

Sudha S. Lad

B.A.L.L.B.

ADVOCATE & NOTARY

Date: 13/10/2025

To,
The Legal Manager,
Rajdeep Builders,
708,709 & 710 Gera Imperium Star,
Patto, Panaji-Goa, 403001

Ref: Your Letter dated 10/10/2025 for title Report with respect to an area admeasuring 1633 sq. mts. surveyed under Survey No. 103/2-A-1 of Village Ella, Tiswadi Goa.

1) DESCRIPTION OF SAID PROPERTY:

Description of the Entire Property:

All that Entire Property known as "DOTORACHEM BHAT" or "DOTOR BHAT" described as a whole in Land Registration Office of Ilhas at No. 629 at page 116 overleaf of Book B-2 (New), enrolled for the purpose of Matriz in the Taluka Revenue Office, Tiswadi, under no. 196, situated in the parish of Santa Luzia Se Primacial of the Village of Ella, Tiswadi Taluka, within limits of the village Panchayat of Ella, Se Old Goa of Tiswadi Taluka, District of North Goa, State of Goa and is bounded as under:

On the East: By coconut grove of Keshav Camotim Kadya of Cumbarjua

On the West: By coconut grove 'Coliachem Bhat' earlier belonging to Vithaji Raicar and aframanto of Podmo Bhandari of Cumbarjua

On the North: By coconut grove of Deugo Naik of Rasaim and partly by public road

On the South: By road

Hereinafter called as said "Entire Property"

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Description of the Property:

All that Property, admeasuring a total area of 13,149.00 sq. meters surveyed under No. 103/2-A of Ella Village being a part of the Said Entire Property known as "DOTORACHEM BHAT or DOTOR BHAT" described as a whole in Land Registration Office of Ilhas at No. 629 at page 116 overleaf of Book B-2 (New), enrolled for the purpose of Matriz in the Taluka Revenue Office, Tiswadi, under no. 196, situated in the Parish of Santa Luzia Se Primacial of the Village of Ella, Tiswadi Taluka, within limits of the village Panchayat of Ella, Se Old Goa of Tiswadi Taluka, District of North Goa, State of Goa and is bounded as under:

On the East: By property bearing Survey No. 105 of Ella village and partly by Konkan Railway track

On the West: By property bearing Survey No. 104/ 1-B of Ella Village

On the North: By property partly bearing Survey No.104/1-A and partly 105 of Ella village

On the South: By property partly bearing Survey No.105 & partly by highway NH4A (Panaji to Ponda).

Hereinafter called as said "Property"

Description of the Plot No. 3:

All that Plot no. 3 admeasuring 737 sq. mts., together with all structures and fixtures, and proportionate share in the said Access, which is a part of the said property admeasuring a total area of 13,149 sq. mts. of Survey No. 103/2-A of Ella Village which forming part of entire property is known as "DOTORACHEM BHAT or DOTOR BHAT", described as a whole in the Land Registration Office of Ilhas at No. 629 at pages 116 overleaf of Book B-2 (New), enrolled for the purpose of Matriz in the Taluka Revenue Office, Tiswadi, under no. 196, situated in the parish of Santa Luzia Se Primacial of the Village Ella, Se Old Goa of Tiswadi, District of North Goa, State of Goa and the said plot no. 3 is bounded as under:

By East: By The 10-meter-wide road Proposed;

By West: By partly by plot No. 2 and partly by Plot No. 1 of the survey no. 103/2-A of Ella Village

By North: By partly Plot No. 8 of the survey no. 103/2-A of Ella Village

By South: By National Highway NH 4 A (Panaji to Ponda).

Hereinafter called as "said Plot No. 3".

Description of the Plot No. 8;

ALL that Plot No. 8, admeasuring 678.00 sq. mts., together with all structures and fixtures, if any and proportionate share in the said Access, which is a part of the said property admeasuring a total area of 13,149 sq. mts. of Survey No. 103/2-A of Ella Village which forming part of entire property is known as "DOTORACHEM BHAT or DOTOR BHAT", described as a whole in the Land Registration Office of Ilhas at No. 629 at pages 116 overleaf of Book B-2 (New), enrolled for the purpose of Matriz in the Taluka Revenue Office, Tiswadi, under No. 196, situated in the parish of Santa Luzia Se Primacial of the Village Ella, Se Old Goa of Tiswadi, District of North Goa, State of Goa and the said Plot no. 8 is bounded as under:

On the East: By proposed 10 mts. wide road.

On the West: By Property bearing Survey No. 103/ 1-B of Ella Village.

On the North: By Plot no. 9 of Survey No. 103/2-A of Ella Village.

On the South: By Plot no. 1 and Plot no. 3 of Survey No. 103/2-A of Ella Village.

Hereinafter called as "said Plot No. 8".

Description of the Plot No. 9.

All that Plot no. 9 admeasuring 718 sq. mts. which is a part of the said property admeasuring a total area of 13,149 sq. mts. of survey no. 103/2-A of Ella Village which forming part of entire property is known as "DOTORACHEM BHAT or DOTOR BHAT", described as a whole in the Land Registration Office of Ilhas at no. 629 at pages 116 overleaf of Book B-2 (New), enrolled for the purpose of Matriz in the Taluka Revenue Office, Tiswadi, under no. 196, situated in the parish of Santa Luzia Se Primacial of the Village Ella, Se Old Goa of Tiswadi, District of North Goa, State of Goa and the said Plot no. 9 is bounded as under:

By East: By 10 meters wide road proposed.

By West: By property bearing survey No. 103/1-B of Ella Village.

By North: By property bearing survey No. 104/ 1-A of Ella Village.

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By South: Plot No. 8 of survey No. 103/2-A of Ella Village.

Hereinafter called as "said Plot No. 9".

Portion of Plot No. 9.

All that Portion admeasuring 218 sq. mtrs. forming part of Plot no. 9 admeasuring 718 sq. mts. which is a part of the said property admeasuring a total area of 13,149 sq. mts. of survey no. 103/2-A of Ella Village which forming part of entire property is known as "DOTORACHEM BHAT or DOTOR BHAT", described as a whole in the Land Registration Office of Ilhas at no. 629 at pages 116 overleaf of Book B-2 (New), enrolled for the purpose of Matriz in the Taluka Revenue Office, Tiswadi, under no. 196, situated in the parish of Santa Luzia Se Primacial of the Village Ella, Se Old Goa of Tiswadi, District of North Goa, State of Goa.

