

Office : 1st Floor,
Albuquerque Apts.,
Near Vaidya Hospital,
PANAJI, GOA.
Tel. : 2424222 Cell : 9422445732

Shivprasad Vassudev Manerker

M. Com., LL.B.
Advocate & Notary (Whole Goa)
State Govt. Counsel, Director of EDC
E-mail : shivprasad_manerker@yahoo.com

Residence :
House No. E-215,
Fontainhas,
PANAJI, GOA.
Tel. : 2431739 / 2410222

DATE: 21/12/2017.

TITLE VERIFICATION AND SEARCH REPORT

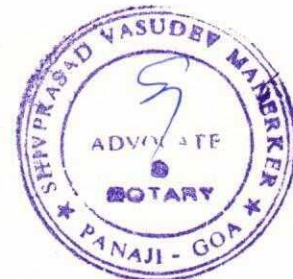
Sub: Title Report in respect of building project to be constructed in portion of land admeasuring 63,340 sq. mts. under S1, lying on east out of survey no. 13/1-C of Village Panelim, Ilhas, Goa.

1. NAME AND ADDRESS OF THE TITLE HOLDER

M/s. Naiknavare Constructions Pvt. Ltd., a Company incorporated under the Companies Act, having its office of Pune.

2. TITLE DEEDS SEEN BY ME.

- i. Description No. 10335 at folio 105 of Book B-27 New in the Land Registration Office at Ilhas;
- ii. Deed of Sale dt. 03/04/1985;
- iii. Deed of Relinquishment dt. 20/09/2007;
- iv. Sale Deed dt. 20/09/2007;
- v. Deed of Rectification dt. 14/01/2008;
- vi. Deed of Sale dt. 02/05/2008;
- vii. Form I & XIV of survey no. 13/1-C of Village Panelim;
- viii. Form I & XIV of survey no. 14/1-B of Village Panelim;
- ix. Form I & XIV of survey no. 15/1-B of Village Panelim;
- x. Sanad dt. 11/11/2009 from Addl. Collector – II, Panaji;
- xi. Agreement dt. 20/04/2017.



3. DESCRIPTION OF IMMOVABLE PROPERTIES

The building project is to be constructed in portion of land admeasuring 63,340 sq. mts. under S1, lying on east out of survey no. 13/1-C of Village Panelim is bounded under:-

- ON THE EAST : by 6 mts. wide road;
ON THE WEST : by survey no. 13(part);
ON THE NORTH : by 15 mts. wide D. P. road;
ON THE SOUTH : by Panaji Old Goa Highway.

Hereinafter called said portion of land.

The said portion of land forms the part of the Eastern Half / land, admeasuring 163324 sq. mts., surveyed under nos. 13/1-C, 14/1-B and 15/1-B of Village Panelim bearing Old Cadastral Survey Nos. 33/34 and is bounded as under:-

- ON THE NORTH : by survey no. 13/1-B and 12/1;
ON THE SOUTH : by the limits of Village Panelim;
ON THE EAST : by road and the limits of Village Panelim;
ON THE WEST : by the property belonging to M/s. Inorbit Malls Private Limited bearing Survey Nos. 12/1; 13/1-A, 13/1-B; 14/1-A and 15/1-A.

Hereinafter called said land.

The said land forms the part of the property known as "ANEIXO DO OITEIRO" or "GAUCHM XIR E FUXAL GALE", admeasuring 340000 sq. mts., situated at Panelim, Sao Pedro, Ilhas, Taluka Tiswadi, Sub Division Ilhas, District



Goa, described under no. 10335 at folio 105 of Book B-27 New in the Land Registration Office at Ilhas and bearing Matriz No. 169 of the Taluka Revenue Office, Panaji and is bounded as under:-

- ON THE NORTH : by a Ladeira;
ON THE SOUTH : by the limits of the Village Panelim;
ON THE EAST : by the limits of Village Panelim;
ON THE WEST : by the property "Camreachem Mol" and Citeiro de Chondu Naik, 1/5th of Archibishop and coconut grove of Joaquim Antonio Gonsalves.

Hereinafter called said property.

