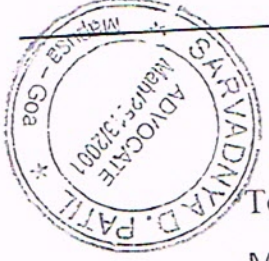


Adv. Sarvadnya D. Patil

Shop No. 22, Ground Floor,
Phoenix Plaza, Near El-Capitan Centre
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Mobile : 9422635454
9637628070
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Date:20/06/2025

To

M/S. AAI INFRASTRUCTURES

OFFICE No. 7, Plot No 40 Dronagiri, Sector - 51

Uran Raigarh Maharashtra

Sub:- Title Search of the property surveyed under
No. 352/5 of village Colvale, Bardez, Goa.

Sir

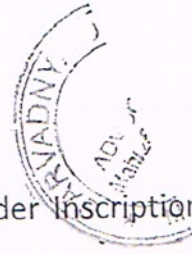
A) Undersigned has verified following original/xerox documents of
the property .

1) Form I and XIV

2) Survey Plan

3) Land Registration Record of Bardez under No. 22013 at folio 11
overleaf of Book B-57 .

4) Order dated 05/12/1934 passed by the First Section of Civil Court
Judicial Division of Bardez.



5) Inscribed in the name of Bicaji Narana Naique under Inscription No. 28647 at folio 184 of Book G-33.

6) Inventory Proceedings bearing No. 37/2015/C before the Civil Court Mapusa.

7) Port. C.M.A No. 150/2018/C in the Civil Court Mapusa.

8) Corrigendum dated 17/10/2018

9) Deed of Gift dated 05/07/2019 registered in the office of Sub-Registrar of Bardez under registration no. BRZ-1-2074-2019 on 10/07/2019,

10) Agreement for development and sale dated 09/12/2019, registered under. No. BRZ-1-3956-2019 of Book 1, dated 11/12/2019

11) SANAD dated 20/12/2019

12) Agreement for Sale and Development and Joint Venture dated 24/03/2025 registered under no. BRZ/-1-2141-2025



B) Description of property :-

All that property identified as "CHIKALI" also known as "COIRALICHO MANDDO" admeasuring 2175 Sq mts bearing Survey No.352/5 of Village Colvale, situated at Colvale, within the limits of Village Panchayat of Colvale, Taluka and Registration Sub District of Bardez, District of North Goa in the State of Goa, which property is described in the office of Land Registrar Bardez under no.22013 at folio 11 overleaf of Book B-57 (new) but is not enrolled in the Taluka Revenue Office.

The said property is bounded as under:-

Towards the North :- By Property bearing Survey no.352/4.

Towards the South :- By Public Road.

Towards the East :- By Property bearing Survey no.345.

Towards the West :- By Public Road.

hereunder referred as the 'SAID PROPERTY'.

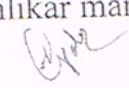
C) Flow of title

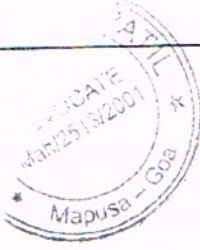
The 'SAID PROPERTY' is described in the Land Registration Record of Bardez under No. 22013 at folio 11 overleaf of Book B-57 and Inscription Number 28647 at Folio 184 of Book G-33 of the Land Registration Record of Bardez in the name of Bicagi Naique bases on Inventory Proceedings that were held on demise of his mother Rada or Rade.

On the death of said Rada or Rade, wife of Narana Forgento, Shri. Narana Forgento had initiated Inventory Proceedings in the First Section of Civil Court of the Judicial Division of Bardez, wherein the 'SAID PROPERTY' along with other properties were allotted to Bicaji or Bicaji Narana Naique or Bicaji Narana Forgento and the said allotment was confirmed vide order dated 05/12/1934 passed by the First Section of Civil Court Judicial Division of Bardez.

'SAID PROPERTY' stands inscribed in the name of Bicaji Narana Naique under Inscription No. 28647 at folio 184 of Book G-33 in the office of Land Registrar of Bardez on 12/01/1938.

