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Date:- 1st February 2018

To,

M/s. G.N. Constructions,
a proprietorship Firm,
having its office at 12- G, Nirmal Nagar CHS. Ltd.,
Mira Road (East), Thane Mumbai represented
by its sole Proprietor Mr. Uday G. Naik
resident of A/1203, Pratap Heritage,
N. R. Complex, L. T. Road, Borivali
(West), Mumbai - 400 092,

SUB :- LEGAL OPINION AND TITLE SEARCH REPORT

Sir,

As requested, by the M/s. G.N. Constructions , I do hereby
give my title search report of the below mentioned property.

DESCRIPTION OF THE PROPERTY:-

- 1.** Deed of Partition, dated 26th April, 1947, registered in the office of Sub-Registrar of Assurance, Ponda, under Sr. No. 134, at Page No. 241 onwards of Book No. I, Volume No. 24,
- 2.** Deed of Sale dated 16th January, 1975, registered in the office of Sub-Registrar of Assurance at Ponda under Sr. No. 73, at Pages 133 of Book No. 1, Volume 30,
- 3.** Sale Deed, dated 5th July, 1976, registered in the office of Sub-Registrar of Assurance at Ponda under Sr. No. 389, at Pages 139 to 145 of Book No.I, Volume No. 38.
- 4.** Deed of Family Settlement, dated 22nd July, 2003, registered in the office of Sub-Registrar of Assurance at Ponda under Sr. No. 1210, at Pages No. 28 to 57 of Book No.1, Volume 692, dated 18th August, 2003,
- 5.** Deed of Sale, dated 12th September, 2007, registered in the office of Sub-Registrar of Assurance at Ponda under Sr. No. 2033 at Pages No. 209 to 233 of Book No. 1, Volume No. 1191.



6. Deed of Sale, dated 12th November, 2007, registered in the office of Sub-Registrar of Assurance at Ponda under Sr. No. 2032 at Pages No. 184 to 208, of Book No. 1, Volume 1191, dated 22nd November, 2007.
7. Conversion Sanad, dated 21st July, 2005.
8. Agreement for Sale, dated 16th December, 2011, registered in the office of Sub-Registrar of Assurance at Ponda under Sr. No. 2890 of 2011, dated 16th December, 2011.
9. Deed of Sale dated 19th June 2014, registered in the office of the Civil Sub Registrar of Ponda Goa bearing Registration No. 1640/2014 at pages 97 to 161 of Book No I Volume No 2628 dated 4th August 2014.
10. Title Report, dated 24th October, 2011, of Advocate Shri Mahesh Vasant Kudchadkar.

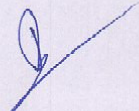
On the basis of the above mentioned documents my title search report of the said properties as under :-

1. On perusal of recital of Deed of Family Settlement, dated 22nd July, 2003, executed amongst Smt. Sitabai Ramchandra Prabhu, Shri Tukaram Ramchandra Prabhu, Smt. Usha Tukaram Prabhu, Shri Abhay Ramchandra Prabhu, Miss Kalpana Ramchandra Prabhu, Smt. Sneha Shailesh Dharangutti, Shri Shailesh Shrirangh Dharangutti, Miss Reshma Ramchandra Prabhu, Smt. Vijaya Girish Sanzgiri, Shri Girish Madhukar Sanzgiri, Shri Datta Tukaram Prabhu, Smt. Savitri Datta Prabhu, Shri Vasant Tukaram Prabhu, Smt. Vanita alias Kunda Vasant Prabhu, Shri Vishwanath Tukaram Prabhu, Smt. Vaishali Vishwanath Prabhu, Shri Purshottam Tukaram Prabhu, Smt. Poornima Purshottam Prabhu, in respect of Plot No. A-1, admeasuring 26972.50 sq. meters known as "Cotteacodil Molla/Morodo" described in the Land Registration Office of Ilhas under No. 816 of Book B-10 (old) and enrolled in the Matrix Records under No.17 now known as "Gorbatta Com Seu Borodo" described in the land Registration Office of Ilhas under No. 805 of Book