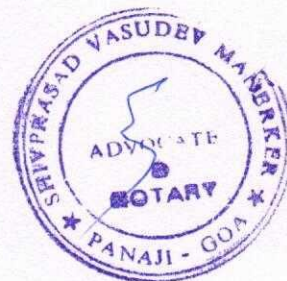
4. SEARCH IN SUB-REGISTRAR'S OFFICE.

i. LOCATION OF THE PROPERTY :

The said portion of land is situated at Panelim, Sao Pedro within the jurisdiction of Sub Registrar of Ilhas.

ii. SEARCH AND INVESTIGATION :-

The property known as "ANEIXO DO OITEIRO" or "GAUCHM XIR E FUXAL GALE" was originally owned by Shri Aristides Jose Nicolau Cristodo de Souza, resident of Sao Pedro and upon his death, Inventory Proceedings were filed before the Judicial Division of Ilhas and the said property was allotted to his daughter Smt. Maria Josephine Conceicao de Souza and is inscribed in her name under Inscription no. 6361 at page 160 of Book G-15 on 05/05/1903 in the Land Registration Office of Ilhas.



It transpires that by Deed of Sale dt. 22/12/1903, said Maria Josephine Conceicao de Souza sold the said property to Belarmino Abel Maria Conceicao de Souza, as bachelor who in turn by Deed of Sale dt. 02/02/1929, recorded before then Notary of this Judicial Division Shri Theodoro de Miranda at page 117 of Book no. 191 sold the said property to Shri Laurengo Bernardo Barbosa.

It transpires that said Maria Josephine Conceicao de Souza, the wife of said Laurengo Bernardo Barbosa expired on 23/12/1922 leaving behind him as her moiety holder and two sons, Shri Antonio Francisco Barbosa and Shri Mario Bernardo Barbosa and thereafter said Laurengo Bernardo Barbosa got married to Smt. Natalia Fernandes in second nuptial.

Upon the death of said Maria Josephine Conceicao de Souza, Inventory Proceedings being No. 703/922 were instituted before the Civil Judge Senior Division at Panaji and pending the said proceedings said Laurengo Bernardo Barbosa, expired and the said property was listed as Item no. 4 and half of the said property was allotted to said Natalia Fernandes and other half in equal shares of the said property was allotted to said Antonio Francisco Barbosa and said Mario Bernardo Barbosa, which is confirmed by Order dt. 06/03/1930 in said Inventory Proceedings.



The half of the said property allotted to said Natalia Fernandes is inscribed in her name under Inscription no. 19655 since 07/10/1947, 1/4th of the said property allotted to said Antonio Francisco Barbosa is inscribed in his name under Inscription no. 20232 since 21/01/1949 and 1/4th of the said property allotted to said Mario Bernardo Barbosa is inscribed in his name under Inscription no. 20233 since 21/01/1949 all in the Land Registration Office of Ilhas.

It transpires that said Natalia Fernandes gifted her said 1/2 share in the said property to said Antonio Francisco Barbosa and therefore said Antonio became the owner of the 3/4th of the said property and later by mutual Oral Agreement i.e. more than 30 years back between said Mario Bernardo Barbosa and said Antonio Francisco Barbosa mutually divided the said property and half of the property which is the Eastern half of the said property was exclusively allotted to said Mario Bernardo Barbosa towards his share, hereinafter called said land and Western half of the said property was allotted to said Antonio Francisco Barbosa.

Upon the death of said Antonio Francisco Barbosa, Orphanological Inventory Proceedings being no. 14/72 were instituted before the Civil Judge Senior Division Panaji and by Order dt. 08/01/1974 the said Western half was allotted to Smt. Irene Barbosa, widow of said Antonio and in said Inventory said Irene Barbosa and the children of said Antonio has clearly admitted that the other half i.e. the Eastern half hereinabove called said land belongs to said Mario Bernardo Barbosa.



The said land is separated from the entire property and is surveyed under survey nos. 13/1, 14/1 and 15/1 of Village Panelim and is recorded in the name of said Mario Bernardo Barbosa in the Occupant's Column in Form I & XIV.

