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TITLE REPORT

Having been engaged by M/S SARTHAK DEVELOPERS, through its Partner Mr Rajesh Shivdas Shet Verenkar R/o Silvanagar, Ponda Goa hereinafter called as Developer/Promoter for preparing the Title Verification and search report for the property described hereinafter I, Satish S. S. Pilgaonkar, Advocate, having office at Ponda, Goa, do hereby submit my report as under:

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1. That **Smt Asraf Karim Thobani alias Asrapa banu and her husband Shri Karim Amirali Thobani** are the absolute owners of the said property described hereunder and M/S SARTHAK DEVELOPERS are Developers/Promoters of the project constructed on the said property.
 2. That the owners / developer have acquired the title by virtue of following documents:
 - a) Land Registration Certificate (Inscription and Description of the property)
 - b) Deed of Sale dated 11/2/1963
 - c) Deed of Succession dated 1/12/1983
 - d) Deed of Gift dated 28/6/2005 (2nos)
 - e) Agreement for Development and Sale dated 25/6/2015
 - f) Power of Attorney dated 26/6/2015
 - g) N.A. Sanad dated 15/9/2017

- h) Development Permission from SGPDA dated 7/12/2017
- i) Construction License dated 27/3/2018
- j) Survey records in Form I & XIV bearing No. 188/4-A and 188/1-C of village Ponda

3. The title history of the property is as under

That there exists a property known as 'PREDIO MIXTO SEM DENOMINACAO ESPECIAL MIXTO', admeasuring approximately 18,820 square meters, situated at Ponda, Goa, within the limits of Ponda Municipal Council, Taluka and Sub District of Ponda, District of North Goa, State of Goa, Surveyed under Number 188/1 and 188/4 of City survey records of Ponda Village, more Particularly described in Schedule A hereto, and hereinafter referred to as the 'SAID PROPERTY'.

That late Shri Abdulali Karmali Virgee purchased the SAID PROPERTY by a Deed of Sale dated 11/02/1963 recorded by Notary of Comarca of Bardez, Antonio Pinto Menezes in Book 39 at page 42 overleaf.

That said Shri Abdulali Karmali Virgee died at Margao on 31/10/1983, without any Testament or Will or Gift, leaving behind his widow Smt Zarina Abdulali Karmali as moiety holder and his four daughters namely (i) Smt. Asrapa Banu also known as Ashraf Karim Thobani married to Shri Karim Amirali Thobani, (ii) Smt. Nurjahan Salim Hashambai married to Shri Salim Hashambai, (iii) Miss Shahida Abdulali Virgee also known as Shahida Abdulali Karmali spinster (iv) Miss Shams Abdulali Karmali, spinster, and the same is reflected in the Deed of Succession recorded at folio 12 onwards of Notarial Register, Book 1296 on 01/12/1983.

That after the said Deed of Succession, Miss Shahida Abdulali Karmali married Shri Akbar Amirali Thobani and Miss Shams Abdulali Karmali married Shri Salim Janmohamad.

That the SAID PROPERTY was partitioned into several plots namely Plots Nos. R-1 to R-15 and M-1 to M-6 duly approved by South Goa Planning Development Authority, Margao under No.SGPDA /P/788/48/0203, dated 17.5.2002.

That by virtue of a 2 DEEDS OF GIFT executed at Ponda-Goa on 28th day of June 2005 duly registered before Sub-Registrar of Ponda under No. 1316 at pages 183 to 213 of Book No.I Volume 855 dated 1/8/05 AND under No. 1317 at pages 214 to 232 of Book No.I Volume 855 dated 1/8/05 1) Smt Zarina Abdulali Karmali, 2) Smt Nurjahan Salim Hashambai, 3) Shri Salim Hashambai 4) Smt Shams Abdulali Karmali Alias Shams Salim Janmohamad, 5) Shri Salim Janmahamad, 6) Smt Shahida Abdulali Virgee Alias Shahida Abdulali Karmali Alias Shahida Akbar Thobani, 7) Shri Akbar Amirali Thobani and 8) Shri Akbar Amirali Thobani gifted Plots Nos. R-1, R-2, R-3, R-4, R-5, R-6 R-7,R-8, M-2, M-3, M-4, M-5 and M-6 admeasuring about 6658.50 sq. mts. along with entire property known as ' PREDIO MIXTO SEM DNOMINACAO ESPECIAL MIXTO ' situated at Ponda and forming a part of survey No 188/1,188/3 and 188/4 of Ponda-Goa., to Smt. Asrapa Banu alias Ashraf Karim Thobani, daughter of late Shri Abdulali Karmali Virgee, and wife of Shri Karim Amirali Thobani, major of age, housewife, resident of Andheri-Mumbai

That by virtue of the said Deed of Gift dated 28th day of June 2005, Smt Arapa Banu alias Ashraf Karim Thobani, became the absolute owner of the Plots No. R-1, R-2, R-3, R-4, R-5, R-6 R-7, R-8, M-2, M-3, M-4, M-5 and M-6 along with its content.