Hereinafter called as "said Portion of No. 9".

(All that Plot no. 3 admeasuring 737 sq. mts., Plot No. 8, admeasuring 678.00 sq. mts., and Portion admeasuring 218 sq. mts. totally admeasuring 1633 sq. mts.)

2) DESCRIPTION OF DOCUMENTS SCRUTINISED:

- i) Deed of Sale and Discharge dated 11/04/1935 (Photo copy)
- ii) Inscription No. 9494 dated 12/04/1935. (Photo copy)
- iii) Index of Land of village Ella. (Photo copy)
- iv) Deed of Release and Succession dated 18/1/1996 in the office Ex-Officio Notary, Ilhas Panaji, Goa recorded at page 13 to 17 dated 02/02/1996 (Photo copy)
- v) Special Civil Suit No. 9/97/B filed a suit before the Court of the Civil Judge Senior Division at Panaji along with Consent Decree dated 31/03/1998. (Photo copy)
- vi) Inventory proceeding no. 58/99/A instituted in the court of Civil Judge Senior Division at Panaji along with Order dated 02/11/1999(Photo Copy).
- vii) Partition proceeding before Deputy Collector, & Sub Divisional Officer, Panaji Goa bearing Case No. LND/ PART/135/2004. (Photo Copy).
- viii) Power of Attorney dated 11/09/2020 executed before Notary Advocate Damodar M. Dhond at Tiswadi, under Sr. no. 421/2020 dated 11/09/2020(Photo Copy).
- ix) Succession and Qualification of heirs drawn on 05/03/2021 in the office of civil Registrar Cum recorded at Folio 164 to 169 of Deed Book No. 747 dated 22/04/2021 (Photo Copy).

- x) Power of Attorney dated 13/03/2021 executed before Notary Advocate G.V. Khandeparker, at Ponda under Sr. no. 738/21 dated 13/03/2021(Photo Copy).
- xi) Power of Attorney dated 24/06/2021 executed before Notary Advocate R. N. Kalangutkar at Tiswadi, under Sr. no. 465/2021 dated 24/06/2021, (Photo Copy).
- xii) Deed of Family Partition dated 12/07/2021, duly registered before the Civil Registrar cum Sub- Registrar, Tiswadi, under registration no. PNJ-1-1547-2021 of Book 1, dated 19/07/2021. (Photo Copy).
- xiii) Deed of Sale dated 11/08/2021 duly registered before Sub - Registrar of Ilhas under Registration no. PNJ-1-1723-2021, Book-1 Document, dated 13/08/2021 (Photo Copy).
- xiv) Office of the Town Planner, Town & Country Department, Panaji- Goa issued No Objection certificate dated 03/09/2021 under ref. no. TIS/673/49(6)/Ella/TCP-2021/530(Photo Copy).
- xv) Certificate of Incorporation dated 01/12/2021(Photo Copy).
- xvi) Office of the Town Planner, Town & Country Department, Panaji- Goa issued No Objection certificate dated 30/03/2022 under ref. no. TIS/825/49(6)/ELLA/TCP-2022/535 (Photo Copy).
- xvii) Office of the Town Planner, Town & Country Department, Panaji- Goa issued No Objection certificate dated 30/03/2022 under ref. no. TIS/824/49(6)/ELLA/TCP-2022/534. (Photo Copy).
- xviii) Deed of Sale dated 18/04/2022 duly registered before Sub - Registrar of Ilhas under Registration no. PNJ-1-1041-2022, Book-1 Document, dated 21/04/2022 (Photo Copy).
- xix) Deed of Sale dated 18/04/2022 duly registered before Sub - Registrar of Ilhas under Registration no. PNJ-1-1040-2022, Book-1 Document, dated 21/04/2022. (Photo Copy).
- xx) Deed of Sale dated 26/04/2022 duly registered before Sub - Registrar of Ilhas under Registration no. PNJ-1-1120-2022, Book-1 Document, dated 28/04/2022. (Photo Copy).
- xxi) Form I & XIV of survey no.103/2-A of village Ella name of Carinoso India Private Ltd. recorded in the occupant's column under mutation no. 37420. (Photo Copy).
- xxii) Form I & XIV of survey no.103/2-A of village Ella name of Carinoso India Pvt. Ltd. recorded in the occupant's column under mutation no. 37421. (Photo Copy).
- xxiii) Form I & XIV of survey no.103/2-A of village Ella name of Carinoso India Pvt. Ltd. recorded in the occupant's column under mutation no. 37440 (Photo Copy).
- xxiv) Nil encumbrance certificate dated 27/07/2023 in respect of plot no. 3 (Photo Copy).

- xxv) Nil encumbrance certificate dated 27/07/2023 in respect of plot no. 8 (Photo Copy).
- xxvi) Nil encumbrance certificate dated 27/07/2023 in respect of plot no. 9 (Photo Copy).
- xxvii) Order dated 11/9/2023 passed by Inspector of Survey and Land Records (Photo Copy).
- xxviii) Deed of sale dated 29/11/2023 (Photo Copy).
- xxix) Form I & XIV of survey no. 103/2-A-1-A of village Ella (Photo Copy).
- xxx) Deed of sale dated 22/02/2024 (Photo Copy).
- xxxi) Partition Order dated 13/08/2024 passed by ISLR, Tiswadi-Goa, bearing Case No. ISLR-TIS-PART-ELA-114-2024 (PITIS04-24-224). (Photo Copy).
- xxxii) Form I & XIV of Survey No. 103/2-A-1 of village Ella (Photo Copy).
- xxxiii) Survey Plan dated 10/01/2025 of Survey No. 103/2-A-1 of village Ella (Photo Copy).
- xxxiv) Nil encumbrance certificate dated 18/09/2025 (Photo Copy).
- xxxv) Plan (Photo Copy).

