

Adv. Yogesh S. Naik

202, Edcon Galleria, near Geeta Bakery, Panaji Goa. ☎ 0832-2425755

TITLE SEARCH REPORT

NAME AND ADDRESS OF THE TITLE HOLDER:

M/s. SABH INFRASTRUCTURE LTD, a private company incorporated under the Companies 1956, holding PAN Card bearing No. [REDACTED], having its registered office at C 27, Pamposh Enclave, New Delhi, herein represented by its Director, Mr. GAUTTAM SABHARWAL, S/o Col J.C Sabharwal, about 50 years of age, businessman, married, Indian National, holding PAN [REDACTED], resident of New Delhi.

AND M/s **SABHARWAL PROPERTIES INDUSTRIES PVT.LTD.** a private company incorporated under the Companies 1956, holding PAN Card bearing No. [REDACTED], having its registered office at C 27, Pamposh Enclave, New Delhi, herein represented by its Director, Mr. GAUTTAM SABHARWAL, residing at New Delhi.

SCHEDULE OF THE PROPERTY:

All that plot of land admeasuring **925** square metres, known as "REDI SAL" OR "REDI SAN" OR "REDISAL", bearing Survey

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No.94 Sub Division 10, situated at village Assagao, within the limits of Panchayat of Assagao, Taluka Bardez, Registration Sub-District of Mapusa, District of North Goa, in the State of Goa, not known to be registered in the land registration office neither known to be enrolled in the Taluka Revenue office , bearing old cadastral survey No.2601 and is bounded as under:

On or towards the North – By plot under survey
No.94/3

On or towards the South – By Road;

On or towards the East – By plot under survey
No.94 /4;

On or towards the West – By path/road of 3 mts
passing on survey No.94/3;

BRIEF HISTORY OF THE PROPERTY:

The SAID PROPERTY originally belonged to one Mr. Francisco Faria alias Francis Faria who was married to Mrs. Dominga Conceicao Fernandes alias Conceicao Fernandes.





The said Mr. Francisco Faria alias Francis Faria who was married to Mrs. Dominga Conceicao Fernandes alias Conceicao Fernandes both died leaving behind by their universal heir only daughter Mrs. Mariquinha Faria married Mr. Mariano Domingos Joao Fernandes alias Domingos Fernandes.

The said Mrs. Mariquinha Faria married Mr. Mariano Domingos Joao Fernandes alias Domingos Fernandes both died leaving behind two children namely: (a) Mrs. Especiosa fernandes alias especiosa rodrigues e fernandes , married to Mr. Nazareth Rodrigues.

(b) Mrs. Perpetua Rosaria Fernandes alias perpetua Rosaria fernandes/soares married to Mr. Bernedicto josinho Boaventura Soares

The said Mr. Bernedicto josinho Boaventura Soares died leaving behind his widow as half sharer and moiety holder and his 2 children namely :

(A) Mr. Domingos Angelo Ambrose Soares,
Bachelor and

(B) Ms. Lizia Soares, Spinster.

Upon the death of the said Mr. Francisco Faria Alias Francis Faria and his wife Dominga Conceicao Fernandes an inventory proceeding No.301/16/a was initiated In the court of Civil Judge Senior Division Of Bardez at Mapusa.

In the said Inventory proceeding the said property has been enlisted in the list of assets. And the same has been decreed is terms of order dated 24/11/2017

The title holder herein having come to know the intension of the vendors to sell the said property, had approached the owners to sell the said property.

By virtue of aforesaid Inventory Proceeding owners as vendors became entitled for right to inheritance to

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the estate left by said Mr. Francisco Faria alias Francis Faria who was married to Mrs. Dominga Conceicao Fernandes alias Conceicao Fernandes.

The confirming party Mr Shukur Musa Aga had entered into an agreement for sale dated 22/03/2017 for purchase of the said property from the owners, however due to unavoidable circumstances Mr Aga was unable to pay the balance amount and therefore has agreed with the owners to sell it to any prospective purchaser and to treat the agreement dated 22/03/17 as null and void, and cancelled, as payment/consideration made under the agreement was refunded to the said Mr.Aga.

By deed of sale dated 21/03/2018 registered under No.BRZ-BK1-01670-2018 on CD No.BRZD797 dated 11/04/2018 and subsequently by deed of Raticicateion dated 12/12/2018 registered under No.BRZ-BK1-05193-2018 on CD No.BRZD806 dated 13/12/2018 the

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title holders herein became the absolute owners of the said property.

- (i) I had also published a public notice in the local newspaper State of Goa inviting objections however No Objection were received till signing of the sale deed.
- (ii) The party had also obtained Nil certificate of Encumbrance on the said property.

From the above documents, and in absence of any other document to the contrary, I am of the opinion that title is clear and marketable and hence I hereby certify that M/s. SABH INFRASTRUCTURE LTD. and M/S SABHARWAL PROPERTIES INDUSTRIES PVT.LTD. are jointly holding an absolutely clear and marketable title to the said proepry described herein above and that the said property has no encumbrance of whatsoever nature.

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The parties are advised to obtain the latest Nil Encumbrance certificate of the said property to rule out any charge being created.

Panaji Goa

11/11/2020

A handwritten signature in blue ink, consisting of a stylized 'Y' and 'S' intertwined.

(Adv. Yogesh S. Naik)