The said land was tenanted to Shri. Xavier Kunkalienkar and upon his death it was continued among his heirs, Shri. Mahadev Xavier Kunkalienkar married to Smt. Abolem Mahadev Kunkalienkar and Shri. Dharma Xavier Kunkalienkar married to Smt. Kamlavati Dharma Kunkalienkar.

By Deed of Sale dt. 03/04/1985, registered before Sub Registrar of Ilhas under no. 4/92 at pages 310 to 319 of Book I, Volume 241 dt. 27/11/1992, said Mario Bernardo Lizardo Barbosa and his wife Etelvina Fernandaes E. Barbosa, as First Vendors, said Mahadev Xavier Kunkalienkar and his wife Abolem Mahadev Kunkalienkar and said Dharma Xavier Kukalienkar and his wife Kamlavati Dharma Kunkalienkar, as Second Vendors sold said land, which is mentioned as land, admeasuring more than 100000 sq. mts. to Shri Shrikrishna Rajaram Thakur and Shri Laxman Janardan Thakur.

Said Srikrishna Rajaram Thakur and his wife Rukmini Srikrishna Thakur expired leaving behind their following as their legal heirs:-

- i) Shri Damodar Srikrishna Thakur married to Smt. Beena Damodar Thakur;



- ii) Smt. Vijaya Surendra Desai married to Shri Surendra Govind Desai;
- iii) Smt. Anja Suresh Lotlikar married to Shri Suresh Dinanath Lotlikar;
- iv) Smt. Lalita Deepak Mane married to Shri Deepak Krishnarao Mane.

By Deed of Relinquishment dt. 20/09/2007, recorded before Notary Ex-Officio of Bardez at page 68 onwards of Book no. 818, said Vijaya Surendra Desai and her husband Surendra Govind Desai, said Anja Suresh Lotlikar and her husband Suresh Dinanath Lotlikar and said Lalita Deepak Mane married to Deepak Krishnarao Mane have relinquished all their undivided and illiquid rights, title, interest, claim to the inheritance left by their deceased parents / parents-in-law said Srikrishna Rajaram Thakur and Rukmini Srikrishna Thakur in favour of Shri. Damodar Srikrishna Thakur married to Smt. Beena Damodar Thakur.

Although the said land was purchased in the names of late Srikrishna Rajaram Thakur and said Laxman Janardan Thakur, the said land was owned and enjoyed by the family of Thakur's and it transpires that by Deed of Family Arrangement dt. 20/09/2007 it was allotted to Vendors and Confirming Parties in respect of Sale Deed dt. 20/09/2007 mentioned below.



By Sale Deed dt. 20/09/2007, registered before Sub Registrar of Ilhas under no. 2685 at pages 126 to 343 of Book I, Vol. 1860 dt. 26/09/2007, said Damodar Srikrishna Thakur and his wife Beena Damodar Thakur, said Laxman Janardhan Thakur and his wife Smt. Kala Laxman Thakur, Shri Bhaskar Rajaram Thakur and his wife Smt. Swarupa B. Thakur, Shri. Vithal Balkrishan Thakur and his wife Ranjana V. Thakur, Shri Yogesh V. Thakur, Shri. Ashwin Damodar Bhohe and his wife Smt. Aditi A. Bhohe, Smt. Radhabhai Janardhan Thakur, Smt. Rajani Vishnoo Thakur, Shri Rahool V. Thakur and his wife Smt. Vandana Rahool Thakur, Shri Roshan V. Thakur, Shri Anant Janardhan Thakur and his wife Smt. Pooja A. Thakur, Shri Ramkrishna Janardhan Thakur, Smt. Vinita V. Prabhu and her husband Shri Vithal S. Prabhu, Smt. Surekha K. Samant and her husband Shri Kashinath G. Samant, Smt. Laxmibai G. Thakur, Shri Sadanand G. Thakur and his wife Smt. Mahima S. Thakur, Shri Narhar G. Thakur and his wife Smt. Sukhada N. Thakur, as Vendors, along with Shri Surendra Govind Desai and his wife Smt. Vijaya Surendra Desai, Shri Suresh Dinanath Lotlikar and his wife Smt. Anja Suresh Lotlikar, Shri Deepak Krishnarao Mane and his wife Smt. Lalita Deepak Mane, as Confirming Parties sold said land, as admeasuring 170000 sq. mts. to Enterprise Value Enhancement (India) Pvt. Ltd., a Company incorporated under the Companies Act, 1956, having office at Mumbai.