3) Flow of title:

All there exists said Entire Property known as “DOTORACHEM BHAT or DOTOR BHAT” described as a whole in Land Registration Office of Ilhas at No. 629 at page 116 overleaf of Book B-2 (New), enrolled for the purpose of Matríz in the Taluka Revenue Office, Tiswadi, under no. 196, situated in the parish of Santa Luzia Se Primacial of the Village of Ella, Tiswadi Taluka, within limits of the village panchayat of Ella, Se Old Goa of Tiswadi Taluka, District of North Goa, State of Goa.

The entire Property belonged to Mr. Excellency Fr. Sebastiao Jose Lucio Abranches.

Deed of Sale and Discharge dated 11/04/1935 recorded at folio 16v in the Office of the then Notary substitute of Comarca of Ilhas, in Book No. 299 at page 83V executed between Mr. Excellency Fr. Sebastiao Jose Lucio Abranches as a bachelor as “First Party”, Shri. Voicunta Bhandari as “Second Party” and Excellency Ciriaco Ubaldino do Rosario Da Costa as Ms. Irem Rafaela Ines da Conceicao e Costa and Ms. Laura Veiginia da Piedade do Espirito Santo e Costa “Third Parties” in respect of the said Entire Property.

In the view of above said Deed of Sale and Discharge dated 11/04/1935 Shri. Voicunta Bhandari and his wife Smt. Laximibai Voicunta Bandare alias Laximi Bhandari became the absolute owners of the said entire property.

Name of the said Voicunta Bhandari inscribed in the Land Registration Records under Inscription No. 9494 on 12/04/1935.

The said Shri. Voicunta Bhandari expired on 30/12/1955 and Smt. Laximi Bhandari alias Lacximibai expired on 5/11/1955 leaving behind their only two Sons:

- a) Shri. Vinainca alias Vinayak Voicunt Bhandare married to Smt. Premavati V. Bhandare
- b) Shri. Anant Voicunt Bhandare married to Smt. Shantabai Anant Bhandare

It is seen by Index 3 i.e. Index of Land of village Ella Tiswadi-Goa the name of Anant Vaikunth Bhandare is recorded of survey no. 103/2 of village Ella.

In manual form I & XIV of survey no.103/2 of village Ella name of Anant Vaikunth Bhandare is recorded in the Occupant's Column.

Shri. Vinayak Voicunt Bhandare expired on 02/10/1966 and his wife Sint. Premavati Voicunt Bhandare expired on 04/07/1995 leaving behind the following sole and universal heirs:

- a) Shri. Datta Vinayak Bhandare married to Smt. Laxmibai alias Shantabai Datta Bhandare
- b) Shri. Shashikant Vinayak Bhandare married to Smt. Seema Shashikant Bhandare
- c) Shri. Damodar Vinayak Bhandare married to Smt. Nandini Damodar Bhandare
- d) Shri. Satixa alias Satish Vinayak Bhandare married to Smt. Shoba Satish Bandari
- e) Smt. Laximibai Vinayak Bandari married to Shri. Chittarama Shambu Kenkre
- f) Smt. Nirmala Vinayak Bandari married to Shri. Atmaram Putu Sinai Karapurkar
- g) Smt. Saranginibai Vinayak Bandari married to Shri. Venkatesh Vital Prabhu
- h) Smt. Sumati Vinayak Bandari married to Shri. Amarnath Krishna Keni
- i) Shri. Sahadeo Vinaica Bandari married to Smt. Lata Ajit (Sahadev) Bhandare.

Atmaram Putu Sinai Karapurkar expired on 16/06/1987 leaving behind his widow Nirmala Vinayak Bandari and the following legal heirs:

- a) Shri. Pritesh Atmarama Sinai Karapurkar married to Smt. Gautami Pritesh Sinai Karapurkar
- b) Shri. Nitin Atmarama Sinai Karapurkar married to Smt. Nutan Nitin Sinai Karapurkar,
- c) Smt. Jaia Carapurkar married to Shri. Jaganath Sakharam Kerkar
- d) Smt. Teja Sinai Carapurkar married to Shri. Devidas Anand Prabhu

Smt. Shantabai Anant Bhandare expired on 13/01/1994 and Shri. Anant Voicunt Bhandare expired on 02/03/1999 leaving behind following legal heirs and successors namely:

- (a) Shri. Voikunth Anant Bhandari, married to Smt. Ashalata Bhandari.
- (b) Shri. Mahesh Anant Bhandari married to Smt. Aruna Mahesh Bhandari.
- (c) Shri. Subhash Anant Bhandari married to Smt. Sandhya Subhash Bhandari.
- (d) Shri. Shayamsunder Anant Bhandari married to Smt. Seema S Bhandari &
- (e) Smt. Sulabha Anant Bhandari married to Shri. Kamlakant Damodar Prabhu.

Smt. Voikunth Anant Bhandari expired as on 18/03/1967 leaving behind his widow and moiety holder Smt. Ashalata Voicunta Bhandari leaving behind following legal heirs: -

- i. Smt. Sushma Voikunth Bhandari married to Shri. Prasad Shetye
- ii. Smt. Sujata Voikunth Bhandari married to Shri Radhakrishna Kamat Bambolkar

Upon the death of Smt. Laxmibai Voicunta Bandare alias Laximi Bhandari, Shri. Vinainca alias Vinayak Voicunt Bhandare, Smt. Premavati V. Bhandare, Atmaram Putu Sinai Karapurkar, Smt. Shantabai Anant Bhandare and Voikunth Anant Bhandari by Deed of Release and Succession dated 18/1/1996 executed in the office Ex-Officio Notary, Ilhas Panaji, Goa recorded at pages 13 to 17 dated 02/02/1996 and thereby Shri. Datta Vinayak Bhandare, Smt. Laxmibai alias Shantabai Datta Bhandare, Shri. Shashikant Vinayak Bhandare, Smt. Seema Shashikant Bhandare, Shri. Damodar Vinayak Bhandare, Smt. Nandini Damodar Bhandare, Shri. Satixa alias Satish Vinayak Bhandare, Smt. Shoba Satish Bandari, Shri. Sahadeo Vinaica Bandari, Smt. Lata Ajit (Sahadev) Bhandare, Smt. Ashalata Bhandari, Smt. Sushma Voikunth Bhandari and her husband Shri. Prasad Shetye, Smt. Sujata Voikunth Bhandari and her husband Shri Radhakrishna Kamat Bambolkar, Shri. Mahesh Anant Bhandari, Smt. Aruna Mahesh Bhandari., Shri. Subhash Anant Bhandari, Smt. Sandhya Subhash Bhandari, Shri. Shayamsunder Anant Bhandari, Smt. Auma alias Seema S Bhandari were confirmed as legal heirs of late Smt. Laxmibai Voicunta Bandare alias Laximi Bhandari, Shri. Vinainca alias Vinayak Voicunt Bhandare, Smt. Premavati V. Bhandare, Atmaram Putu Sinai Karapurkar, Smt. Shantabai Anant Bhandare and Voikunth Anant Bhandari.