B-10 (Old) and enrolled in the Matrix Record under Nos. 14 and 15 and property known as "Govind Santu Xete/Poquechem Bata", described in the Land Registration Office of Ilhas under No. 958 of Book No. B-12 (Old), of Village Ponda, Taluka Ponda, now within the limits of PondaMunicipal Council, Registration Sub-District Ponda, District of North Goa, State of Goa, (hereinafter referred to as the "Said Larger Property"), it appears that originally Shri Shridhar Ramchandra Naik Gaunekar and his brother Shri Soiru Ramchandra Naik Gaunekar were the owners of the said larger property.

2. By virtue of Deed of Partition, dated 26th April, 1947, registered in the office of Sub-Registrar of Assurance, Ponda, under Sr. No. 134, at Page No. 241 onwards of Book No. I, Volume No. 24, effected between the said Shri Shridhar Ramchandra Naik Gaunekar and Shri Soiru Ramchandra Naik Gaunekar, the said larger property came to be apportioned to the share of Shri Shridhar Ramchandra Naik Gaunekar
3. It appears that by a Sale Deed, dated 16th January, 1975, registered in the office of Sub-Registrar of Assurance at Ponda under Sr. No. 73, at Pages 133 of Book No. 1, Volume 30, that Shri Shantaram Netalkar, Audumbar Shantaram Netalkar, Shri Anant Shantaram Netalkar, Smt. Anjana Anant Netalkar, Shri Raghunath Savlaram Pednekar and Shri Vatu Babani Kawalekar had purchased Plot No. B comprising the said larger property from Shri Shridhar Ramchandra Naik Gaunekar and his wife Smt. Ramabai. It further appears that a Deed of Partition, dated 7th June, 1976, came to be effected amongst the said Shri Shantaram Netalkar, Audumbar Shantaram Netalkar, Shri Anant Shantaram Netalkar, Smt. Anjana Anant Netalkar, Shri Raghunath Savlaram Pednekar and Shri Vatu Babani Kawalekar in respect of the said Plot No. B and thereupon sub-divided Plot No. B-3 of Plot No. B came to be allotted to the share of Shri Shantaram Netalkar, his wife Laxmibai, Shri Anant Shantaram Netalkar, Smt. Anjana Anant Netalkar and Audumbar Shantaram Netalkar. It also appears that the said Shri Shantaram Netalkar, his wife Laxmibai, Shri Anant Shantaram Netalkar,



Smt. Anjana Anant Netalkar and Audumbar Shantaram Netalkar in their turn further sub-divided the said Sub-Plot No. B/3 into six plots viz. Plot No. A, B, C, D, E and F.

4. By a Sale Deed, dated 5th July, 1976, registered in the office of Sub-Registrar of Assurance at Ponda under Sr. No. 389, at Pages 139 to 145 of Book No.I, Volume No. 38, the said Shri Shridhar Ramchandra Naik Gaunekar and his wife Smt. Ramabai Shridhar Naik Gaunekar had also sold, transferred and conveyed the said larger property to Shri Ramchandra Prabhu, Shri Datta Prabhu, Shri Vasant Prabhu, Shri Vishwanath Prabhu and Shri Purshottam Prabhu, for the consideration mentioned therein. It also appears that the said Shri Ramchandra Tukaram Prabhu had also purchased the Plot No. A/1 from the said Shri Shantaram Netalkar, his wife Laxmibai, Shri Anant Shantaram Netalkar, Smt. Anjana Anant Netalkar and Audumbar Shantaram Netalkar vide a registered Deed of Conveyance, dated 5th July, 1976.
5. Deed of Family Settlement, dated 22nd July, 2003, registered in the office of Sub-Registrar of Assurance at Ponda under Sr. No. 1210, at Pages No. 28 to 57 of Book No.1, Volume 692, dated 18th August, 2003, came to be effected amongst Shri Datta Prabhu, Shri Vasant Prabhu, Shri Vishwanath Prabhu, Shri Purshottam Prabhu, their respective family members and the heirs of late Shri Ramchandra Prabhu, in respect of the said larger property and under the said Deed of Family Settlement, dated 22nd July, 2003, executed amongst the parties thereto, the said larger property divided into seventeen plots viz. Plot No. A-1(A), A-1(B), A-1(C), A-1(D), Plot No. A-1(F), A-1(G), A-1(H), A-1(I), A-1(J), A-1(K), Plot No. P/2, P/5, Plot No. P/4, P/7 and Plot No. P/3, P/6, A-1(E).
6. By virtue of the said registered Deed of Family Settlement, dated 22nd July, 2003, Smt. Sitabai Ramchandra Prabhu, Shri Tukaram Ramchandra Prabhu, Smt. Usha Tukaram Prabhu, Shri Abhay Ramchandra Prabhu, Miss Kalpana Ramchandra Prabhu, Smt. Sneha Shailesh Dharangutti, Shri Shailesh Shrirangh Dharangutti, Miss



