

Anthony D' Silva

ADVOCATE

3rd Floor, Trionora Apts, Above Hotel Navtara, Panaji, Goa, India.

Email: law_wizard07@yahoo.co.in

Off: 91+ (0832) 2421194/6643420/9822167784

16th June, 2023

TITLE REPORT

THIS TITLE REPORT is prepared at the request of Mr. Madhukar Bajaj r/o 9, Golf Links, New Delhi 110 003 Director of M/s Century Ultrapack Pvt. Ltd having its registered office at B2/64. Mohan Co-op Industrial Estate, Mathura Road, Badarpur, New Delhi, 110044, based on the documents furnished before me.

SCHEDULE OF THE PROPERTY:

SCHEDULE I

{SAID PROPERTY}

ALL THAT PROPERTY known as "TOLLONY" or "THAR BHAT" situated at Soddien Biolim, Taluka and Registration Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under no 12198 at 8v of Book No. B-32 (new), not enrolled in the Taluka Revenue Office (Matriz), **surveyed under No. 233 sub division 6-G** of Village Siolim, **admeasuring 8535 sq. meters**, and bounded:



ON THE EAST: by property surveyed under no.233/6-C;

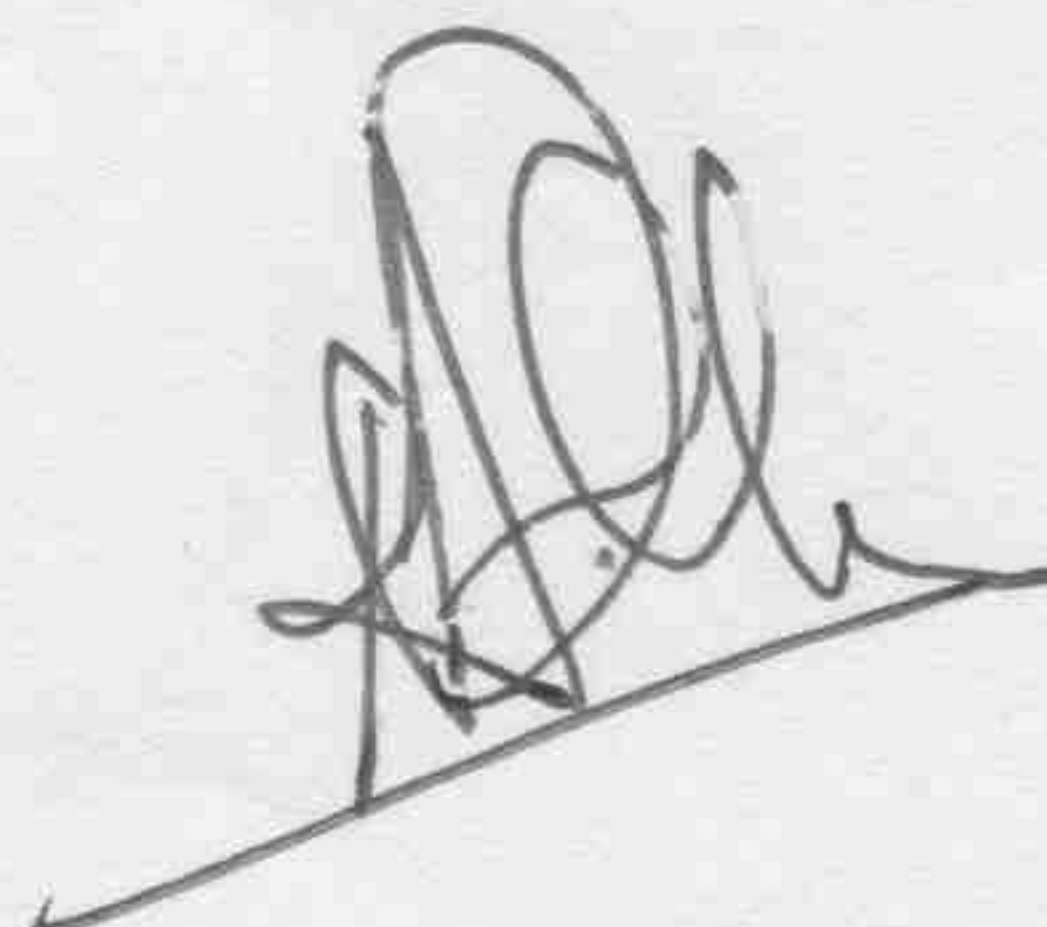
ON THE WEST: partly by private access road and partly by
property surveyed under survey
no.233/4 & 4-B;