Vide Deed of Release and Succession dated 18/1/1996 executed in the office Ex-Officio Notary, Ilhas Panaji, Goa recorded at page 13 to 17 dated 02/02/1996 Smt. Laximibai Vinayak Bandari, and her husband Shri. Chittarama Shambu Kenkre, Smt. Nirmala Vinayak Bandari,

widow of Shri. Atmaram Putu Sinai Karapurkar, Shri. Pritesh Atmarama Karapurkar and his wife Smt. Gautami Sinai Karapurkar, Shri. Nitin Atmarama Sinai Karapurkar and his wife Smt. Nutan Nitin Sinai Karapurkar, Smt. Jaia Carapurkar and her husband Jaganath Sakharan Kerkar, Smt. Teja Atmarama Carapurkar and her husband Shri. Devidas Anand Prabhu, Smt. Saranginibai Vinayak Bandari, and her husband Shri. Venkatesh Vital Prabhu, Smt. Sumati Vinayak Bandari and her husband Amarnath Krishna Keni, Smt. Sulabha Anant Bhandari and her husband Kamlakant Damodar Prabhu relinquished their rights in the favour of other Co-heirs in respect of the said entire property.

Whereas, Shri. Datta Vinayak Bhandare, Smt. Laxmibai Datta Bhandare, Shri. Shashikant Vinayak Bhandare, Smt. Seema Shashikant Bhandare, Shri. Damodar Vinayak Bhandare, Miss. Sarvesha Damodar Bhandare, Miss. Sameeta Damodar Bhandare, Miss. Santoshi Damodar Bhandare, Mr. Satish Vinayak Bhandare, Mrs. Shoba Satish Bandari, Mr. Sahadeo Vinaica Bandari, Mrs. Lata Ajit (Sahadev) Bhandare as Plaintiffs therein, filed a suit before the Court of the Civil Judge Senior Division at Panaji under Special Civil Suit No. 9/97/B against Shri. Anant Voicunt Bhandare, Shri. Mahesh Anant Bhandari, Smt. Aruna Mahesh Bhandari, Mr. Subhash Anant Bhandare, Mr. Vaikunt Subhash Bhandare, Miss. Samita Subhash Bhandare, Miss. Amita Subhash Bhandare, Smt. Sandhya Subhash Bhandare, Shri. Shayamsunder Anant Bhandare, Smt. Seema Shyamsunder Bhandare, Smt. Ashalata Voicunt Bhandare, Smt. Sushma Prasad Shetye, Shri Prasad Shetye, Smt. Sujata Radhakrishna Bambolkar, Shri Radhakrishna Kamat Bambolkar, Smt. Aruna Kamlakant Prabhu, Shri. Kamlakant Damodar Prabhu to declare that Plaintiffs are absolute owners of the Property surveyed under No. 100/0 and 103/1, of village Ella, which is the part of original Property known as "DOTORACHEM BHAT or DOTOR BHAT" described as a whole in Land Registration Office of Ilhas at No. 629 at page 116 overleaf of Book B-2 (New), enrolled for the purpose of Matriz in the Taluka Revenue Office, Tiswadi, under no. 196, situated in the parish of Santa Luzia Se Primacial of the Village of Ella, Tiswadi Taluka, within limits of the village Panchayat of Ella, Se Old Goa of Tiswadi Taluka, District of North Goa, State of Goa.

The said suit was amicably settled between parties therein and disposed of vide Consent decree dated 31/03/1998.

As per the Consent Decree, Land surveyed under no.100/0 and 103/1, has been allotted on ownership basis unto the Plaintiffs i.e. Shri. Datta Vinayak Bhandare, Smt. Laxmibai Datta Bhandare, Shri. Shashikant Vinayak Bhandare, Smt. Seema Shashikant Bhandare, Shri. Damodar Vinayak Bhandare, Miss. Sarvesha Damodar Bhandare, Miss. Sameeta Damodar

Bhandare, Miss. Santoshi Damodar Bhandare, Mr. Satish Vinayak Bhandare, Mrs. Shoba Satish Bandari, Mr. Sahadeo Vinaica Bandari and Mrs. Lata Ajit (Sahadev) Bhandare.

And Land surveyed under No.103/2 and 104/1 has been allotted on ownership basis unto the Defendants i.e Shri. Anant Voicunt Bhandare, Shri. Mahesh Anant Bhandari, Smt. Aruna Mahesh Bhandari, Shri. Subhash Anant Bhandare, Shri. Vaikunt Subhash Bhandare, Miss. Samita Subhash Bhandare, Miss. Amita Subhash Bhandare, Smt. Sandhya Subhash Bhandare, Shri. Shayamsunder Anant Bhandare, Smt. Seema Shyamsunder Bhandare, Smt. Ashalata Voicunt Bhandare, Smt. Sushma Prasad Shetye, Shri Prasad Shetye, Smt. Sujata Radhakrishna Bambolkar, Shri Radhakrishna Bambolkar, Smt. Aruna Kamlakant Prabhu and Shri. Kamlakant Damodar Prabhu.

