her husband, Mr. K. N. Girajavallabhan, as Purchasers therein, said Vendors sold and transferred their entire $\frac{1}{2}$ rights and shares in Plot B corresponding to an area of 2025.00 square meters of the said property in favour of the Purchasers therein.

7. Said Deed of Sale dated 15/07/1993, stands registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa, under Registration No.894, at Book No.I, Volume No.216 on 16/11/1993;

8. By virtue of said Deed of Sale dated 15/07/1993, said Mrs. Ursula Lisboa alias Ursula Girijavallabhan and Mr. K.

N. Girajavallabhan, became the exclusive and absolute owners of the said Plot B, admeasuring 4050.00 square meters of the said property;

9. Upon resurvey of the said plot B, admeasuring 3923.00 square meters and upon measurement of the said plot B, it was found that actual area on site admeasures as 4009.00 square meters and 4125.00 sq. mts. as per Revenue Records;

10. Pursuant to the said Partition and Sale Deed, requisite Mutation Proceedings were adopted and the names of the said Mrs. Ursula Lisboa alias Ursula Girijavallabhan and Mr. K.N. Girijavallabhan were recorded in the Occupants Column of the records of Rights form No. I and XIV of the property bearing Survey No. 117/1 of Village Assagao, Bardez, Goa;

11. Said Mrs. Ursula Vallabhan expired without leaving behind any will, gift or any other disposition of her last wishes and leaving behind her husband Mr. K.N. Girijavallabhan as half sharer and moiety-holder and two sons, namely, Mr. Clayton Aldo Vallabhan and Mr. Floyd Theodore Vallabhan, as her sole and universal heirs;

12. Upon death of said Mrs. Ursula Girija Vallabhan alias Ursula Lisboa Bhan alias Ursula Lisboa, her widower said K.N. Girijavallabhan filed Inventory Proceedings No. 310/2015/F, in the Court of Civil Judge, Junior Division "F"

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at Mapusa, Goa, for allotment of assets left by the deceased;

13. In the List of Assets filed in the said Inventory Proceedings the said property bearing Survey No. 117/1 was enlisted under Item No. 1 and as per Final Chart of Allotment dated 09/09/2015, the said property was allotted to aforesaid Mr. K.N. Girjavallabhan, Mr. Clayton Aldo Vallabhan and Mr. Floyd Theodore Vallabhan and vide Judgment dated 28/09/2015, said chart of allotment was confirmed.

14. The Office of the Town & Country Planning Department Govt. of Goa, vide its Letter Ref. No. TPBZ/ZON/3663/ASS/TCP-17/878, dated 04/4/2017 have informed that the said property admeasuring 3923.00 M2, bearing Survey No. 117/1, situated at Village Assagao, Bardez, falls in "Settlement Zone" As per Regional Plan for Goa 2001 A.D. and as per Regional Plan for Goa 2021 (kept on hold) falls in Settlement zone and small portion as No development slope (Eco1).

15. In terms of Deed of Sale dated 21/07/2017 executed between said **Mr. K. N. GIRIJA VALLABHAN** alias **VALLABHAN KANNAMPARA NANGELI GIRIJA**, **Mr. CLAYTON ALDO VALLABHAN** and **Mr. FLOYD THEODORE VALLABHAN** as Vendors therein and **ISPRAVA VESTA PVT. LTD.**, as Purchasers therein ,



said Vendors sold and transferred the said property in favour of the Purchasers therein;

16. Said Deed of Sale dated 21/07/2017, stands registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa, under Registration No. BRZ-BK1-03087-2017, CD No. BRZD7879 on 21/07/2017;

17. By virtue of said Deed of Sale dated 21/07/2017, said **ISPRAVA VESTA PVT. LTD.**, became the exclusive and absolute owners of the said property.

18. Name of said **ISPRAVA VESTA PVT. LTD.**, stands recorded in the occupant column of Form I & XIV in respect of the said larger plot bearing Survey No. 117/1 as occupant thereof against mutation entry No.60699;

19. I have examined the documents mentioned hereinabove in respective offices and found that there are no acts or encumbrances registered in any of the said offices, which would adversely affect the title of the owners, **ISPRAVA VESTA PVT. LTD.**, in respect of the said property.

LEGAL OPINION:

Based on the scrutiny of the title deeds and the searches taken I do hereby certify as under:-

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- a. That the title of above named owners, **ISPRAVA VESTA PVT. LTD.**, to the said property is clean, clear and marketable, and free from any registered encumbrances, charges, liens and/or attachments of any kind whatsoever.
- b. That the provisions of the Urban Land Ceiling Act are not applicable to the State of Goa.
- c. That there are no acquisition and requisition proceedings pending in respect of the said property.
- d. There are no tenants to the said property.
- e. There are no mundkars in the said property.
- f. No minor interest is involved in the said property.
- g. The said property falls in settlement zone and small portion as No development slope (Eco1).

Thanking you.
Yours truly,



(Mrs. M. N. Medhekar)
Advocate

MEERA MEDHEKAR
ADVOCATE & NOTARY
Pinto Chambers, M. B. Road,
Panaji - Goa
Cert. Exp. Date 10/08/2020