Reshma Ramchandra Prabhu, Smt. Vijaya Girish Sanzgiri, Shri Girish Madhukar Sanzgiri, being the heirs of late Shri Ramchandra Prabhu became entitled to hold and possess Plot No. P/4, P/7, totally admeasuring 11158 sq. meters, as the joint owners thereof.

7. By virtue of the said registered Deed of Family Settlement, dated 22nd July, 2003, Shri Datta Tukaram Prabhu, Smt. Savitri Datta Prabhu, became entitled to hold and possess Plot No. /3, P/6, A-1(E), totally admeasuring 3954.75 sq. meters, as the owners thereof.
8. By virtue of the said registered Deed of Family Settlement, dated 22nd July, 2003, Shri Vasant Tukaram Prabhu, Smt. Vanita alias Kunda Vasant Prabhu became entitled to hold and posses Plot No. P/2, P/5, totally admeasuring 3146.44 sq. meters, as the owners thereof.
9. By virtue of the said registered Deed of Family Settlement, dated 22nd July, 2003, Shri Vishwanath Tukaram Prabhu, Smt. Vaishali Vishwanath Prabhu became entitled to hold and posses Plot No. A-1(F), A-1(G), A-1(H), A-1(I), A-1(J), A-1(K), totally admeasuring 3862.80 sq. meters, as the owners thereof.
10. By virtue of the said registered Deed of Family Settlement, dated 22nd July, 2003, Shri Purshottam Tukaram Prabhu, Smt. Poornima Purshottam Prabhu became entitled to hold and posses Plot No. A-1(A), A-1(B), A-1(C), A-1(D), totally admeasuring 2729 sq. meters, as the owners thereof.
11. By Deed of Sale, dated 12th September, 2007, registered in the office of Sub-Registrar of Assurance at Ponda under Sr. No. 2033 at Pages No. 209 to 233 of Book No. 1, Volume No. 1191, the said Shri Vishwanath Tukaram Prabhu and his wife Smt. Vaishali Prabhu jointly sold, transferred and conveyed their 75% undivided right, title, interest and share in Plot No. A-1/F, admeasuring 658.30 sq. meters, Plot No. A-1/G, admeasuring 648.50 sq. meters, Plot No. A-1/H, admeasuring 638.50 sq. meters, Plot No. A-1/I, admeasuring 633.50 sq. meters, Plot No. A-1/J, admeasuring 628.50 sq. meters, Plot No. A-1/K,



admeasuring 655.50 sq. meters, totally admeasuring 3862 sq. meters, comprising the land bearing Survey No.148/1, now renumbered as Survey No. 148/1-F, of Village Ponda, Taluka Ponda, now within the limits of Ponda Municipal Council, Registration Sub-District Ponda, District of North Goa, State of Goa, to Mr. Murad Mansur Rayani, Mr. Nizar Vassanji Rayani and Mr. Salim Rayani, for the consideration mentioned therein. However, it appears that the execution date of the said Sale Deed is prior to the date of issuance of the non-judicial stamp paper, dated 7th November, 2007. Hence, it appears that there is an error of date of execution of the Sale Deed and therefore, the date of execution of the said sale deed is required to be rectified by executing a Deed of Rectification to that effect.