Upon death of above Smt. Shantabai Anant Bhandare and Shri. Anant Voicunt Bhandare on 13/01/1994 and 02/03/1999 respectively, an Inventory proceeding No. 58/99/A was instituted in the court of Civil Judge Senior Division at Panaji and by Order dated 06/11/1999 the property listed in Item No. I admeasuring 14,350 sq. meters surveyed under no. 103/2 of Ella Village being a part of the Said Entire Property known as "DOTORACHEM BHAT or DOTOR BHAT" described as a whole in Land Registration Office of Ilhas at No. 629 at page 116 overleaf of Book B-2 (New), enrolled for the purpose of Matriz in the Taluka Revenue Office, Tiswadi, under no. 196, situated in the parish of Santa Luzia Se Primacial of the Village of Ella, Tiswadi Taluka, within limits of the village panchayat of Ella, Se Old Goa of Tiswadi Taluka, District of North Goa, State of Goa is allotted to their following Children equally and the allotment was as Follows:

1. Ashalata Voikunth Bhandari (Widow of Voikunth Anant Bhandari) -1/10th share
 - a) Sushma Voikunth Bhandari (Daughter of Voikunth Anant Bhandari) -1/20th share
 - b) Sujata Voikunth Bhandari (Daughter of Voikunth Anant Bhandari) -1/20th share
2. Mahesh Anant Bhandari -1/5th share
3. Subhash Anant Bhandari passed away leaving behind his widow Sandhya Subhash Bhandari having -1/10th Share and the following 3 Children:
 - a) Voikunth S. Bhandari with -1/30th Share
 - b) Samita S. Bhandari - 1/30th Share
 - c) Asmita S. Bhandari - 1/30th Share

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4. Shayamsunder Anant Bhandari -1/5th share

5. Sulabha Anant Bhandari -1/5th share

Whereas, out of the said property admeasuring an area of 14350 Sq. mts., surveyed under Survey No. 103/2 of village Ella, the Konkan Railways Corporation Ltd., acquired the part of the said property admeasuring an area of 1201 Sq. mts.

Thereafter a Partition proceeding was initiated before Deputy Collector, & Sub Divisional Officer, Panaji Goa bearing Case No. LND/PART/135/ 2004 by Shri Mahesh Bhandari and others against said Konkan Railways Corporation Ltd., wherein the said property was reduced to 13149 Sq. mts and also separate and independent Survey Number 103/2-A was allotted to the said property.

Smt. Sushma Voikunth Bhandari expired on 05/04/2002 and her husband Shri Prasad Shetye, expired on 07/04/2002 leaving behind their only daughter:

a) Miss. Navami Prasad Shetye.

Smt. Ashalata Voikunth Bhandari (widow of late Shri. Voikunth Anant Bhandari) expired on 15/01/2021 leaving behind only daughter and her granddaughter:

a) Smt. Sujata Voikunth Bhandari alias Sujata Radhakrishna Kamat Bambolkar married to Shri.

Radhakrishna Kamat Bambolkar

b) Miss. Navami Prasad Shetye.

Upon the death of Sushma Voikunth Bhandari, Shri Prasad Shetye and Smt. Ashalata Voikunth Bhandari by Succession and Qualification of heirs drawn on 05/03/2021 in the office of Civil Registrar Cum Sub Registrar recorded at Folio 164 to 169 of Deed Book No. 747 dated 22/04/2021 Miss. Navami Prasad Shetye, Sujata Voikunth Bhandari alias Sujata Radhakrishna Kamat Bambolkar were confirmed as sole and universal Heirs of late Sushma Voikunth Bhandari, late Prasad Shetye and late Ashalata Voikunth Bhandari.

By Power of Attorney dated 13/03/2021 executed before Notary Advocate G.V. Khandeparker, at Ponda under Sr. no. 738/21 dated 13/03/2021, Miss. Navami Prasad Shetye appointed Mr. Damodarraj R Kamat to do all acts, deeds and things mentioned in this Power of Attorney dated 13/03/2021 in respect of the said Property.

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By Power of Attorney dated 24/06/2021 executed before Notary Advocate R. N. Kalangutkar at Tiswadi, under Sr. no. 465/2021 dated 24/06/2021, Mr. Mahesh Ananta Bhandari appointed his wife Aruna Mahesh Bhandari to do all acts, deeds and things mentioned in this Power of Attorney in respect of the said Property.

Deed of Family Partition dated 12/07/2021, duly registered before the Civil Registrar cum Sub-Registrar, Tiswadi, under registration no. PNJ-1-1547-2021 of Book 1, dated 19/07/2021 executed between Shri. Mahesh Anant Bhandari and his wife Smt. Aruna Mahesh Bhandari as "THE PARTIES OF THE FIRST PART", Shri. Shayamsunder Anant Bhandari and his wife Smt. Suma Shayamsunder Bhandari as "THE PARTIES OF THE SECOND PART", Ms. Sandhya Subhash Bhandari, Smt. Vaikunth Subhash Bhandari (Bachelor), Smt. Samita S. Bhandari and her husband Shri. Sidhesh Suresh Sinai Duple, Smt. Amita Amit Kunde and her husband Shri. Amit Satchit Shenavi Kunde as "THE PARTIES OF THE THIRD PART", Smt. Sujata Voikunth Bhandari alias Sujata Radhakrishna Kamat Bambolkar and her husband Shri. Radhakrishna Kamat Bambolkar and Kumari Navami Prasad Shetye as "PARTIES OF THE FOURTH PART" wherein the said Property was divided into 13 Plots and the allotment were as follows:

TO THE PARTIES OF THE FIRST PART': i.e. Shri. Mahesh Anant Bhandari and his wife Smt. Aruna Mahesh Bhandari

- a) All Plot No. 1 admeasuring an area of 966 Sq. mts., along the part of existing structures admeasuring 272 Sq. Mts., built up area, which has structure of Ground plus one floor, which is a part of the said property and bounded as under: -

By East: By partly Plot 2 and partly Plot No. 3 of the said property;

By West: By Property bearing Survey No.103 / 1-B of Ella Village;

By North: By partly Plot No. 8 and Partly by property Surveyed under Survey No. 103/1-B;

By South: By Property partly bearing Survey No. 105 & partly by Highway NH 4 A (Panaji to Ponda),

- b) All that Plot No. 8 admeasuring an area 678 Sq. mts., which is a part of the said property and bounded as under:

By East: By proposed 10-meter-wide road;

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By South: By Partly by Plot No. 1 & Partly by Plot no. 3 of the said property.

c) All that Plot No. 12 admeasuring an area of 1110 Sq. mts., which is a part of the said property and bounded as under:

By East: By Konkan Railway track;

By West: By Plot No. 11 of the said property;

By North: By property surveyed under survey No. 105;

By South: By proposed 8 meters wide road.

