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REPORT OF TITLE IN THE MATTER OF PROPERTY SURVEYED UNDER CHALTA NO. 65 AND 66 OF P.T. SHEET NO. 196 OF MARGAO CITY

Documents perused:

1. Land description no. 27657 of Book B of new series.
2. Description no. 39182 of Book B 101 new series.
3. Land description 40078 of Book B 103 new series.
4. Inscription 40257 of Book G45
5. Inscription 38752 of Book G43
6. Deed of qualification of heirs and declaration for succession drawn on 10/9/2004.
7. Public deed of assignment of illiquid and undivided rights to inheritance drawn on 10/7/1997 at folio 55 (v) of deeds book no. 1386.
8. Public deed of assignment of illiquid and undivided rights drawn on 2/7/1997 at folio no. 45 onwards of deeds book 1386.
9. Public will drawn on 25/5/17 at folio 94 to 95 of Wills book No. 449.
10. Deeds of relinquishment dt. 10/7/1997, 2/7/1997 and 9/5/1997 executed by Anupa anant Naik, Pritam Ajit Mopkar and her husband Ajit P. Mopkar, Gauri Shekhar Ambe and her husband Shekhar Ambe.
11. Nil encumbrance certificate dt. 29/5/2019 issued by the Sub Registrar of Salcete at Margao.
12. Form D in respect of chalta no. 64, 65 and 66 of P.T. Sheet No. 196 of Margao city.

A property called Torseam Zori or Tolcai Catem is described under land registration no. 27657 of Book B new series and under matríz no. 1152 of revenue village at Margao and was originally owned by Naraina Dattatraya Hemadi and his wife Radhabai Hemadi who divided the property into different



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lots and lote no. 21 and 22 are jointly described under no. 40078 of Book B no. 103 in the land registration office and lote no. 23 is separately described under 39182 of Book B no. 101 new series in the land registration office.

The two properties under separate land registration nos. 40078 and 39182 are inscribed in favour of Srinivassa Damodar Naik under inscription no. 40257 of Book G45 and 38752 of Book G43.

Lote no. 21 is surveyed under chalta no. 64 of P.T. sheet No. 196 of Margao city. Lote no. 22 is surveyed under 65 of P.T. sheet no. 196 and lote no. 23 is surveyed under no. 66 at P.T. Sheet No. 196 of Margao city.

Upon the death of Srinivassa Damodar Naik and his wife Vassundhara on 15/8/1979 and 2/6/86 respectively, their two sons Anant Srinivassa Naik married to Anjali Anant Naik and Madhusudan Srinivassa Naik married to Madhavi Madhusudhan Naik were declared as their universal and exclusive heirs by Deed of Succession drawn on 10/9/2004.

Upon the death of Anant Srinivassa Naik on 1/4/1997 his wife as moiety sharer his three daughters and a son by name Nilesh Anant Naik succeeded to his estate. Anupa Anant Naik, being unmarried relinquished her rights in the inheritance by public deed of assignment of illiquid rights dt. 10/7/1997. Mrs. Pritam Ajit Mopkar Nee Pritam Anant Naik along with her husband Ajit Pandurang Mopkar relinquished their rights in the inheritance of late Anant by deed dt. 2/7/1997. Gauri Shekhar Ambe Nee Prassanna Anant Naik along with her husband Shekhar Ambe relinquished their rights in the inheritance of late Anant by deed dt. 9/5/1997. In view of the three deeds of relinquishment, Anjali Anant Naik as moiety sharer and Nilesh Anant Naik became entitled to the estate of late Anant. In view of Nilesh Anant Naik getting married to Mrs. Dipti Nilesh Naik, she became the co-sharer along with Nilesh Anant Naik.



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By agreement to sell dt. 8th August 2018 Anjali Anant Naik, Nilesh Anant Naik, Dipti Nilesh Naik, Madhusudan Srinivassa Naik and Madhavi Madhusudan Naik entered into an agreement with Rich Bake Bakers in terms of which they agreed to sell to Rich Bake Bakers, the said property i.e. lots 22 and 23 and surveyed under chalta nos.65 and 66 of P.T. sheet no. 196 of Margao city.

Form D of chalta nos.65 and 66 of P.T. sheet No. 196 of Margao city shows Vasundhara to hold half share while Anant and Madhusudhan both sons of Srinivassa as holding 1/4th share each. However in view of the death of Vasundharabai 2/6/1987, her half share devolved unto her two sons Anant and Madhusudhan.

Madhusudhan Srinivassa Naik expired on 21st Feb. 2019 bequeathing his estate unto his wife Madhavi. Shri Madhusudhan had no issues, and in view of the will his estate i.e. his rights to chalta no. 64, 65 and 66 of P.T. Sheet No. 196 of Margao city devolved unto his wife Madhavi by virtue of Will drawn on 22/5/2017 at folio 94 to 95 of Wills Book No. 449.

By addendum to the agreement dt. 8th August 2018, executed on 28/6/2019 Anjali Anant Naik, Nilesh Anant Naik, Dipti Nilesh Naik and Madhavi Madhusudhan Naik novated the agreement dt. 8th August 2018. In terms of the agreement dt. 8th August 2018 novated by addendum to the agreement executed on 28/6/19, Rich Bake Bakers as purchaser was entitled to develop the property surveyed under 64, 65 and 66 of chalta no. 196 of Margao city and was further entitled to enter into agreements for sale in respect of flats, shops, and other premises in the proposed buildings to be built in said chalta nos. 64, 65 and 66 pf P.T. Sheet No. 165 of Margao city in terms of the said agreement. The shops, flats and other premises agreed to be allotted to the owners and which cannot be subject matter of such third parties agreement



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are detailed out at schedule V to the said agreement which is substituted by schedule appended to the addendum dt. 28/6/19.

The sub registrar of Salcete at Margao has issued a nil encumbrance certificate dt. 29/5/2019 in respect of Chalta no. 55 and 56 of P.T. Sheet 165 of Margao city.

In view of the above

i. I am of the considered opinion

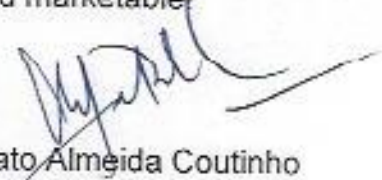
(a) That the owners of the property i.e. Anjali Anant Naik, Nilesh Anant Naik, Dipti Nilesh Naik, Madhusudhan Srinivassa Naik and Madhavi Madhusudhan Naik were entitled to sell the property surveyed under chalta nos. 64, 65 and 66 of P.T. Sheet No. 196 to Rich Bake Bakers.

(b) In view of the terms and conditions between the owners and Rich Bake Bakers, the latter is entitled to enter into any agreement with any third party in respect of shops, apartments and other premises other than those detailed out in schedule V to the agreement dt. 18th August 2018 as novated by addendum dt. 28/6/2019.

(c) I am of the opinion that the title of the owners i.e. Anjali Anant Naik, Nilesh Anant Naik, Dipti Nilesh Naik, and Madhavi Madhusudhan Naik was clear and marketable.

Margao, Goa.

2/7/2019


Cleofato Almeida Coutinho