ON THE NORTH: by public road;

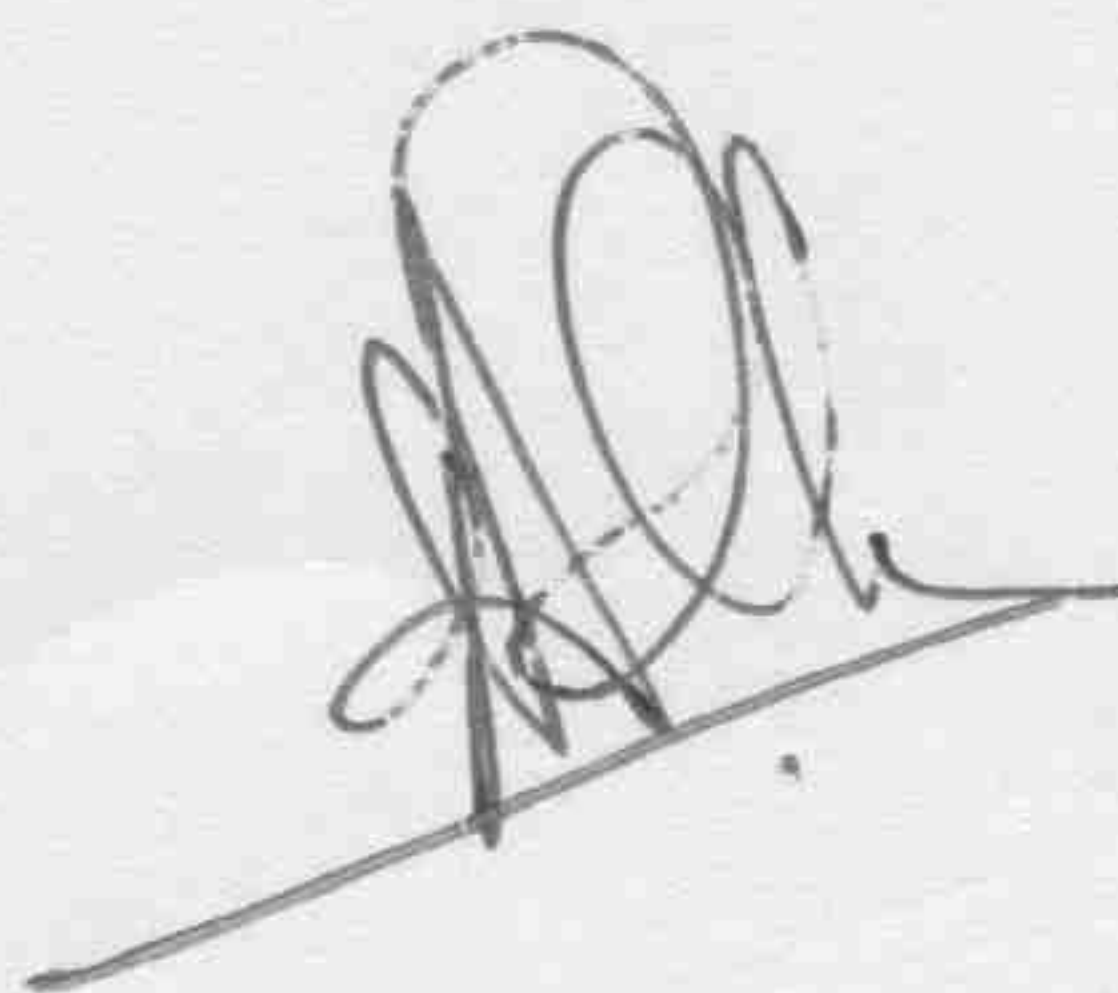
ON THE SOUTH: by public road- Maina to Sodiem;

