

SURAJKUMAR N NAIK

B. Com. LL.B.

ADVOCATE

Mobile: 9960366967

Office Address: Ground Floor,
Shop No. 36, Apna Bazar,
Near Civil & Criminal Court,
Vasco da Gama, Goa.

Date: 22/12/2022

To,
Mr. Nazir Khan,
Vasco-Da-Gama, Goa

Sir,

SEARCH REPORT

As per your request I am herewith submitting the search report of the property described hereinbelow.

DESCRIPTION OF THE PROPERTY
SCHEDULE-I

All that property known as "Pagdacho Gauol" admeasuring an area of 16985.00 sq. mtrs. situated at village Nanus within the limits of Valpoi Municipal Council, Taluka and Sub-District of Sattari, described in the Land Registration Office of Sattari under No. 12347 at files 17 of the book B-32 new but not enrolled in the Taluka Revenue Office of Sattari and the said property surveyed under Survey No.42/1 of village Nanus and bounded as under :-

On the North : By Survey No.9 of Nanus village;
On the South : By Road;
On the East : By Survey No.42/2, 12 of Nanus village;
and
On the West : By Survey No.42/8 of Nanus village.



SCHEDULE-II

All that Plot identified as Plot No.'B' admeasuring an area of 3630.45 sq. mts. being the part of the larger property more particularly described in Schedule-I herein above and the said plot is bounded as under:-

On the North : By Survey No.42 of village Nanus
On the South : By Plot 'D' in the same property
On the East : By Plot 'A' in the same property and
On the West : By Survey No.42 of village Nanus

All that Plot identified as Plot No.'B' admeasuring an area of 590.80 sq. mts. being the part of the larger property more particularly described in Schedule-I herein above and the said plot is bounded as under:-

On the North : By Plot 'C' in the same property
On the South : By Road in the same property
On the East : By Plot 'A' in the same property and
On the West : By Road.

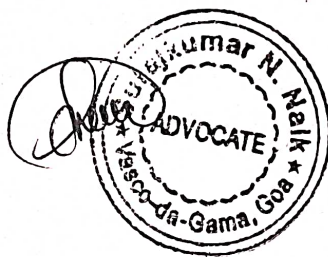
SCHEDULE-III

All that Plot identified as admeasuring an area of 591.00 sq. mts. surveyed under Survey No.42/1-D of Nanus village on which the building is to be constructed being the part of the larger property more particularly described in Schedule-I herein above and the said plot is bounded as under:-

On the North : By Plot 'C' in the same property
On the South : By Road in the same property
On the East : By Plot 'A' in the same property and
On the West : By Road.

DOCUMENTS PRODUCED FOR VERIFICATION

1. Form 'I and XIV' in respect of property surveyed under Survey No.42/1 of village Nanus.
2. Form 'I and XIV' in respect of property surveyed under Survey No.42/1-D of village Nanus.



