

# Ramdas Kolwalker & Associates

Ramdas R. Kolwalker  
B.A., LL.B.

Rajiv R. Kolwalker  
B.Com., LL.M.

Mrs. Varsha M. Khandeparkar  
B.A., LL.B.

Vithal K. Punaji  
B.A., LL.B.

Dirshana D. Kambli  
LL.B. (HONS)

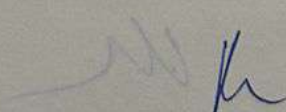
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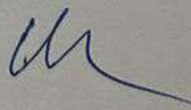
## TITLE REPORT

This Title Report is given at the request of **WHITE BOUTIQUE HOMES LLP** , a LLP incorporated under Limited Liability Partners Act, 2008, having its registered office at Plot No.558 P, Sector 27 Gurugram , Haryana122009 represented by its Managing Partner and Power of Attorney Holder Mr. Naman Arora resident of House No.4705, 1<sup>st</sup> Floor DLF City Phase /4 , Gurgaon, Haryana 122009, , in respect of immovable properties :

a. Immoveable Property known as **DIWAN BHATTI** alias **DIWAN BHATI** situated in the Village of Arpora, within the area of village panchayat of Arpora -Nagoa, Taluka and Registration Sub- District of Bardez, Goa which property is described in the Land Registration Office under No. 14379 at Folio 114 of Book B-37 New and presently surveyed under No. 118 sub



division 6 of Village Arpora admeasuring 554 square meters in area and bounded as under:- On the East: By the properties bearing Survey No. 106/3 and 118/19, On the West: By the properties bearing Survey No. 118/3 and 6A, On the North: By Road, On the South: By the properties bearing survey No. 118/8,9,13 and 7. This property shall hereinafter be referred to as the **SAID PROPERTY A** for the sake of brevity. **b.** Immovable Property known as **DIWAN BHATTI** alias **DIWAN BHATI** situated in the Village of Arpora, within the area of village panchayat of Arpora -Nagoa, Taluka and Registration Sub- District of Bardez, Goa which property is described in the Land Registration Office under No. 14379 at Folio 114 of Book B-37 New and presently surveyed under No. 118 sub division 8 of Village Arpora admeasuring 75 square meters in area and bounded as under:- On the East: By the property bearing survey No. 118/9, On the West: By the property bearing Survey No. 118/7, On the North: By the property bearing Survey No. 118/6, On the South: By the property bearing survey No. 118/13. This property shall hereinafter be referred to as the **SAID PROPERTY B** for the sake of brevity. **c.** Immovable Property known as **DIWAN BHATTI** alias **DIWAN BHATI** situated in the Village of Arpora, within the area of village



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Ramdas R. J  
Rajiv R. J  
Mrs. U

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panchayat of Arpora -Nagoa, Taluka and Registration Sub- District of Bardez, Goa which property is described in the Land Registration Office under No. 14379 at Folio 114 of Book B-37 New and presently surveyed under Survey No. 118 sub division 9 of Village Arpora admeasuring 25 square meters in area and bounded as under:- On the East: By the property bearing survey No. 118/6, On the West: By the property bearing Survey No. 118/8, On the North: By the property bearing Survey No. 118/6, On the South: By the property bearing survey No. 118/13. This property shall hereinafter be referred to as the SAID PROPERTY C for the sake of brevity.



These three properties shall hereinafter be referred to as the SAID PROPERTIES for the sake of brevity.

The following documents were placed before me by Mr. Naman Arora a for scrutiny and my report thereon.

1. Form I and XIV and Survey Plan of Survey No. Survey No. 118 sub division 6 of Village Arpora admeasuring 554 square meters in area;
2. Form I and XIV and Survey Plan of Survey No. 118 sub division 8 of Village Arpora admeasuring 75 square meters;
3. Form I and XIV and Survey Plan of Survey No. 118 sub division 9 of Village Arpora admeasuring 25 square meters ;
4. Land Registration Certificate bearing Description Certificate No. 14379 at Folio 114 of Book B-37 with its corresponding Inscription

*ck*

Ramdas Kolwal  
 Ramdas R. Kolwalher B.A., LL.B.  
 Rajiv R. Kolwalher B.Com., LL.M.  
 Mrs. Varsha M. Khandekar



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Certificate No.31464 at Folio 62 , Book G-36 (With their English Translations),

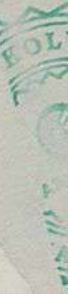
5. Will dated 12-5-1998 duly registered before the Sub Registrar of Bardez under the Book of Wills No.206 at pages 2 to 5 dated 12-5-1998;
6. Records of Proceedings and Final judgement and order dated 18-12-2009 passed in the Inventory Proceedings No.277/2006/E by the Court of the Civil Judge Senior Division at Mapusa, Goa together with Final Order dated 23-12-1985 in Inventory Proceedings No.29/1985 passed by the Court of the Civil Judge Senior Division at Mapusa;

A handwritten signature in blue ink, appearing to be "M".