DOCUMENTS RELIED UPON:

1. Copy of the Inscription/description certificate in respect to the larger property.
2. Copy of Deed of Gift and Deposit dated 07-08-1943 at folio 8v of Book No. B-32 (new) along with translation.
3. Copy of inventory proceedings before the Civil Judge. Sr. Div. at Mapusa, bearing no. 55/87.
4. Copy of Will dated 3.8.88, registered under No. 1417/29 before the Ex-officio Notary Bardez, at pages 59 onwards of Book 148.



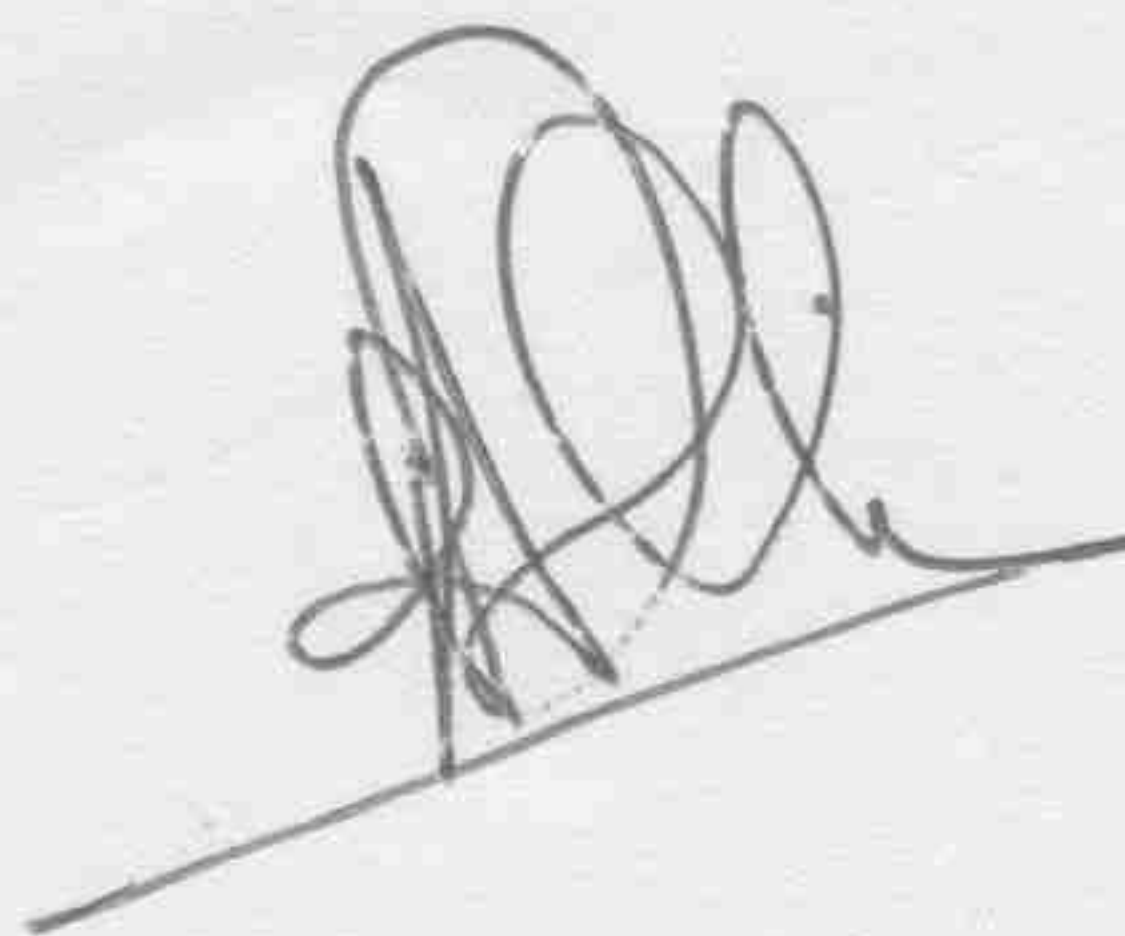
5. Copy of Deed of Partition dated 16.01.1992, duly registered under No. 65/92.
6. Copy of deed of sale dated 21-04-2016 duly registered in the Office of the Sub Registrar of Bardez at Mapusa under no. BRZ-BK1-01975-2016 , CD no. BRZD779 dated 21-04-2016.
7. Copy of the Form I &XIV dated 28-01-2011.
8. Copy of deed of sale dated 31st August 2016 duly registered in the Office of the Sub Registrar of Bardez at Mapusa under no. BRZ-BK1-03874-2016, CD no. BRZD782 dated 02-09-2016.
9. Survey Plan.
10. Revenue Records (Form I&XIV), surveyed under No. 233 sub division 6-G of village Siolim, admeasuring 8535 sq. meters