12. By a Deed of Sale, dated 12th November, 2007, registered in the office of Sub-Registrar of Assurance at Ponda under Sr. No. 2031 at Pages No. 160 to 183, of Book No. 1, Volume 1191, dated 22nd November, 2007, the said Shri Purshottam Tukaram Prabhu and his wife Smt. Poornima Prabhu jointly sold, transferred and conveyed their 75% undivided right, title, interest and share in the Plot No. A-1/A, admeasuring 824 sq. meters, Plot No. A-1/B, admeasuring 726 sq. meters, Plot No. A-1/C, admeasuring 522.75 sq. meters and Plot No. A-1/D, admeasuring 656.25 sq. meters, totally admeasuring 2729 sq. meters, comprising the land bearing Survey No.148/1, now renumbered as Survey No. 148/1-E, of Village Ponda, Taluka Ponda, now within the limits of Ponda Municipal Council, Registration Sub-District Ponda, District of North Goa, State of Goa, to Mr. Murad Mansur Rayani, Mr. Nizar Vassanji Rayani and Mr. Salim Rayani, for the consideration mentioned therein.
13. By Deed of Sale, dated 12th November, 2007, registered in the office of Sub-Registrar of Assurance at Ponda under Sr. No. 2034 at Pages No. 234 to 261 of Book No. 1, Volume No. 1191, the said Shri Vishwanath Tukaram Prabhu and his wife Smt. Vaishali Prabhu with the consent



and confirmation of Mr. Murad Mansur Rayani, Mr. Nizar Vassanji Rayani and Mr. Salim Rayani sold, transferred and conveyed their 25% undivided right, title, interest and share in Plot No. A-1/F, admeasuring 658.30 sq. meters, Plot No. A-1/G, admeasuring 648.50 sq. meters, Plot No. A-1/H, admeasuring 638.50 sq. meters, Plot No. A-1/I, admeasuring 633.50 sq. meters, Plot No. A-1/J, admeasuring 628.50 sq. meters, Plot No. A-1/K, admeasuring 655.50 sq. meters, totally admeasuring 3862 sq. meters, comprising the land bearing Survey No.148/1, now renumbered as Survey No. 148/1-F, of Village Ponda, Taluka Ponda, now within the limits of Ponda Municipal Council, Registration Sub-District Ponda, District of North Goa, State of Goa, to Smt. Vinita Sanjay Singbal, for the consideration mentioned therein.

14. By a Deed of Sale, dated 12th November, 2007, registered in the office of Sub-Registrar of Assurance at Ponda under Sr. No. 2032 at Pages No. 184 to 208, of Book No. 1, Volume 1191, dated 22nd November, 2007, the said Shri Purshottam Tukaram Prabhu and his wife Smt. Poornima Prabhu with the consent and confirmation of Mr. Murad Mansur Rayani, Mr. Nizar Vassanji Rayani and Mr. Salim Rayani sold, transferred and conveyed their 25% undivided right, title, interest and share in the Plot No. A-1/A, admeasuring 824 sq. meters, Plot No. A-1-B, admeasuring 726 sq. meters, Plot No. A-1/C, admeasuring 522.75 sq. meters and Plot No. A-1-D, admeasuring 656.25 sq. meters, totally admeasuring 2729 sq. meters, comprising the land bearing Survey No.148/1, now renumbered as Survey No. 148/1-E, of Village Ponda, Taluka Ponda, now within the limits of Ponda Municipal Council, Registration Sub-District Ponda, District of North Goa, State of Goa, to Smt. Vinita Sanjay Singbal, for the consideration mentioned therein.