7. Conversion Sanad dated 31-3-2022 bearing No.4/222/CNV/AC-III/2021/405 issued by the Additional Collector-III, North Goa District, Mapusa, Goa;
8. Deed of Sale dated 22-04-2022 duly registered in the office of the Civil cum Sub Registrar of Bardez at Mapusa under No. BRZ-1-2019-2022, Book 1 Document dated 5-05-2022;
9. Public Notice dated 23-11-2023 published in the local daily Navhind Times dated 24-11-2023;
10. Deed of Sale dated 3-01-2024 duly registered in the office of the Civil cum Sub Registrar of Bardez at Mapusa.
11. Zoning Information Certificate bearing No.TPBZ/ZON/14581/ARPORA/TCP-2023/10621 dated 18-12-2023;



Ramdas  
Ramdas R. Kolwalkar  
Rajiv R. Kolwalkar  
Mrs. Varsha M



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I have carefully perused the above documents and I have to state as follows:

1. As per documents at Sr. No.1 which are Form I and XIV and survey plan of property bearing Survey No. 118 sub division 6 of Village Arpora admeasuring 554 square meters in area and the name of Kokra Holidays Private Limited is recorded in the occupants column as the sole occupant as exclusive owner in possession of the same.
2. As per documents at Sr. No.2 which are Form I and XIV and survey plan of property bearing Survey No. Survey No. 118 sub division 8 of

Village Arpora admeasuring 75 square meters in area and the name of Kokra Holidays Private Limited is recorded in the occupants column as the sole occupant as exclusive owner in possession of the same.

3. As per documents at Sr. No.3 which are Form I and XIV and survey plan of property bearing Survey No. 118 sub division 9 of Village Arpora admeasuring 25 square meters in area and the name of Kokra Holidays Private Limited is recorded in the occupants column as the sole occupant as exclusive owner in possession of the same.

4. As per documents at Sr. No.4 which are Land Registration Certificate bearing Description Certificate No. 14379 at Folio 114 of Book B-37 with its corresponding Inscription Certificate No.31464 at Folio 62 , Book G-36 which are in respect of the Said Properties , it is seen that the Said Properties are inscribed in the name of Marcelina D'Souza Homem wife of Antonio Constantcio Homem as the owner having purchased the same from Maria Domenica de Fonseca.

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Ramdas Kolwal  
 Ramdas R. Kolwal<sup>kar</sup>  
 B.A.L.L.B.  
 Rajiv R. Kolwal<sup>kar</sup>  
 B.Com., U.M.  
 Mrs. Varsha M. Khandeparkhe





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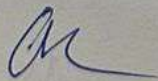


5. As per document at Sr. No.5 which is the Will dated 12-5-1998 duly registered before the Sub Registrar of Bardez under the Book of Wills No.206 at pages 2 to 5 dated 12-5-1998 of Marcelina de Souza e Homem who bequeathed the Said Properties in favour of her son Alex Florence Homem married to Maureen Antoinette Homem.
  
6. As per document at Sr. No.6 which is the Inventory Proceedings bearing No.277/2006/E which was initiated before the Court of the Civil Judge Senior Division at Mapusa, Goa by the said Alex Florence Homem upon the death of his mother late Marcelina D'Souza Homem widow of late Antonio alias Anthony Constantino Homem and and in which the Said Properties were listed at Item No.I, II and

III in the List of Assets and Inventory Proceedings No.29/1985 initiated upon the death of late Antonio alias Anthony Constantino Homem was finalized by final order dated 23-12-1985 of the Hon. Civil Judge Senior Division at Mapusa.

Further it is seen in the said Inventory Proceedings No.277/2006/E and Inventory Proceedings No.29/1985 that the Said Properties originally belonged to Marcelina de Souza e Homem and her husband Antonio Constantino Homem alias Anthony Constantino Homem who upon their deaths they left behind their following legal heirs (i) Mr. Peter Vincent Homem married to Eulalia Maria Homem; (ii) Mr. Joseph Salus Homem married to Rosy Tecla Homem; (iii) Mrs. Carmelina Cornella Pereira married to Jose Augusto Pereira; (iv) Alex Florence Homem married to Maureen Antoinette Homem; (v) Mr. John Homem married to Ritina Trojana Joaquina Homem.

Further it is seen from the said Inventory Proceedings that the said John Homem and his wife Ritina Trojana Joaquina Homem both



Ramdas K  
Ramdas R. Kolwalke  
BA, LL.B.  
Rajiv R. Kolwalke  
B.Com., LL.M.  
Mrs. Varsha M. Kh



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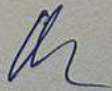
passed away on 14-7-1979 and 16-2-1974 respectively leaving behind the following legal heirs (I) Mrs. Annette Margareta Thurbon married to Mark Thurbon; (ii) Mrs. Roselind Judith Richards married to Luke Richards; (iii) Miss Jennifer Marian Homem.

Finally, by judgement and order dated 18-12-2009 passed in the said inventory proceedings the Chart of Allotment dated 18-12-2009 was confirmed wherein the Said Properties were allotted in favour of the said Alex Florence Homem married to Maureen Antoinette Homem.