TO THE PARTIES OF THE SECOND PART: i.e. Shri. Shayamsunder Anant Bhandari and his wife Smt. Suma Shayamsunder Bhandari.

a) All that Plot No. 4 admeasuring an area of 702 mts., along with the existing structures, admeasuring built up of 296 Sq. mts., which has a structure of ground plus one floor, which is a part of the said property and bounded as under:

By East: By partly property bearing Survey No. 105;

By West: By proposed internal road of 10-meter-wide road;

By North: By Plot No. 5 of the said property;

By South: By Property partly bearing Survey No. 105 & partly by Highway NH 4 A (Panaji to Ponda).

b) All that Plot No. 6 admeasuring an area of 689 Sq. mts., which is a part of the said property and bounded as under: -

By East: By Plot no. 13 of the said property;

By West: By Plot No. 7 of the said property;

By North: By the proposed 8 meters wide road;

By South: Partly by Plot No. 5 of the said property and partly by the property bearing Survey No. 105.

c) All that Plot No. 10 admeasuring an area of 1311 Sq. mts, which is a part of the said property and bounded as under: -

By East: By proposed 10-meter-wide road;
By West: By property surveyed under survey No. 103/1-B;
By North: By property surveyed under survey No. 104/1-A;
By South: By Partly by Plot No. 8 of the said property.

TO THE PARTIES OF THE THIRD PART: - i.e. Ms. Sandhya Subhash Bhandari, Smt. Vaikunth Subhash Bhandari (Bachelor), Smt. Samita S. Bhandari and her husband Shri. Sidhesh Suresh Sinai Duple, Smt. Asmita S. Bhandari and her husband Shri. Amit Satchit Shenavi Kunde.

- a) All that Plot No. 5 admeasuring an area of 785 Sq. mts., along with the existing structures bearing Built up area admeasuring built up of 126 Sq. mts, which has a structure of ground plus one floor, which is a part of the said property and bounded as under:

By East; By partly property bearing Survey No. 105;
By West: By proposed internal road of 10-meter-wide road;
By North: By partly Plot No. 7 and partly by Plot No. 6 of the said property;
By South: By Plot No. 4 of the said property.

- b) All that Plot No. 7 admeasuring an area of 557 Sq. mts., which is a part of the aid property and bounded as under: -

By East: By Plot no. 7 of the said property;
By West: By proposed 10-meter-wide road;
By North: By proposed 8-meter-wide road;
By South: By Partly by Plot No. 5 of the said property.

- c) All that Plot No. 11 admeasuring an area of 1411 Sq. mts., which is a part of the said id bounded as under:

By East: Plot No. 12 of the said property;
By West: By Plot No. 10 of the said property
By North: By property surveyed under survey No. 105;
By South: By proposed 8 meters wide road.

TO PARTIES OF THE FOURTH PART: i.e. Smt. Sujata Voikunth Bhandari alias Sujata Radhakrishna Kamat Bambolkar and her husband Shri. Radhakrishna Kamat Bambolkar and Kumari. Navami Prasad Shetye.

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- a) All that Plot No. 3 admeasuring an area 737 Sq. mts., along with the part of existing structures admeasuring built up area of 40 Sq. mts., which is a part of the said property and bounded as under:

By East: By The proposed internal road of 10-meter-wide road;

By West: By partly by plot No. 2 and partly by Plot No. 1 of the said property;

By North: By partly Plot No. 1 and Partly by Plot No. 3 of the said property;

By South: By Property partly bearing Survey No. 105 & partly by Highway NH 4 A (Panaji to Ponda).

- b) All that Plot No. 9 admeasuring an area of 718 Sq. mts., which is a part of the said property and bounded as under:

By East: By proposed 10-meter-wide road.

By West: By property surveyed under survey No. 103/1-B;

By North: By property surveyed under survey No. 104/ 1-A;

By South: Plot No. 8 of the said Property

- c) All that Plot No. 13 admeasuring an area of 1231 Sq. mts., which is a part of the said property and bounded as under: -

By East: By Konkan Railway track;

By West: By Plot No. 6 of the said Property

By North: By property surveyed under survey No. 105;

By South: By proposed 8 meters wide road.

TO ALL THE PARTIES: - i.e. Shri. Mahesh Anant Bhandari, Smt. Aruna Mahesh Bhandari, Shri. Shayamsunder Anant Bhandari, Smt. Suma Shayamsunder Bhandari, Ms. Sandhya Subhash Bhandari, Smt. Vaikunth Subhash Bhandari (Bachelor), Smt. Samita S. Bhandari, Shri. Sidhesh Suresh Sinai Duple, Smt. Asmita S. Bhandari, Shri. Amit Satchit Shenavi Kunde, Smt. Sujata Voikunth Bhandari alias Sujata Radhakrishna Kamat Bambolkar Shri. Radhakrishna Kamat Bambolkar and Kumari. Navami Prasad Shetye.

All that Plot No. 2 admeasuring an area of 149 Sq. mts., having built up area of 86 sq. mts is an existing structure which is a part of the said property and bounded as under: -

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By East: By Plot no. 3 of the said Property

By West: By Plot No. 1 of the said Property

By North: By Partly Plot No. 1 and Partly Plot No. 3 of the said Property

By South: By Property partly bearing survey no. 105 & partly by Highway NH 4 A (Panaji to Ponda).