3. Survey Plan in respect of property surveyed under Survey No.42/1 of village Nanus
4. Survey Plan in respect of property surveyed under Survey No.42/1-D of village Nanus.
5. Inscription certificate under No.4017 dated 05/02/1917
6. Deed dated 08/03/1889 drawn at folio 24 of Book number 17 before Notary of this Comarca Fredrico Leo de Noronha.
7. Order dated 20/04/2010 passed by the Civil Judge Senior Division of Sattari at Valpoi in the Inventory Proceedings No.12/2009.
8. Deed of Partition dated 19/07/2011 duly registered before the Sub-registrar of Sattari, Valpoi under No.610 of Book No.I, Volume No.307 dated 20/07/2011.
9. Final Order dated 16/05/2019 in Case No.8-264-2017-Part-Sat/588 filed in the Dy. Collector and SDO Sattari, Goa.
10. General Power of Attorney dated 10/02/2020 executed before Notary Advocate Kallimani Shripal Annappa under Registration No585/2020 at Belgavi.
11. Agreement for Sale cum Joint Venture Cum Development dated 02/03/2020 duly registered before the Sub-Registrar of Sattari, Valpoi, Goa under Book-1, Registration No.VPL-1-61-2020 dated 04/03/2020.
12. Irrevocable Power of Attorney dated 22/09/2020 duly registered before the Sub-Registrar of Sattari, Valpoi, Goa under Registration No.VPL/POA Register-1-2020 dated 23/09/2020.
13. Conversion Sanad under No.RB/CNV/SAT/AC-II/01/2021/1728 dated 25/06/2021 issued by Collector of North Goa.
14. Technical Clearance Order under No.DD/2443/SAT/TCP-21/1877 dated 20/08/2021 issued by Town and Country Planning Department, Bicholim, Goa.
15. NOC under No.DHS/2021/DHS/0901/O0051/223 dated 16/11/2021 issued by Valpoi Health Centre.
16. NOC under No.AE/SD-III/O&M/Tech-4//(NOC)/2021-2022/1231 issued by Electricity Department Valpoi, Goa.
17. NOC under No.PWD/SD-II/WDXXIV/F./21-22/314 dated 13/12/2021 issued by PWD Valpoi, Goa.
18. Construction Licence under No.CONSTLIC/VALPOI/2021-2022/2 dated 29/03/2022 issued by Valpoi Municipal Council
19. Approved Construction Plan.



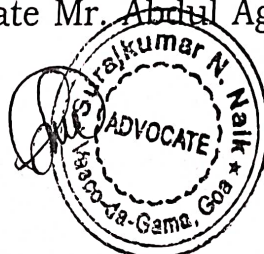
DEVOLUTION OF THE PROPERTY

From the documents produced for verification it reveals that there exists a property known as "Pagdacho Gauol" admeasuring an area of 16985.00 sq. mtrs. situated at village Nanus within the limits of Valpoi Municipal Council, Taluka and Sub-District of Sattari, described in the Land Registration Office of Sattari under No. 12347 at files 17 of the book B-32 new but not enrolled in the Taluka Revenue Office of Sattari and the said property surveyed under Survey No.42/1 of village Nanus, which property is more particularly described in Schedule-I hereunder written and hereinafter referred to as the "said property" for the sake of brevity.

The abovementioned property was originally owned by the Rane family of Codqui of Sattari who gifted the same to Mr. Abdul Aga by a Deed dated 08/03/1889 drawn at folio 24 of Book number 17 before Notary of this Comarca Fredrico Leo de Noronha and one application which stands filed up in the bundle No.2 of the current year.

The said property is seen inscribed in the name of said Mr. Abdul Aga under Inscription No.4017 dated 05/02/1917.

Said Mr. Abdul Aga and his wife Mrs. Salima Bi expired leaving behind them their legal heirs viz. 1. Mrs. Khatija Bi Aga, 2. Mr. Kudbuddin Bilal Aga married to 3. Mrs. Raziya Aga, 4. Mr. Iqbal Aga married to 5. Mrs. Aisha Bi, 6. Mr. Jallaluddian Akbar Aga married to 7. Mrs. Sayeeda Aga, 8. Mr. Mohammad Yusuf Kamal Aga married to 9. Mr. Anwari Aga, 10. Mr. Mohammad Ahmad Jamal Aga married to 11. Mrs. Jasmin Aga, 12. Mrs. Zubeda Khatun Abdul Salam married to 13. Mr. Abdul Salam, 14. Mrs. Salima Bi Faiyaz Saudagar married to 15. Mr. Faiyaz Saudagar (all 15 being the legal heirs of late Mr. Kazi Abdil Gaffar Aga who was son of late Mr. Abdul Aga) 1. Mrs. Mumtaz Aga, 2.