TRACING OF TITLE

IT CAN BE INFERED FROM THE DOCUMENTS PRODUCED:

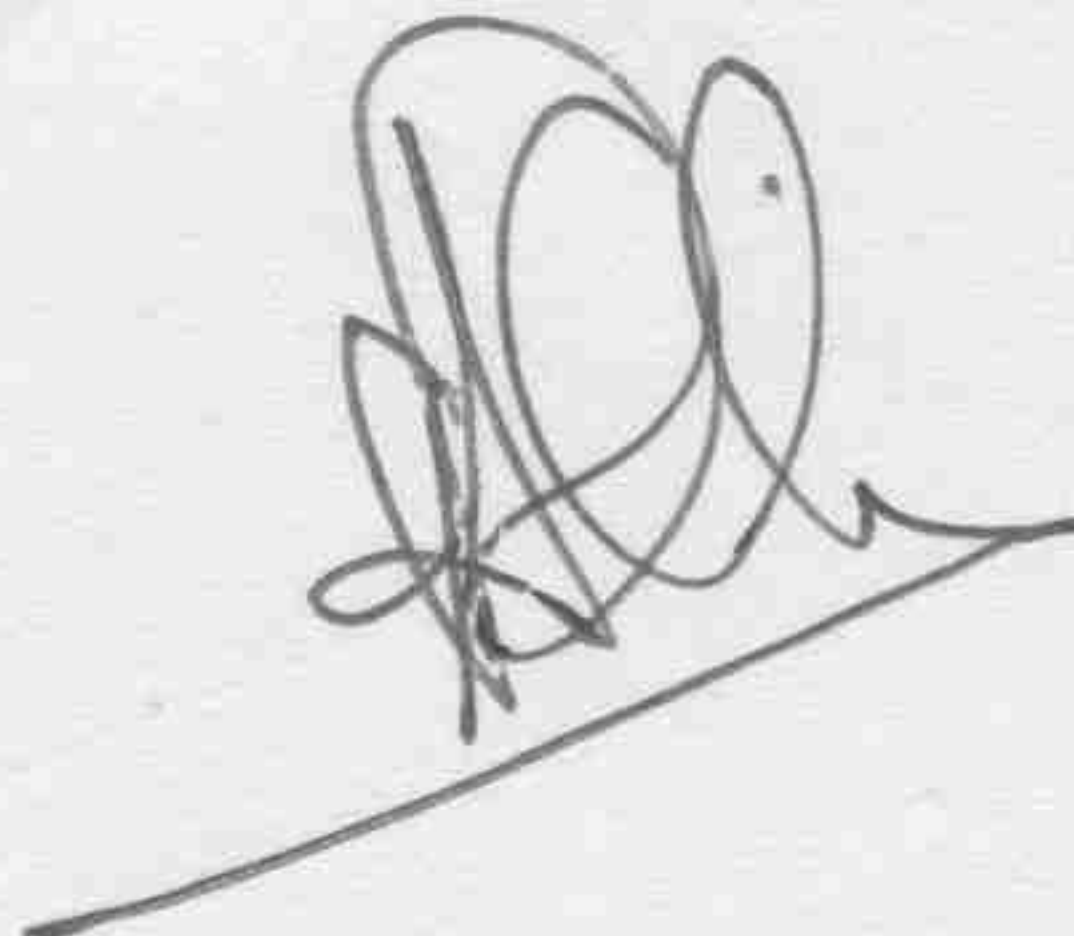
1. The aforesaid property forms part of the Larger property known as "TOLLONY" or "THAR BHAT" situated at Soddem Biolim, Taluka and Registration Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under no 12198 at 8v of Book No. B-32 (new), not enrolled in the Taluka Revenue office (Matriz), surveyed under No. 233/6 of village Siolim, admeasuring 16,975 sq. meters, which originally belonged to late Soiru Narayan Naique, the same having been gifted to him together with other properties by his parents Narana Balcustam Naique and wife Essodi Naiquinim, vide a Deed of Gift and Deposit dated 7.8.1943, which is found to be drawn at fls 69v of Book no. 488, of the then Notary Public of the Judicial Division of Bardez, Pinto de Menezes, also registered at folio Bv in Book no. B 32 (new) of Land Registration record of Bardez, preserved in the Directorate of Archives, Archaeology and Museum, Panaji, Goa.
2. In terms of the Inscription certificate bearing no. 32611, at follo 53 overleaf of Book No. G-37, of the Record of Transfers of the Land Registration Office of Bardez the said Larger property stands duly inscribed by transfer in favour of the said Soiru Narayan Naique.