Deed of Sale dated 11/08/2021 duly registered before Sub - Registrar of Ilhas under Registration no. PNJ-1-1723-2021, Book-1 Document, dated 13/08/2021 executed between Smt. Sujata Radhakrishna Kamat Bambolkar and her husband Shri. Radhakrishna Kamat Bambolkar, Miss Navami Prasad Shetye as "the Vendors" and Shri. Kamlesh Yeshwant Karekar and Shri. Narcinva Phabhaker Mahambre as "Purchasers" in respect of said Plot no. 9 admeasuring 718 sq. mts. which is a part of the said property admeasuring a total area of 13,149 sq. mts. of survey no. 103/2-A of Ella Village which forming part of entire property is known as "DOTORACHEM BHAT or DOTOR BHAT", described as a whole in the Land Registration Office of Ilhas at no. 629 at pages 116 overleaf of Book B-2 (New), enrolled for the purpose of Matriz in the Taluka Revenue Office, Tiswadi, under no. 196, situated in the parish of Santa Luzia Se Primacial of the Village Ella, Se Old Goa of Tiswadi, District of North Goa, State of Goa.

By Power of Attorney dated 11/09/2020 executed before Notary Advocate Damodar M. Dhond at Tiswadi, under Sr.No. 421/2020 dated 11/09/2020, Smt. Varsha Kamlesh Karekar appointed her husband Shri. Kamlesh Yeshwant Karekar as her attorney.

In the view of above Deed of Sale dated 11/08/2021 Shri. Kamlesh Yeshwant Karekar and his wife Smt. Varsha Kamlesh Karekar and Shri. Narcinva Phabhaker Mahambre and his wife Smt. Pooja Narcinva Mahambre became the absolute owner of the said Plot No. 9.

Office of the Town Planner, Town & Country Department, Panaji- Goa issued No Objection certificate dated 30/09/2021 under ref. no. TIS/673/49(6)/Ella/TCP-2021/530 for the registration of Sale Deed (Resale) in respect of property bearing Survey No. 103/2-A, Plot No. 8 of village Ella, Taluka Tiswadi and the said plot falls under "Settlement Zone", admeasuring an area 678.00 m2.

Office of the Town Planner, Town & Country Department, Panaji- Goa issued No Objection certificate dated 30/03/2022 under Ref. No. TIS/825/49(6)/ELLA/TCP-2022/535 for the registration of Sale Deed in respect of property bearing Survey No. 103/2-A, Plot No. 3 of

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village Ella, Taluka Tiswadi. and the said plot falls under “Settlement Zone and partly affected by National Highway P.W.D. Alignment”, admeasuring an area 737.00 m2.

Office of the Town Planner, Town & Country Department, Panaji- Goa issued No Objection certificate dated 30/03/2022 under ref. no. TIS/824/49(6)/ELLA/TCP-2022/534 for the registration of Sale Deed (Resale) in respect of property bearing survey no. 103/2-A, Plot No. 9 of village Ella, Taluka Tiswadi and the said plot falls under “Settlement Zone with 80 F.A.R.”, admeasuring an area 718.00 m2.

Deed of Sale dated 18/04/2022 duly registered before Sub - Registrar of Ilhas under Registration no. PNJ-1-1041-2022, Book-1 Document, dated 21/04/2022 executed between Shri. Kamlesh Yeshwant Karekar, Smt. Varsha Kamlesh Karekar, Shri. Narcinva Phabhaker Mahambre and Smt. Pooja Narcinva Mahambre as “the Vendors” and Carinoso India Pvt. Ltd. as “Purchaser” in respect of Said Plot no. 9 admeasuring 718 sq. mts. which is a part of the said property admeasuring a total area of 13,149 sq. mts. of survey no. 103/2-A of Ella Village which forming part of entire property is known as “DOTORACHEM BHAT or “DOTOR BHAT”, described as a whole in the Land Registration Office of Ilhas at no. 629 at pages 116 overleaf of Book B-2 (New), enrolled for the purpose of Matriz in the Taluka Revenue Office, Tiswadi, under no. 196, situated in the parish of Santa Luzia Se Primacial of the Village Ella, Se Old Goa of Tiswadi, District of North Goa, State of Goa.

In the view of above Deed of Sale dated 18/04/2022 Carinoso India Pvt. Ltd. became the absolute owner of the said plot no. 9.

Certificate of Incorporation dated 01/12/2021 issued by Deputy Registrar of Companies certified that CARINOSO INDIA PRIVATE LIMITED is incorporated under the Companies Act 2013(18 of 2013) and that the company is limited by shares.

Deed of Sale dated 18/04/2022 duly registered before Sub - Registrar of Ilhas under Registration no. PNJ-1-1040-2022, Book-1 Document, dated 21/04/2022 executed between Smt. Sujata Radhakrishna Kamat Bambolkar and her husband Shri. Radhakrishna Kamat Bambolkar and Miss Navami Prasad Shetye as “the Vendors” and Carinoso India Pvt. Ltd. as “Purchaser” in respect of Said Plot No. 3 admeasuring 737 sq. mts. together with all structures and fixtures, if any and proportionate share in the said Access, which is a part of the said

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property admeasuring a total area of 13,149 sq. mts. of survey no. 103/2-A of Ella Village which forming part of entire property is known as "DOTORACHEM BHAT or DOTOR BHAT", described as a whole in the Land Registration Office of Ilhas at no. 629 at pages 116 overleaf of Book B-2 (New), enrolled for the purpose of Matriz in the Taluka Revenue Office, Tiswadi, under no. 196, situated in the parish of Santa Luzia Se Primacial of the Village Ella, Se Old Goa of Tiswadi, District of North Goa, State of Goa.

In the view of above Deed of Sale dated 18/04/2022 Carinoso India Pvt. Ltd. became the absolute owner of the said Plot No. 3.

Deed of Sale dated 26/04/2022 duly registered before Sub - Registrar of Ilhas under Registration no. PNJ-1-1120-2022, Book-1 Document, dated 28/04/2022 executed between Shri. Mahesh Anant Bhandari and his wife Smt. Aruna Mahesh Bhandari as "the Vendors" and Carinoso India Pvt. Ltd. as "Purchaser" in respect of Said Plot No. 8 admeasuring 678 sq. mts. together with all structures and fixtures, if any and proportionate share in the said Access, which is a part of the said property admeasuring a total area of 13,149 sq. mts. of survey no. 103/2-A of Ella Village which forming part of entire property is known as "DOTORACHEM BHAT or DOTOR BHAT", described as a whole in the Land Registration Office of Ilhas at No. 629 at pages 116 overleaf of Book B-2 (New), enrolled for the purpose of Matriz in the Taluka Revenue Office, Tiswadi, under no. 196, situated in the parish of Santa Luzia Se Primacial of the Village Ella, Se Old Goa of Tiswadi, District of North Goa , State of Goa.

