

UDAY S. NAIK

B.A, L.L.B

ADVOCATE

S-9, 2nd Floor, Laxmi Plaza, Behind Grace Church, Margao, Goa, 403601

Mob:-9422058659

TITLE SEARCH REPORT

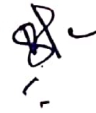
The title search in respect of the plot land admeasuring 1495.00 sq. mts., bearing survey No. 125/3-E of Sanguem Goa, initially a part and parcel of a bigger property known as "Oheabaga" or "Aaiamolo", situated at Cotto, within the limits of the Municipal Council, in Sanguem Taluka, Kushavati District, of State of Goa, described in the former Land Registration Office at Quepem under No. 20728 described at folio 66 of Book No. B-56, and enrolled in the Land Revenue Office of Sanguem under Matriz No. 250 and surveyed for the purpose of record of rights under Survey No. 125/3 of Sanguem village, having an area of 10,407 sq. mts. This plot is hereinafter referred to as the said Plot.



1. This title search report has been prepared at the instance of M/s. Grassroot Developers, a Partnership Firm, having its office at 1018/C/2, WD-VII, Bacbhat, Raia Salcete Goa, holding Pan Card No. ABCFG8614M, represented by its partners (i) Mr. Muhamad Faizan Muzawar Shaikh alias Shaikh Muhamad Faizan M, son of Mr. Abdul Gani Muzawar Shaikh, resident of H. No. 70, Muslimwada, Near Jama Masjid, Sanguem Goa, and (ii) Mr. Saif Murtuza Shaikh, son of Mr. Murtuza Shaikh, resident of H. No. 1018/C/2, Bacbhat, Raia Salcete Goa concerning the said plot.

2. The abovementioned M/s. Grassroot Developers have furnished the following documents to the undersigned for conducting the title search:-

(i) Land Registration certificate No. 20728 described at folio 66 of Book No. B-56.



- (ii) Inscription Certificate No. 14084
- (iii) Matriz Certificate No. 250.
- (iv) Deed of Sale and Acquittance dated 11-10-1940.
- (v) Judgment and Decree in Special Civil Suit No. 16/1981, dated 17-04-1990, by the Civil Judge Senior Division at Quepem Goa.
- (vi) Deed of Gift dated 10-03-2015.
- (vii) Deed of Succession dated 20-08-2019.
- (viii) Deed of Sale dated 30-09-2023.
- (ix) Deed of Sale dated 28-01-2026.
- (x) Order dated 08-07-2024, in case No. PISAN02-24-87 by the Inspector of Survey and Land Records Quepem Goa.
- (xi) Form No. I & XIV of survey No. 125/3-E of Sanguem Goa.

3. Scrutiny of the documents.

- (i) From the Scrutiny of the documents, it is evident that there exists at Sanguem Goa an immovable property known as "Oheabaga" or "Aaiamolo", situated at Cotto, within the limits of



the Municipal Council, in Sanguem Taluka, Kushavati District, of State of Goa, described in the former Land Registration Office at Quepem under No. 20728 described at folio 66 of Book No. B-56, and enrolled in the Land Revenue Office of Sanguem under Matriz No. 250 and surveyed for the purpose of record of rights under Survey No. 125/3 of Sanguem Goa. This property is hereinafter referred to as the said property.

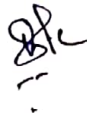
(ii) The said property is described in the land registration office under No. 20728 described at folio 66 of Book No. B-56 and is enrolled in the Land Revenue office under Matriz No. 250, as is evident from the document as mentioned at serial No. (i) and (ii) respectively, in the name of Xantabai Gonsu Naique, as she had purchased the same in terms of Deed of Sale and Acquittance dated 11-10-1940 document at serial No. (iv).

(iii) The said property was allotted to Vassundara Naique alias Vassundara Fatarpekar alias Sarita Vasant Fatarpekar and her son



Pravin Fatarpekar in terms of Judgment and Decree in Special Civil Suit No. 16/1981, dated 17-04-1990, by the Civil Judge Senior Division at Quepem Goa, document at serial No. (v).

(iv) The said Vassundara Naique alias Vassundara Fatarpekar alias Sarita Vasant Fatarpekar was married to Vasant Fatarpekar and on account of her marriage with him one son was born to her who was named as Pravin Fatarpekar. The said Vasant Fatarpekar expired on 25-11-2014 and Pravin Fatarpekar expired on 03-01-2015, whereupon a joint deed of Succession was drawn on 20-08-2019 recorded at page 27V to 28 of Deed book No. 607 in the office of the Civil Registrar cum Sub registrar and Notary Ex- Officio at Quepem Goa whereby Vassundara Naique alias Vassundara Fatarpekar alias Sarita Vasant Fatarpekar, Mrs. Madhavi Pravin Fatarpekar and her son Chirag Fatarpekar, were declared to be their legal heirs. Document at serial No. (vi)



(v) Thereafter vide a Deed of Gift dated 10-03-2015 duly registered in the sub registrar of Sanguem under No. SGM-BK1-00143-2015 CD No. SGMD3 on 27-03-2015, the aforesaid Vassundara Naique alias Vassundara Fatarpekar alias Sarita Vasant Fatarpekar gifted all her undivided right, title, share and interest in the said property to her Grandson i.e, the abovementioned Chirag P. Fatarpekar. (Document at Serial No. vii)

(vi) That vide a Deed of Sale dated 30-09-2023, duly registered in the office of the Sub – Registrar of Sanguem Goa under No. SGN-1-231-2023 on 05-10-2023, the aforesaid Chiraj P. Fatarpekar, along with his wife Sneha Chirag Fatarpekar and his mother the abovementioned Madhavi Pravin Fatarpekar, sold the said plot Mr. Muhamad Faizan Muzawar Shaikh alias Shaikh Muhamad Faizan M, resident of H. No. 70, Muslim wada, Near Jama Masjid, Sanguem Goa and Mr. Adnan Murtuza Shaikh,

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resident of H. No. 1018/C/2, Aisha Manzil, Bacbhat, Raia Salcete Goa. (Document at Serial No. viii)

(vii) That having acquired the ownership of the said plot vide a Deed of Sale dated 28-01-2026, duly registered in the office of the Sub – Registrar of Sanguem Goa under No. SGN-1-26-2026 on 28-01-2026, the aforesaid Mr. Muhamad Faizan Muzawar Shaikh alias Shaikh Muhamad Faizan M and Mr. Adnan Murtuza Shaikh along with their spouses, sold the said plot to M/s. Grassroot Developers, a Partnership Firm, having its office at 1018/C/2, WD-VII, Bacbhat, Raia Salcete Goa.(Document at Serial No. ix). M/s. Grassroot Developers, thus became the owners and the possessors of the said plot.

(viii) That having acquired the ownership of the said plot, M/s. Grassroot Developers, have duly partitioned the same and have obtained a separate sub-division No. 3-E for the same. The said plot, thus has the survey No125/3-A as on today with an area of 1495.00 sq. mts. (Document at Serial No. x). The name of M/s.



Grassroot Developers is duly recorded in the survey records which is evident from the (Document at Serial No. xi).

Conclusion

From the Scrutiny of the above mentioned documents, it is evident that **M/s. Grassroot Developers**, a Partnership Firm, having its office at 1018/C/2, WD-VII, Bacbhat, Raia Salcete Goa, is the owner and the possessors of the said plot bearing survey No. 125/3-E of Sanguem Goa, admeasuring 1495.00 sq. mts., as on today and it has a clear valid and marketable title to the said plot.



Adv. Uday S. Naik

Margao Goa

18-05-2026