3. The said Soiru Narayan Naique, who was married to Radhabai Soiru Naik, expired on 13.1.1983 leaving behind him eleven children namely:

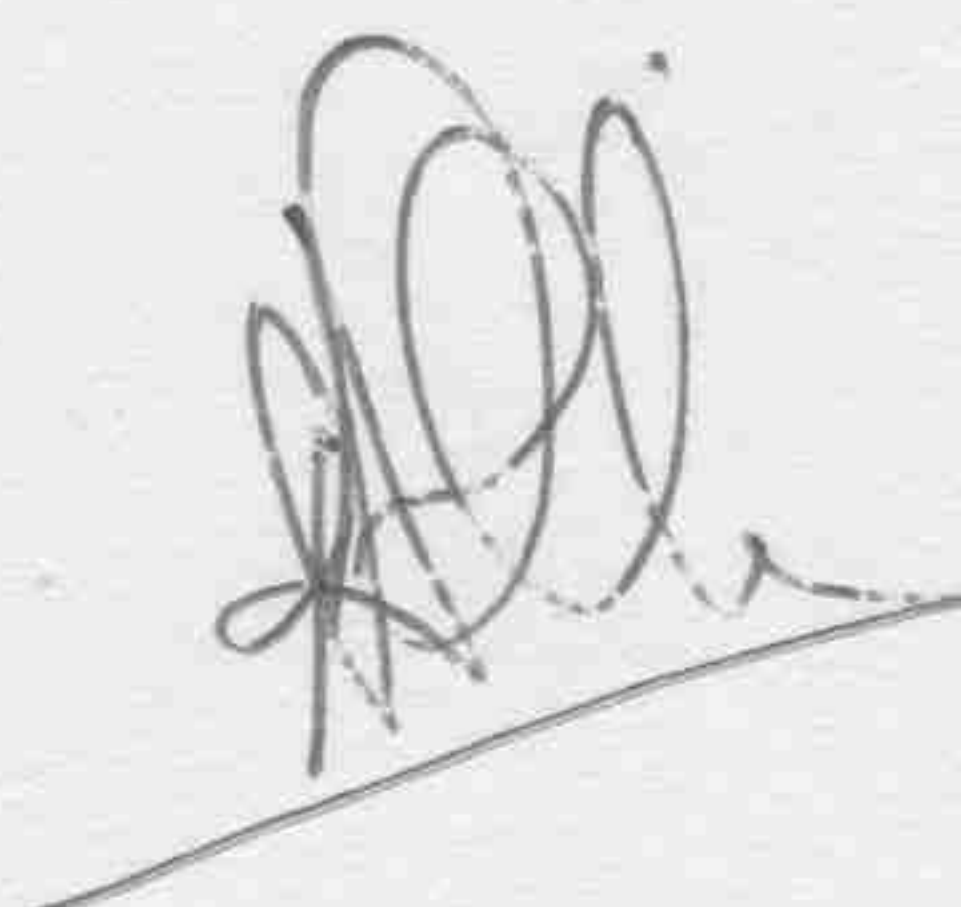
- a. Parvati Advolpalkar married to Umakant Advolpalkar;
- b. Srinivas Soiru Naik married to Laxmibai Srinivas Naik;
- c. Vinayak S. Naik married to Sharadabai V. Naik;
- d. Mukund S. Naik married to Indirabahi M. Naik;
- e. Geetabai Umakant Lotlikar Married to Umakant Lotlikar;
- f. Durgabai S. Kamat Married to Sripada Kamat;
- g. Sunilabai U. Gaitonde married to Umesh Gaitonde.
- h. Avadhut S. Naik married to Mangalabai A. Naik;
- i. Digamabr S. Naik;
- j. Mangala Ulhas Valaulikar married to Ilhas Valaulikar;
- k. Narayan S. Naik married to Kamalabai.