In the view of above Deed of Sale dated 26/04/2022 Carinoso India Pvt. Ltd. became the absolute owner of the said Plot No. 8.

In form I & XIV of survey no.103/2-A of village Ella name of Carinoso India Private Ltd. recorded in the Occupant's Column under Mutation No. 37420.

In form I & XIV of survey no.103/2-A of village Ella name of Carinoso India Pvt. Ltd. recorded in the Occupant's Column Under Mutation No. 37421

In form I & XIV of survey no.103/2-A of village Ella name of Carinoso India Pvt. Ltd. recorded in the Occupant's Column Under Mutation No. 37440.

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Nil encumbrance certificate dated 27/07/2023 issued by sub registrar Ilhas certified that there is no encumbrance on the said Plot No. 8 till 27/07/2023.

Nil encumbrance certificate dated 27/07/2023 issued by sub registrar Ilhas certified that there is no encumbrance on the said Plot No. 9 till 27/07/2023.

Vide order dated 11/09/2023 issued by Inspector of Survey and Land Records, Tiswadi-Goa partitioned the area admeasuring 2133 sq. mts. of Survey No.103/2-A of Ella Village and allotted newly partitioned Survey No. 103/2-A-1 to Carinoso India Private Ltd.

Accordingly, Carinoso India Private Ltd. carried out Mutation and got its name mutated under Mutation No. 40324 in form I & XIV of Survey No. 103/2-A-1.

Vide Deed of Sale dated 29/11/2023 duly registered before sub registrar Ilhas under registration Number: PNJ-1-3277-2023, Book-1, Document dated 6/12/2023, Carinoso India Private Ltd. sold an area admeasuring 500 sq. mts. out of an area admeasuring 718 sq. mts. of Plot no. 9 forming part of the said property surveyed under survey no. 103/2-A-1 of Ella Village in favour of Mr. Sujith Kumar and Mrs. Neelam S Kumar.

Vide Order dated 13/08/2024, issued by Inspector of Survey and Land Records, Tiswadi-Goa, Mr. Sujith Kumar and Mrs. Neelam S Kumar, partitioned their Plot admeasuring 500 sq. mts. and the same was issued new Survey No. 103 Sub Division No. 2-A-1-A of village Ella.

Accordingly, Mr. Sujith Kumar and Mrs. Neelam S Kumar carried out Mutation and got their names mutated under Mutation No. 41250 for an area of 500 sq. mts. in form I & XIV of Survey No. 103 Sub Division No. 2-A-1-A of village Ella.

Vide Deed of Sale dated 22/02/2024 duly registered before sub registrar Ilhas under registration Number: PNJ-1-622-2024, Book-1, Document dated 23/02/2024, Carinoso India Private Ltd. sold Plot no. 3 admeasuring 737 sq. mts., Plot No. 8 admeasuring 678.00 sq. mts. and balance portion of Plot no. 9 admeasuring 218 sq. mts., totally admeasuring 1633 sq. mts. surveyed under Survey No. 103/2-A-1 in favour of Rajdeep Builders and Mr. Sujith Kumar.

In records of Form I & XIV of Survey No. 103/2-A-1 of village Ella name of Rajdeep Builders and Mr. Sujith Kumar are recorded in the occupant's column under mutation no. 42340 for area admeasuring 1633 sq. mts.

In view of above Rajdeep Builders through its Proprietor Mr. Rajesh Tarkar and his wife Mrs. Deepa Tarkar and Mr. Sujith Kumar and his wife, Mrs. Neelam S Kumar became absolute owners of the balance area, admeasuring 1633 sq. mts. surveyed under Survey No. 103/2-A-1 of Village Ella, Se Old Goa of Tiswadi, District of North Goa, State of Goa.

Nil encumbrance certificate dated 19/09/2025 issued by Sub Registrar Ilhas certified that there is no encumbrance on the said area admeasuring 1633 sq. mts. from 22/02/2024 to 17/09/2025.

CERTIFICATE

I have examined the title deeds forwarded by you in respect of Survey No. 103/2-A-1, admeasuring 1633 sq. mts. which previously formed a part of the property admeasuring 2133 sq. mts., which in turn formed part of a total area of 13,149 sq. mts. surveyed under Survey No. 103/2-A of Ella Village of property is known as "DOTORACHEM BHAT or DOTOR BHAT", described as a whole in the Land Registration Office of Ilhas at no. 629 at pages 116 overleaf of Book B-2 (New), enrolled for the purpose of Matríz in the Taluka Revenue Office, Tiswadi, under no. 196, situated in the parish of Santa Luzia Se Primacial of the Village Ella, Se Old Goa of Tiswadi, District of North Goa, State of Goa.

I certify that Rajdeep Builders through its proprietor Mr. Rajesh Tarkar and his wife, Mrs. Deepa Tarkar and Mr. Sujith Kumar and his wife, Mrs. Neelam S Kumar are absolute owners

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of the area admeasuring 1633 sq. mts. which previously formed a part of the property admeasuring 2133 sq. mts., which in turn formed a part of a total area of 13,149 sq. mts. surveyed under Survey No. 103/2-A of Ella Village of property is known as "DOTORACHEM BHAT or DOTOR BHAT", described as a whole in the Land Registration Office of Ilhas at no. 629 at pages 116 overleaf of Book B-2 (New), enrolled for the purpose of Matriz in the Taluka Revenue Office, Tiswadi, under no. 196, situated in the parish of Santa Luzia Se Primacial of the Village Ella, Se Old Goa of Tiswadi, District of North Goa, State of Goa and holds absolute clear, valid marketable title on the said area admeasuring 1633 sq. mts. surveyed under survey no. 103/2-A-1 of village Ella part of said property.

Yours faithfully

(Adv. Sudha Lad)

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