Mr. Makasud Inayatulla Aga alias Mr. Maqsud Aga married to 3. Mrs. Afsara Aga alias Apsara Maksud Aga, 4. Mr. Shakil Aga married to 5. Mrs. Salma Aga alias Salma Shakil Aga, 6. Mr. Siraj Aga alias Sirajuddin Inayatullah Aga, married to 7. Mrs. Shireen Aga, 8. Mrs. Nasreen Iqbal Soudagar alias Nasreen Banu Saudagar married to 9. Mr. Iqbal Saudagar alias Iqbal A. Soudagar, 10. Mrs. Dafiya Afzal Shaikh married to 11. Mr. Afzal Shaikh (all 11 being the legal heirs of late Mr. Inayatulla Aga who was the son of late Mr. Abdul Aga) 1. Mrs. Shahanaj Bi Aga, 2. Mr. Liyakat Ali Aga married to 3. Mrs. Rehana Aga, 4. Mr. Zuber Ahmad Aga married to 5. Mrs. Ruhi Aga, 6. Mr. Rehman Aga married to 7. Mrs. Nilofer Aga (all 7 being the legal heirs of late Mr. Nissar Aga who was the son of late Mr. Abdul Aga) 4. Mr. Azmatulla Rehaman Aga (son of late Mr. Abdul Aga) married to Mrs. Sugrabi Aga.

Upon the death of Mr. Abdul Aga and his wife Mrs. Salima Bi an Inventory Proceeding were initiated in the Court of Civil Judge Senior Division of Sattari at Valpoi under No.12/2009.

By an Order dated 20/04/2010 passed in the said Inventory Proceedings No12/2009, the abovementioned property has been allotted into four equal share (i.e. 1/4th share) of the said property to the aforesaid legal heirs of the deceased Mr. Abdul Aga and his wife Mrs. Salima Bi.

By a Deed of Partition dated 19/07/2011 duly registered before the Sub-registrar of Sattari, Valpoi under No.610 of Book No.I, Volume No.307 dated 20/07/2011, the aforesaid legal heirs of the deceased Mr. Abdul Aga and his wife Mrs. Salima Bi, mutually partitioned the said property among themselves in four equal share.



According to the said Deed of Partition dated 19/07/2011, said Mrs. Khatija Bi Aga and others being the First Party was allotted "Plot D" admeasuring 3958.75 sq. mtrs. and 262.50 sq. mtrs., totally admeasuring 4221.25 sq. mtrs. said Mrs. Mumtaz Aga and others being the Second Party was allotted "Plot B" admeasuring 3630.45 sq. mtrs. and 590.80 sq. mtrs., totally admeasuring 4221.25 sq. mtrs., Mr. Liyakat Ali Aga and others being the Third Party was allotted "Plot A" admeasuring 3166.25 sq. mtrs. and 1055.00 sq. mtrs., totally admeasuring 4221.25 sq. mtrs. and Mr. Azmatulla Rehaman Aga and his wife Mrs. Sugrabi Aga being the Fourth Party was allotted "Plot C" admeasuring 4221.25 sq. mtrs. respectively.

By virtue said Order dated 20/04/2010 passed in the said Inventory Proceedings No.12/2009 and Deed of Partition dated 19/07/2011 said Mrs. Mumtaz Aga and 10 others (the Owners/Vendors herein) became the exclusive owners in possession of the said Plot B admeasuring an area of 4221.25 sq. mtrs. (which plot is hereunder written and hereinafter referred to as the "said plot" for the sake of brevity) whose names have been mutated in the survey records in Form No.I & XIV.

The said Mrs. Mumtaz Aga and 10 others filed an application for partition of their share in holding being Plot B admeasuring an area of 4221.25 sq. mtrs. (under survey No.42/1 of village Nanus of Sattari Taluka before the Dy. Collector and SDO Sattari, Goa which application was registered as Case No.8-264-2017-Part-Sat/588 dated 16/05/2019.