That the OWNERS have amalgamated Plots No. R1, R2, R3, R4, R5, R6, R7 and R8 into two plot being Plot No. A and B totally admeasuring 3710.00 square metres.

That Said Plot No. B admeasuring 1765.00 square metres and Plot No. M3 admeasuring 390.00 square metres (More particularly described in SCHEDULE-II herein under and hereinafter collectively referred to as SAID PLOT OF LAND for the sake of brevity).

That in terms of Agreement for Development and Sale dated 25/6/2015 and Registered before Sub Registrar Ponda and bearing Registration No. 1768/15 at pages 227 to 263 of Book I volume 2891 dated 13/8/2015 said Smt Ashraf Karim Thobani alias Asrapa Banu and her husband Mr Karim Amirali Thobani as owners and M/S Sarthak Developers as Developer have entered into agreement to develop the said plot, wherein the developer shall develop and construct on the said plot and shall allot 50% of the constructed area to the owners as consideration and shall retain the balance 50% of the constructed area as his development cost as agreed in the said Agreement dated 25/6/2015.

4. I have taken the search of records of Registrar's office from Inspection Book for last more than 30 years.

5. On the basis of searches made by me and the documents placed before me, I certify that the property referred in the Schedule is owned by Smt Ashraf Karim Thobani alias Asrapa Banu and her husband Mr Karim Amirali Thobani and M/s SARTHAK DEVELOPERS have agreed to develop the said property in terms of Agreement for Development and Sale dated 25/6/2015.

6. By virtue of the said Agreement for Development and Sale dated 25/6/2015 said property is exclusively possessed by M/s **SARTHAK DEVELOPERS** and is authorised to develop the same.

7. That all the relevant documents of title placed before me are originals and I have verified and tallied these documents from the records of Registrar of documents or from the records of appropriate authorities.

8. I am satisfied that the property is heritable and transferable and the purchasers have right to transfer. All necessary parties have been joined in the documents and documents have been desired effect. Facts and events material to title have been satisfactorily proved.

9. I have confirmed from Government and public Land Acquisition Authorities that the property described in Schedule is not subject to any acquisition or requisition from these authorities.

10. I certify that all agreements, documents and all other relevant papers are duly stamped wherever stamp duty is payable in these documents in accordance with the provisions of the Indian Stamp Act 1899.

11. In result I have to state that I have made necessary searches of the concerned sub registrar office. I further state that said property is owned by Smt Ashraf Karim Thobani alias Asrapa Banu and her husband Mr Karim Amirali Thobani and M/s **SARTHAK DEVELOPERS** have agreed to

develop the said property in terms of Agreement for Development and Sale dated 25/6/2015.

SCHEDULE - I

ALL THAT PROPERTY known as 'PREDIO MIXTO SEM DENOMINACAO ESPECIAL MIXTO' , admeasuring approximately 18,820 square meters, situated at Ponda, Goa, within the jurisdiction of Ponda Municipal Council, Taluka and Sub-District of Ponda , District of North Goa, State of Goa registered in the Conservatoria do Registo Predial of Panaji under number namely, 2446 of Book B - 26 (Old), No. 9906 of Block B - 26 (New) and No.6773 of Block B 18 (New) and is enrolled in the Taluka Revenue Office of Ponda under Matriz No.797 and the building existing thereon under Matriz Nos. 270 & 271 and surveyed under No.188/1 and 188/4 in the Recent Survey Records of the City Survey Records of Ponda, the said property is bounded as follows :

On the East: By Municipal roads and Survey Nos.182/2 and 183/3.

On the West: By the National Highway.

On the North: By the Municipal road and rain water drain.

On the South: By the Municipal road and Government land on which the health office stands.

SCHEDULE - II

A

ALL THAT PLOT OF LAND bearing Plot No. B admeasuring 1756.00 square metres, being part of the entire property 'PREDIO MIXTO SEM

DENOMINACAO ESPECIAL MIXTO' , described in Schedule-I hereinabove and bounded as under.

On the East: Plot A

On the West: Existing 5.00 Mts. wide road

On the North: Existing 10.00 Mts. Wide Road

On the South: open Space

B

ALL THAT PLOT OF LAND bearing Plot No.M3 admeasuring 390 square metres, being part of the entire property 'PREDIO MIXTO SEM DENOMINACAO ESPECIAL MIXTO' , described in Schedule-I hereinabove and bounded as under.

On the East: Part of Plot B

On the West: Part of Plot B

On the North: Part of Plot B

On the South: Open Space

Date: 01/01/2019



Satish S. S. Pilgaonkar
Advocate.