15. On perusal of No Objection Certificate, dated 28th June, 2007, issued by South Goa Planning and Development Authority, Margoa, Goa, it appears that the southern portion of land bearing Survey No.148/1-E of Village Ponda, Taluka Ponda, now within the limits of Ponda Municipal Council, Registration Sub-District Ponda, District of North Goa, State of



Goa is reserved for 10 meters wide proposed Road. Similarly, in the said Certificate, the southern portion of land bearing Survey No.148/1-F of Village Ponda, Taluka Ponda, now within the limits of Ponda Municipal Council, Registration Sub-District Ponda, District of North Goa, State of Goa is also reserved for 10 meters wide proposed Road.

16. On perusal of the Conversion Sanad, dated 21st July, 2005, it appears that the Collector of North Goa has allowed to convert the land bearing Survey No.148/1-E , admeasuring 2729 sq. meters and Survey No. 148/1-F, admeasuring 3862 sq. meters, of Village Ponda, Taluka Ponda, now within the limits of Ponda Municipal Council, Registration Sub-District Ponda, District of North Goa, State of Goa for residential purpose and the said Sanad issued in respect of the said property have been renewed from time to time upto 21st July, 2008. By a Letter, dated 22nd February, 2008, the Dy. Conservator of Ponda has also given his No Objection for conversion of the said land bearing Survey No.148/1-E , admeasuring 2729 sq. meters and Survey No. 148/1-F, admeasuring 3862 sq. meters, of Village Ponda, Taluka Ponda, now within the limits of Ponda Municipal Council, Registration Sub-District Ponda, District of North Goa, State of Goa.
17. By an Agreement for Sale, dated 16th December, 2011, registered in the office of Sub-Registrar of Assurance at Ponda under Sr. No. 2890 of 2011, dated 16th December, 2011, and as per Deed of Sale dated 19th June 2014, registered in the office of the Civil Sub Registrar of Ponda Goa bearing Registration No. 1640/2014 at pages 97 to 161 of Book No I Volume No 2628 dated 4th August 2014, the said Mr. Murad Mansur Rayani, Mrs. Femida Murad Rayani, Mr. Nizar Vassanji Rayani, Mrs. Dilshad Nizar Rayani, Mr. Salim Velsi Rayani, Mrs. Nadia Salim Rayani, Mrs. Vinita Sanjay Singbal and her son Mr. Sanjay Laxman Singbal, sell their respective right, title, interest and share in the said land bearing Survey No.148, Sub-Division No. 1-E, admeasuring 2729 sq. meters and Survey No.148, Sub-Division No.1-F, admeasuring 3862 sq. meters, situate, lying and being at Village Ponda, Taluka Ponda, now within the limits of Ponda Municipal Council, Registration



Sub-District Ponda, District of North Goa, State of Goa, to Shri Uday Ghanshyam Naik, at the price and on the terms and conditions stipulated therein.

18. In the promulgated survey records, the name of Shri Uday Ghanshyam Naik has been shown as occupant in respect of land bearing Survey No.148/1-E, admeasuring 2729 sq. meters of Village Ponda, Taluka Ponda. Likewise, in the promulgated survey records, the names of Shri Uday Ghanshyam Naik have been shown as occupants in respect of land bearing Survey No.148/1-F, admeasuring 3862 sq. meters of Village Ponda, Taluka Ponda, now within the limits of Ponda Municipal Council, Registration Sub-District Ponda, District of North Goa, State of Goa,.
19. On the whole, from the Title Report, dated 24th October, 2011, of Advocate Shri Mahesh Vasant Kudchadkar and on the basis of documents produced before me as well as on the basis of information provided to me, I hereby state and certify that the title to the land bearing Survey No.148, Sub-Division No. 1-E, admeasuring 2729 sq. meters and Survey No.148, Sub-Division No.1-F, admeasuring 3862 sq. meters, situate, lying and being at Village Ponda, Taluka Ponda, now within the limits of Ponda Municipal Council, Registration Sub-District Ponda, District of North Goa, State of Goa, owned by Shri Uday Ghanshyam Naik is clear, marketable and free from all encumbrances.

Dated : 1st February, 2018

Advocate
MR. B. A. GAWAS
B.A., LL.B. (Mr B. A. Gawas)
Advocate & Notary Public
Keri, Sattari - Goa