7. As per document at Sr. No. 7 which is the Conversion Sanad dated 31-3-2022 bearing No.4/222/CNV/AC-III/2021/405 issued by the

Additional Collector-III, North Goa District, Mapusa, Goa, whereby the nature of the Said Properties totally admeasuring 654 square metres of village Arpora, Bardez, Goa, was converted for the purpose of residential use.

8. As per document at Sr. No.8 which is the Deed of Sale dated 22-04-2022 duly registered in the office of the Civil cum Sub Registrar of Bardez at Mapusa under No. BRZ-1-2019-2022, Book 1 Document dated 5-05-2022 by which the abovesaid Mr. Alex Florence Homem married to Mrs. Maureen Antoinette Homem sold the Said Properties to Kokra Holidays Private Limited, a company incorporated under the Companies Act, having its registered office at B-5/345 S/F, Yamuna Vihar, Delhi, North East Delhi-110053 who are the predecessors in title of White Boutique Homes LLP and in view of the above they became absolute owner in possession of the Said Properties.



Ramdas R. Kolwalkar  
Rajiv R. Kolwalkar  
Mrs. Varsha M.



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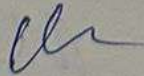
9. As per document at Sr. No.9 which is a Public Notice dated 23-11-2023 published in the local daily Navhind Times dated 24-11-2023 of intention to purchase the Said Properties by White Boutique Homes LLP through its Advocate and calling for objection and no objections have been received by them till the execution of the Deed of Sale.

10. As per document at Sr. No.10 which is the Deed of Sale dated 3-01-2024 duly registered in the office of the Civil cum Sub Registrar of Bardez at Mapusa by which the abovesaid Kokra Holidays Private Limited sold the Said Properties to White Boutique Homes LLP and

in view of the above White Boutique Homes LLP became absolute owner in possession of the Said Properties.

11. As per document at Sr. No.11 which is a Zoning Information Certificate bearing No.TPBZ/ZON/14581/ARPORA/TCP-2023/10621 dated 18-12-2023 which proves that the Said Properties falls in Commercial Zone (C3) as per Outline Development Plan Arpora Nagoa Planning Area 2030.

Now concluding, It is therefore absolutely clear that the said Kokra Holidays Private Limited, a company incorporated under the Companies Act, having its registered office at B-5/345 S/F, Yamuna Vihar, Delhi, North East Delhi-110053 who were the absolute owners in possession of the Said Properties sold the same for valuable consideration to White Boutique Homes LLP, a LLP incorporated under Limited Liability Partners Act, 2008, having its registered office at Plot No.558 P, Sector 27 Gurugram, Haryana-122009 represented by its Managing Partner Mr. Naman Arora by Deed of Sale



ADVOCATE

Randas  
Randas R. Kolwalkar  
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Mrs. Varsha M. Khande  
B.A., LL.B.  
B.Com., LL.M.

# Ramdas Kolwalker & <sup>15</sup> Associates

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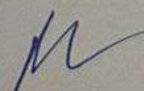
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dated 3-01-2024 which document is duly registered in the office of the Civil cum Sub Registrar of Bardez at Mapusa.

That upon the execution of the Deed of Sale dated 3-01-2024 White Boutique Homes LLP became the exclusive owner in possession of the Said Properties and that White Boutique Homes LLP, therefore has a clear and marketable title to the said property.

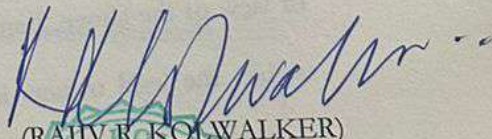
In view of the above, I am of the opinion that White Boutique Homes LLP, is the the legal owners in possession of the Said Property A known as



**DIWAN BHATTI** alias **DIWAN BHATI** situated in the Village of Arpora, within the area of village panchayat of Arpora -Nagoa, Bardez, Goa surveyed under No. 118 sub division 6 of Village Arpora admeasuring 554 square meters in area , the Said Property B known as **DIWAN BHATTI** alias **DIWAN BHATI** situated in the Village of Arpora, within the area of village panchayat of Arpora -Nagoa, Bardez, Goa surveyed under No. 118 sub division 8 of Village Arpora admeasuring 75 square meters in area and the Said Property C known as **DIWAN BHATTI** alias **DIWAN BHATI** situated in the Village of Arpora, within the area of village panchayat of Arpora -Nagoa, Bardez, Goa surveyed under Survey No. 118 sub division 9 of Village Arpora admeasuring 25 square meters in area by virtue of their title documents and other documents. I am of the opinion thus that White Boutique Homes LLP has a clear and marketable title to the Said Properties. The Said Properties are having no encumbrances and the abovesaid owner has all the rights and is free to sell, agree to sell, dispose off the Said Properties fully or in parts to any person or persons of their choice.

Place: Mapusa, Goa.

Date: 16<sup>th</sup> March ,2024

  
(RAJIV R. KOLWALKER)  
