

M. P. GOMES,
ADVOCATE
F.O. 47, IIND Floor,
Ponda Commerce Centre,
Ponda, Goa.
Mob. 9421249100

Date: 14/02/2018



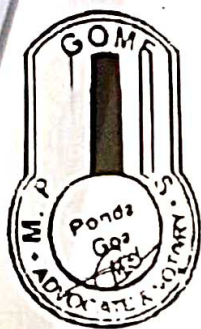
SEARCH REPORT & LEGAL OPINION

1. OPINION SOUGHT BY:

M/S. MAHARUDRA REAL ESTATES
Ponda, Goa.

2. DESCRIPTION OF THE PROPERTY:

All that portion of land admeasuring a total area of 28630m² and forming two distinct and separate entities one surveyed under new survey number 209/1-A of village Ponda admeasuring 21130sq.mts and another surveyed under new survey number 209/1-B of village Ponda and admeasuring 7500sq.mts and both forming part of the larger land known as GORBATTA also as CORPEABANDO situated within the limits of Ponda Municipal Council, previously within Queula village and registered in the Land Registration office of Ilhas under no.1025 at page 475 of Book B-10 (old) and bounded as a whole as per land registration records, on the East by a rivulet, West by top of the hill, North by vertical drain of water and South by top of the hill, North by vertical drain of water and South by coconut grove known Ladda of Paul Aguiar and initially surveyed under new survey no.209/0 which and subsequently as survey no.209/1 of village Ponda with the name Gaudebhat.



3. DOCUMENTS INSPECTED:

- i) Inventory Proceedings no. Inventario Orfanologico No. 1458/58.
- ii) Land Registration certificate.
- iii) Deed of qualification of heirs, dated 12th March 1996.
- iv) Deed of sale, dated 25/7/2005.
- v) Survey index in form I & XIV of survey no. 209/1-A.
- vi) Survey index in form I & XIV of survey no. 209/1-B.
- vii) Order in case No. PON/LRC/PART/44/2012/2467.

4. OFFICES SEARCHED:

- i) Office of the sub registrar Ponda, Goa.

5. SEARCH REPORT:

a) There exists a landed property known as "Gorbata" also known as "Corpeabando" situate at Khadpabandh, locality of Ponda, within the Municipal limits of Ponda Municipal Council, previously within the limits of village Queula, and registered in the land Registration Office Ilhas under no. 1025 at page 474, of Book B-12(old) and bounded on the East by rivulet, West by a hill, North by rain water drain and coconut grove corpeabando of Pirasaib and on the South by coconut grove known as ladda of Paulo Aguiar bearing Matriz Nos. 417, 419 and 420 of the Taluka Revenue Office at Ponda and surveyed under new survey number 209/0 and renumbered as 209/1 of Revenue village Ponda.

b) The said land originally was owned and possessed by one Smt. Crisnabai Anadem Sirodcar since deceased.

c) Pursuant to the death of said Crisnabai Sirodkar, Inventory Proceedings were instituted in the Court of the Civil Judge, Senior Division at Ponda, being Inventario Orfanologico No. 1458/58 and in terms whereof half of the right to said land was allotted to her



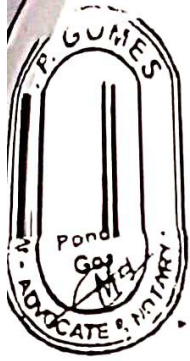
only daughter Smt. Lalitprabha Crisnaji Asgaonkar, and the remaining half was allotted jointly to her grand children viz. Sanjiv Krishnaji Asgaonkar, then a minor and Smita alias Sunita Krishnaji Asgaonkar.

d) Pursuant to the said allotment in said inventory proceedings the said half allotted to said Sm. Lalitprabha was inscribed in her name in the Land Registration Office Ilhas under no.21867 at page 147 (V) of Book G-38 and the said half allotted to said Sanjiv and Smita @ Sunita was inscribed in their name under number 24868 at page 148 of Book G-38.

e) Said Smt. Lalitprabha, said Sanjiv and Smita @ Sunita divided a part/partition the said land into smaller plots and by various deeds sold several plots to several purchaser.

f) Said Smt. Lalitprabha expired on 7th July 1995 and her husband Krishnaji expired on 8/5/87 and in terms of a deed of qualification of heirs, dated 12th March 1996 her children viz. Shri Sanjiv, Smt. Smita, Shri Satish and Smt. Suchita were qualified as their universal heirs, who as such have acquired ownership rights in remaining portion of said land.

g) By deed of sale, dated 25/7/2005 and registered in the office of the sub registrar Ponda under no.1560 at pages 109 to 135 of book I volume 869 ob 24/8/2005, said Shri. Sanjiv, Smt. Smita Shri. Satish and Smt. Suchita alongwith their spouses sold and conveyed a distinct and disannexed part of the said land admeasuring 28930m² to M/S. Maharudra Real Estate, a proprietorship firm of Shri. Tushar Usgaokar and as such said firm M/S. Maharudra Real Estate acquired the absolute ownership rights in the said portion, described above.



The portion so purchased was mutated in the name of the owner and the distinct portions comprising in said sale were partitioned and a portion of said land admeasuring 21130sq.mts was allotted subdivided survey no.209/1-A and another portion of 7500sq.mts was allotted survey no.209/1-B of village Ponda.

6. OPINION:

On perusal of above documents and in view of the trace of title as above, I hereby opine that M/S. MAHARUDRA REAL ESTATES., has a clean, clear and absolute and readily marketable title over the said portion of land described above and the same is free from encumbrances.

14/02/2018
(ADV. M. P. GOMES)

MIPNINO PIEDADE GOMES
ADVOCATE


1st Floor
Ponda Commercial Centre,
Ponda - GOA



Government of India
Form GST REG-06
[See Rule 10(1)]

Registration Certificate

Registration Number : 30AAEPU4913C1Z6

1.	Legal Name	TUSHAR LAXMIKANT USGAONKAR			
2.	Trade Name, if any	MAHARUDRA REAL ESTATES,			
3.	Constitution of Business	Proprietorship			
4.	Address of Principal Place of Business	Shop no.5, Shantadurga Hsg Society, Super Market, ponda, North Goa, Goa, 403401			
5.	Date of Liability	01/07/2017			
6.	Period of Validity	From	01/07/2017	To	NA
7.	Type of Registration	Regular			
8.	Particulars of Approving Authority				
Signature					
Signature Not Verified Digitally signed by PS GOODS AND SERVICES TAX NETWORK 1 Date: 2018.07.17 05:49:52 IST					
Name					
Designation					
Jurisdictional Office					
9. Date of issue of Certificate		17/07/2018			
Note: The registration certificate is required to be prominently displayed at all places of business in the State.					

This is a system generated digitally signed Registration Certificate issued based on the deemed approval of application on 01/07/2017 .



Annexure A

GSTIN	30AAEPU4913C1Z6
Legal Name	TUSHAR LAXMIKANT USGAONKAR
Trade Name, if any	MAHARUDRA REAL ESTATES,


Details of Additional Places of Business

Total Number of Additional Places of Business in the State	0
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GSTIN	30AAEPU4913C1Z6
Legal Name	TUSHAR LAXMIKANT USGAONKAR
Trade Name, if any	MAHARUDRA REAL ESTATES,

Details of Proprietor

1		Name	TUSHAR L S USGAONKAR
		Designation/Status	PROPRIETORSHIP
		Resident of State	Goa