By Deed of Rectification dt. 14/01/2008, registered before Sub Registrar of Ilhas under no. 174 at pages 411 to 428 of Book I, Vol. 1903 dt. 16/01/2008, the said Sale Deed dt. 20/09/2007 was rectified and the survey no. 12/1 which was wrongly incorporated was deleted.

Govt. of Goa acquired land for laying pipeline in said land thereby reducing the area of said land to 163324 sq. mts.

By Deed of Sale dt. 02/05/2008, registered before Sub Registrar of Ilhas under no. 1434 at pages 88 to 121 of Book I, Vol. 1956 dt. 06/05/2008, said M/s. Enterprise Value Enhancement (India) Pvt. Ltd. sold, area admeasuring 163324 sq. mts. i.e. eastern half / land mentioned hereinabove in favour of M/s. Naiknavare Constructions Pvt. Ltd., a Company incorporated under the Companies Act, having its office of Pune.

Said M/s. Naiknavare Constructions Pvt. Ltd. is registered under Companies Act, 1956 (No. 1 of 1956) under Identity No. U45202PN2007PTC130271 before Registrar of Companies, Maharashtra, Pune, vide Certificate of Incorporation dt. 07/06/2007.

In Form I & XIV of survey no. 13/1-C of Village Panelim the name of said M/s. Naiknavare Constructions Pvt. Ltd. is recorded in the Occupant's Column by Mutation no. 19283.



In Form I & XIV of survey no. 14/1-B of Village Panelim the name of said M/s. Naiknavare Constructions Pvt. Ltd. is recorded in the Occupant's Column by Mutation no. 19284.

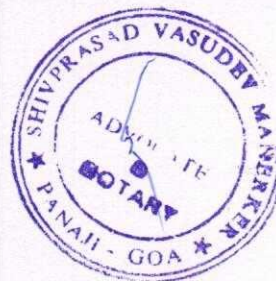
In Form I & XIV of survey no. 15/1-B of Village Panelim the name of said M/s. Naiknavare Constructions Pvt. Ltd. is recorded in the Occupant's Column by Mutation no. 19285.

Addl. Collector – II, Panaji granted Sanad vide its No. RB/CNV/TIS/15/2009 dt. 11/11/2009 for conversion of area, admeasuring 141641 sq. mts. in respect of said land.

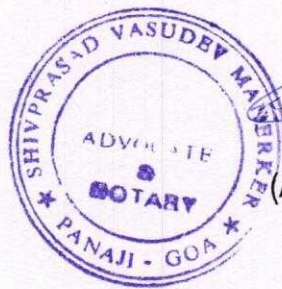
By Agreement dt. 20/04/2017, registered before Sub Registrar of Ilhas under Reg. No. PNJ-BK1-00897-2017 of CD No. PNJD56 dt. 21/04/2017, said M/s. Naiknavare Constructions Pvt. Ltd. agreed to sell portion of land admeasuring 63,340 sq. mts. under S1, lying on east out of survey no. 13/1-C of Village Panelim to Expat Projects & Development Pvt. Ltd., having its registered office at Bangalore.

CERTIFICATE

I hereby certify that I have personally searched and verified the information furnished in this report before Sub Registrar of Ilhas, Directorate of Archives, over 30 years. The statements and other information given in this report are correct and true. I further Certify that said M/s. Naiknavare Constructions Pvt. Ltd. holds absolute clear, valid and marketable title over the said land and to enter into Agreement dt. 20/04/2017



with said Expat Projects & Development Pvt. Ltd. in respect of said portion of land and to develop the same and therefore Agreement for Sale / Deed of Sale that will be registered before Sub Registrar of Ilhas with the prospective buyer/purchaser in respect of premises constructed / to be constructed in said portion of land with the consent of the owners, said M/s. Naiknavare Constructions Pvt. Ltd. shall have absolute, clear, valid and marketable title.



(ADV. S. V. MANERKER)