That on demise of said Bhikaji Narayan Chikhalikar alias Bhikaji Narayan Naik Chikhalikar alias Bicagi Naique alias Bicagi Narana Forgento alias Bhikaji Narayan Naik, the Inventory Proceedings bearing No. 37/2015/C was initiated by Shri. Narendra Bhikaji Naik Chikhalikar alias Narendra Bhikaji Chikhalikar married to





Smt. Neela Narendra Naik Chikhalikar, before the Civil Judge Senior Division at Mapusa, wherein the 'SAID PROPERTY' was purchased in court auction by them i.e. Shri. Narendra Bhikaji Naik Chikhalikar alias Narendra Bhikaji Chikhlikar and his wife Smt. Neela Narendra Naik Chikhalikar and vide Final chart of partition dated 25/4/2017 was prepared and the Hon'ble Civil Judge Senior Division at Mapusa by its order dated 08/06/2017.

In the said Inventory Proceedings bearing No. 37/2015/C the name of property was wrongly mentioned as "BOIRALICHO MUDDO" instead of "COIRALICHO MANDDO" so also the land registration number was also wrongly mentioned as "27378 at folio 139 at folio 139 of Book B70 instead of "22013 at folio eleven overleaf of B-57".

That Shri. Narendra Bhikaji Naik Chikhalikar alias Narendra Bhikaji Chikhlikar had filed application for reopening of the said Inventory Proceedings bearing No. 37/2015/C and the said application was registered under Port. C.M.A No. 150/2018/C.

Said Port C.M.A No. 150/2018/C was allowed by the Hon'ble Civil Judge Senior Division "C" Court at Mapusa by its order dated 03/09/2018 and the Inventory Proceedings bearing No. 37/2015/C was reopened.

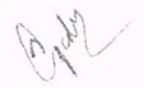


After reopening of the Inventory Proceedings application for correction/amendment dated 21/09/2018 was filed and the same was allowed by the Hon'ble Civil Judge Senior Division "C" Court at Mapusa and hence the amended list of assets and amended final list of assets was filed in the Inventory Proceedings bearing No. 37/2015/C.

The Hon'ble Civil Judge Senior Division "C" Court at Mapusa was please to issues corrigendum dated 17/10/2018 correcting the name of property as "COIRALICHO MANDDO" and the land registration number as "22013 at folio eleven overleaf of B-57".

That by Deed of Gift dated 05/07/2019 registered in the office of Sub-Registrar of Bardez under registration no. BRZ-1-2074-2019 on 10/07/2019, the Shri. Narendra Bhikaji Naik Chikhalikar alias Narendra Bhikaji Chikhlikar and his wife Smt. Neela Narendra Naik Chikhalikar , have gifted their undivided half share in the 'SAID PROPERTY' to their brother/brother-in-law Shri. Shital Shivram Naik Chikhalikar alias Shital Shivram Chichalikar and his wife Smt. Meera Shital Naik Chikhalikar.

Thereby Shri. Narendra Bhikaji Naik Chikhalikar alias Narendra Bhikaji Chikhlikar married to Smt. Neela Narendra Naik Chikhalikar , are 50% owner of the 'SAID PROPERTY' AND Shri. Shital Shivram Naik Chikhalikar alias Shital Shivram Chichalikar and his wife Smt.





Meera Shital Naik Chikhalikar are 50% Owners of the 'SAID PROPERTY'.

That Shri. Narendra Bhikaji Naik Chikhalikar alias Narendra Bhikaji Chikhalikar and his wife Smt. Neela Narendra Naik Chikhalikar , AND Shri. Shital Shivram Naik Chikhalikar alias Shital Shivram Chikhalikar and his wife Smt. Meera Shital Naik Chikhalikar entered into an Agreement for development and sale dated 09/12/2019, with **M/S. ABHIYANT HOMES L.L.P.**, having its registration Number AAA8390 registered office at H No 649 -B Vishnukrupa Padmanarayan Estate Gogol P O Fatorda, Margao Goa , having PAN Card No AAVFA2080R and said Firm was represented by its partners: Shri. Pareen Keshav Naik and Shri. Nitin N. Sankhalkar and Vishvesh V Karpe , with respect to 'SAID PROPERTY' which is registered under. No. BRZ-1-3956-2019 of Book 1, dated 11/12/2019, in the office of the Sub-Registrar of Bardez at Mapusa-Goa.