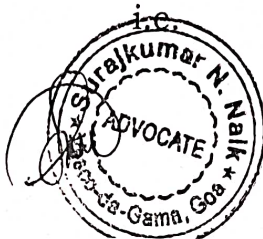
By an Order dated 28/02/2018 the Dy. Collector, SDO Sattari, Goa directed the Supt. of Survey and Land Records, Panaji-Goa to partition of the property being Plot B surveyed under Survey No.42/1 of Nanus village admeasuring an area of 3630 sq. mts. and 591 sq. mtrs.

A circular stamp with the text "Vinod Kumar N. Nalk" around the top edge and "ADVOCATE" at the bottom. A handwritten signature is written over the stamp.

respectively. By an Final Order dated 16/05/2019 in the said case and alongwith area adjustment statements issued by the Inspector of Surveys and Land Records, Sattari Goa, vide Letter No.9/ISLR/SAT/PART/LAND/7/19/150, the property surveyed under Survey No.42/1 of Nanus village admeasuring an area of 3630 sq. mts. was allotted a separate survey number under No.42-1-C and 591 sq. mtrs. was allotted a separate Survey number under 42/1-D of Nanus Village respectively.

By an Agreement for Sale cum Joint Venture Cum Development dated 02/03/2020 duly registered before the Sub-Registrar of Sattari, Valpoi, Goa under Book-1, Registration No.VPL-1-61-2020 dated 04/03/2020, the Owners intends to develop the said Plot B admeasuring an area of 591.00 sq. mtrs. surveyed under Survey No. 42/1-D of Nanus Village and do the Joint Venture in kind with the Developer Mr. Nazir Khan and permitting him to develop and sell units there in the said plot, and in exchange the Developer has to deliver free of cost, 3 flats alongwith the corresponding proportionate floor area/undivided share/right in the said plot in the building project known as **"AYAANA COMPLEX"**

Said Mr. Nazir Khan in the name of the Owners obtained Conversion Sanad under No.RB/CNV/SAT/AC-II/01/2021/1728 dated 25/06/2021 issued by Collector of North Goa, for the conversion of the said property from agricultural into non-agricultural purpose and also obtained necessary Technical Clearance Order under No.DD/2443/SAT/TCP-21/1877 dated 20/08/2021 issued by Town and Country Planning Department, Bicholim, Goa and Construction Licence under No.CONSTLIC/VALPOI/2021-2022/2 dated 29/03/2022 issued by Valpoi Municipal Council and all other required approvals from competent authority NOC under



No.DHS/2021/DHS/0901/O0051/223 dated 16/11/2021 issued by Valpoi Health Centre, NOC under No.AE/SD-III/O&M/Tech-4/(NOC)/2021-2022/1231 issued by Electricity Department Valpoi, Goa, NOC under No.PWD/SD-II/WDXXIV/F./21-22/314 dated 13/12/2021 issued by PWD Valpoi, Goa, for the construction of the multi-storied building known as "AYAANA COMPLEX" in the said plot and as such the said proposed construction is legal in nature.

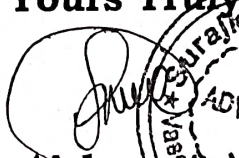
ENCUMBRANCES, IF ANY

I have visited the office of the Sub-Registrar of Sattari and upon inspection of the records I found that there are no written encumbrances of whatsoever nature on the said plot till date.

OPINION

On considering what has been stated by me hereinabove and the documents produced before me at Sr. No.1 to 21, I am of the opinion that the Mr. Nazir Khan has right over the said plot described in Schedule-III and that the construction of residential cum Commercial Building and Compound wall undertaken by you is legal in nature in terms of Construction Licence, Development Permission and other approvals obtained by you in the name of the Owners.

You viz. Mr. Nazir Khan as Developer and the Owners of the said property and your wife as a "Confirming Party" can therefore safely enter into agreement to sell the units with the Prospective Purchasers.

Yours Truly

(Advocate)
(Surajkumar N. Naik)