4. The eldest son of Soiru Narayan Naique viz. Shrinivas Soiru Naik upon death of his father initiated inventory proceedings before the Civil Judge. Sr. Div. at Mapusa, which was registered under No. 55/87 wherein the said larger property was listed under Item No. 15, which was taken in auction, jointly by Mr. Avadhut Soiru Naik and his two brothers, Shri Vinayak Soiru Naik and Mr.



Digambar Soiru Naik and the chart of allotment was made absolute on 15.12.87.

5. The said Digambar Soiru Naik died as a bachelor on 29/6/1989, leaving behind him a Will dated 3.8.88, registered under No. 1417/29 before the Ex-officio Notary Bardez, at pages 59 onwards of Book 148, wherein he bequeathed his undivided share i.e one third share in the LARGER PROPERTY to his two nephews Gauresh Avadhut Nayak alias Gauresh Avdhoot Nayak and Soiru Avadhut Nayak alias Vishwas Avdhoot Nayak.
6. Digambar Soiru Naik died as bachelor on 29-06-1989 leaving behind a will dated 3rd August 1988, registered under no. 1417/29 executed before the Ex-Officio Notary BARdez at Mapusa at pages 59 onwards to Gauresh Avadhut Nayak and Soiru Avadhut Nayak alias Vishwas Avadhut Nayak, amongst other properties which we mentioned in the said Will.
7. On the death of Digambar Soiru Naik, Vinayak Soiru Naik and his wife Smt. Sharadabai Vinayak Naik and Audhoot Soiru Naik and his wife. Mangala Audhoot Naik and Gauresh A. Naik and Soiru A. Naik, by by virtue of a Deed of Partition dated 16.01.1992, duly registered under No. 65/92 before Sub Registrar of Bardez, partitioned and divided the said larger property into three plots/ divisions /parcels by metes and bounds, making share of each one separate and independent. In



pursuance to the said Deed of Partition, Mr. Vinayak Soiru Naik and his wife Smt. Sharadabal Vinayak Naik, became the absolute owners of an area admeasuring 5659 sq. mts. of the LARGER PROPERTY which portion of land came to be identified as plot/portion 'C', while Mr. Avadhut S. Naik and his wife Mangala A. Naik became the absolute owners of the other portion of land identified as plot/portion "A" admeasuring 5658 sq. mts and Mr. Gauresh Avadhut Naik and his brother Soiru Audhoot Naik became the absolute owners of plot/portion 'B', admeasuring 5658 sq.mts.