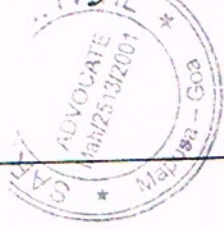
Shri. Narendra Bhikaji Naik Chikhalikar alias Narendra Bhikaji Chikhalikar and his wife Smt. Neela Narendra Naik Chikhalikar , AND Shri. Shital Shivram Naik Chikhalikar alias Shital Shivram Chikhalikar and his wife Smt. Meera Shital Naik Chikhalikar are the sole and absolute owners of the 'SAID PROPERTY' and M/s. Abhiyant L.L.P. was suppose to develop the property hence they too have acquired interest to the property.



The additional collector has issued the SANAD dated 20/12/2019 for the 'SAID PROPERTY' for development of the 'SAID PROPERTY'.

That M/s. Abhiyant Homes L.L.P. was finding it difficult to continue with the project as per the terms and condition mentioned in the Agreement for development and sale dated 09/12/2019.

That thereafter an Agreement for Sale and Development and Joint Venture dated 24/03/2025 registered under no. BRZ/-1-2141-2025 before the Sub Registrar of Bardez Taluka has been executed between Shri. Narendra Bhikaji Naik Chikhalikar alias Narendra Bhikaji Chikhlikar and his wife Smt. Neela Narendra Naik Chikhalikar , AND Shri. Shital Shivram Naik Chikhalikar alias Shital Shivram Chichalikar and his wife Smt. Meera Shital Naik Chikhalikar as the Vendors / Owners and M/s. Abhiyant L.L.P. as the 'CONFIRMING PARTY' and **M/S. AAI INFRASTRUCTURES** a partnership, having registered under Registration Number MU000019153 before Assistant Registrar of Firm at Mumbai and represented by its partners: - MR. NARASU BHARMU PATIL and MR. BRAMHANAND NARASU PATIL, as a Purchaser/ Developer, wherein the Purchaser / Developer expressed their willingness to purchase and develop the 'SAID PROPERTY' on the terms and condition and consideration mentioned therein.



In terms of above, I hereby certify title of Shri. Narendra Bhikaji Naik Chikhalikar alias Narendra Bhikaji Chikhlikar and his wife Smt. Neela Narendra Naik Chikhalikar , AND Shri. Shital Shivram Naik Chikhalikar alias Shital Shivram Chichalikar and his wife Smt. Meera Shital Naik Chikhalikar, to the "SAID PROPERTY" is clean, clear and Marketable and **M/S. AAI INFRASTRUCTURES** has acquired the right to develop the said property .

D) Mutation :-

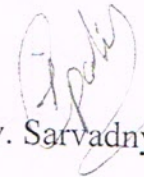
on perusal of Form I and XIV it can be seen that names of Shri. Narendra Bhikaji Naik Chikhalikar alias Narendra Bhikaji Chikhlikar AND Shital Shivram Naik Chikhalikar alias Shital Shivram Chichalikar are recorded in the Form I and Xiv of the property bearing survey Number 352 /5 of Village Colvale.

D) Nil Encumbrance Certificate :-

Sub Registrar Office of Bardez Taluka has issued Nil Encumbrance certificate no. NEC/9/25/1615 against receipt no. 2025-26/ 9/1725 certifying that search has been made and no encumbrances against the said property have been found against the said property from 21/5/2010 to 21/5/2025.

E) OPINION :-

That Shri. Narendra Bhikaji Naik Chikhalikar alias Narendra Bhikaji Chikhlikar AND Shital Shivram Naik Chikhalikar alias Shital Shivram Chichalikar are owners of the property and they along with others have entered into Agreement for Sale and Development and Joint Venture dated 24/03/2025 registered under no. BRZ/-1-2141-2025 before the Sub Registrar of Bardez with M/S. AAI INFRASTRUCTURES and hence M/S. AAI INFRASTRUCTURES has acquired the right to develop the said property and has clear and marketable title .


Adv. Sarvadnya D. PATIL