8. The said Mr. Avadhut S. Naik and his wife Mangala A. Naik on becoming the owners of the portion of land identified as plot 'A' further sub-divided the said portion of land into eight sub- plots, by providing/reserving a road of 6 mtrs wide, and sold the six sub-plots to different purchasers, thus the balance area which remained with the said late Mr. Avadhut .S. Naik alias Late Avdhoot S. Nayak and his wife Mangala A. Nayak, which they lawfully owned and possessed admeasured an area of 2877 sq. mts or thereabouts.
9. The said Shri. Gauresh Avadhut Nayak along with his wife Smt. Shruti Gauresh Nayak and Shri. Soiru Avadhut Nayak along with his wife Smt. Neha Siniru Nayak became the lawful owners in title and possession of the said Plot admeasuring 5658 sq. meters.



10. That vide deed of sale dated 21-04-2016 duly registered in the Office of the Sub Registrar of Bardez at Mapusa under no. BRZ-BK1-01975-2016 , CD no. BRZD779 dated 21-04-2016 the said Mr. Audhooth Soiru Nayak alias Avaduth Soiru Naik and his wife Mrs. Mangala Audhooth Nayak alias Mangala Avadhut Naik; Mr. Gauresh Audhooth Nayak and his wife Smt. Shruti Gauresh Nayak; and Mr. Soiru Avdhooth Nayak alias Vishwas Avdhoot Nayak and his wife Mrs. Neha Soiru Nayak, conveyed to Mr. Girdharlal Mohanlal Gangani a Part of the property admeasuring an area of 8535 sq. meters viz. (a part of plot A admeasuring 2877 sq. meters and the entire Plot B admeasuring 5658 sq. meters) and in pursuance thereto the said Mr. Girdharlal Mohanlal Gangani became the absolute owner in possession of an area admeasuring 8535 sq. meters forming part of the larger property bearing survey no. 233/6 of Village Siolim, Bardez Goa.
11. In pursuance of the deed of sale dated 21-04-2016 duly registered in the Office of the Sub Registrar of Bardez at Mapusa under no. BRZ-BK1-01975-2016 , CD no. BRZD779 dated 21-04-2016, the said Mr. Girdharlal Mohanlal Gangani carried out mutation proceedings and entered his name in the Revenue records Form I&XIV.
12. vide deed of sale dated 31st August 2016 duly registered in the Office of the Sub Registrar of Bardez at Mapusa under no. BRZ-BK1-03874-2016, CD no. BRZD782 dated



02-09-2016, the said Mr. Girdharlal Mohanlal Gangani conveyed the Part of the property admeasuring an area of 8535 sq. meters viz. (a part of plot A admeasuring 2877 sq. meters and the entire Plot B admeasuring 5658 sq. meters) to M/s. CENTURY UNTRAPACK PVT. LTD having its Office at B2/64, Mohan Co-op Industrial Estate, Mathura Road, Badarpur, New Delhi, 110044.

13. In pursuance to the said deed of sale dated 31st August 2016, the said M/s. CENTURY UNTRAPACK PVT. LTD has got its name included in the records of rights (Form I & XIV).
14. The said M/s. CENTURY UNTRAPACK PVT. LTD has also carried out partition of the said plot admeasuring 8535 sq. meters and the said Plot has been now allotted a separate survey no. 233 Sub division 6-G.
15. The said M/s. CENTURY UNTRAPACK PVT. LTD has placed before me the conversion sanad dated 06-04-2016 issued by the Additional Collecort II, North Goa District, Panaji Goa, also the permissions obtained for construction viz. Technical Clearnace order dated 02-11-2021 from the Office of the Senior Town Planner and Construction licence dated 15-03-2022 issued by the Village Panchayat of Siolim Sodiem for construction of Villas on the said property



CONCLUSION

Based on the aforesaid documents produced before me, in my considered opinion the said M/s. CENTURY UNTRAPACK PVT. LTD has right, title and interest in respect to the property viz. Property known as "TOLLONY" or "THAR BHAT" situated at Soddiem Biolim, Taluka and Registration Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under no 12198 at 8v of Book No. B-32 (new), not enrolled in the Taluka Revenue office (Matriz), **surveyed under No. 233 sub division 6-G** of village Siolim, **admeasuring 8535 sq. meters**, and the said title is clear and marketable.



Adv. Anthony D' Silva