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26<sup>th</sup> November 2020

### **TITLE REPORT**

I have been requested by Mr. Inesio Almeida Coutinho, Managing Partner of M/s Reliance Builders, a registered Partnership Firm, with Office at Margao, Salcete, Goa, to give my opinion as to the title in respect of the property bearing Chalta No.87 of P.T. Sheet No. 189 of Margao City, admeasuring 1929 sq.mts.

- I) For the said purpose the following documents were handed over to me.
- 1) Form D of Chalta No. 87 of P.T. Sheet No. 189 of Margao City, dated 28/8/2020,
  - 2) Survey Plan of Chalta No. 87 of P.T. Sheet No. 189 of Margao City dated 8/9/2020,
  - 3) Land Registration Certificate of the property bearing No.43611 of Book B No.113, New Series and Inscription of Transmission No.47275 of Book G No.55, along with translation;

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- 4) Sale Deed dated 19/6/1959, recorded at Folio 41 to 44 of Deed Book No.1067 along with translation;
- 5) Matriz Certificate of the property bearing No. 2667, issued by the Taluka Revenue Office, Salcete, Margao, along with translation,
- 6) Deed of Qualification of Heirs and Declaration of Succession drawn on 10/08/2005 in the Office of the Notary Public Ex-Officio at Margao, along with accompanying documents,
- 7) Deed of Succession drawn on 22/1/2010 recorded at folio 35 overleaf to 37 of Deeds Book No.1546 of the Office of the Notary Public Ex-Officio at Margao, along with accompanying documents,
- 8) Deed of Gratuitous Relinquishment of Illiquid Right and Deed of Qualification of Heirs and Declaration of Succession drawn on 27/5/2005, recorded at folio 15 overleaf onwards of Book of Deed No.1481, of Office of the Notary Public Ex-Officio at Margao,

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- 9) Death Certificate of Suman Pundolica Naique
- 10) Deed of Succession cum Relinquishment drawn on 28/8/2017, recorded at folio 91 overleaf onwards of Book of Deed No.1642 of the Office of the Notary Public Ex-Officio at Margao,
- 11) Deed of Sale dated 21/2/2019, registered in the Office of the Sub-Registrar of Salcete, at Margao, under Book-1 Document, Registration No.MGO-1-191-2019 dated 22/2/2019,
- 12) Development Permission bearing Reference No.SGPDA/P/6242/1344/19-20 dated 13/12/2019, from the South Goa Planning and Development Authority,
- 13) Construction Licence bearing Reference No.A/43/2020-21 dated 16/10/2020 from the Margao Municipal Council, Margao.
- 14) Nil Encumbrance Certificate dated 24/11/2020 issued by the Office of the Civil Registrar cum Sub-Registrar of Salcete, at Margao.

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II) Perusal of the documents:-

1. The document at Serial No. 1- Form D of Chalta No. 87 of P.T. Sheet No. 189 of Margao City, dated 28/8/2020, establishes that the property is admeasuring 1929 sq. mts. (one thousand nine hundred twenty nine square metres) and is recorded in the sole name of M/s Reliance Builders. It also establishes that there are no Easements, Lessees or other encumbrances recorded with respect to the said property.
2. The document at Serial No. 2- Survey Plan of Chalta No. 87 of P.T. Sheet No. 189 of Margao City dated 8/9/2020, establishes that the said property is a land of triangular shape, bounded on the East by a road, on the West by a drain, on the North by Chalta No.88 and on the South by Chalta Nos.140, 147 and 148.

The Survey Plan also shows that there are two structures in the said property.

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3. The documents at Serial No. 3 - Land Registration Certificate of the property bearing No.43611 of Book B No.113, New Series and Inscription of Transmission No.47275 of Book G No.55, establish that in Margao of Salcete Taluka, there exists a rural and urban property known as "MIXTO", which is bounded on the East by the Municipal road known as Fr. Antonio Joao Miranda Road, on the West and South with nullah and the land of Hospicio of Sagrado Coracao de Maria of Margao and presently belonging to Metropole Society Ltd., and on the North by nullah.

The said document also establishes that the said property is recorded in the Revenue Office under Matriz No.2667;

The said document also establishes that the said property is registered in favour of Pundolica Visnum Naique and Atchuta Visnum Naique, for having purchased the same in equal parts from Acacio

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Ciriaco Mesquita and Maria Liberata Clementina da Piedade Andrade by Deed dated 19/6/1959, drawn up by the Interim Notary, Santa Rita Vas, at page 41 onwards of Book No.1067.

4. The documents at Serial No. 4 - Sale Deed dated 19/6/1959, recorded at folio 41 to 44 of Deed Book No.1067, establish that by the said Deed Acacio Ciriaco Mesquita and Maria Liberata Clementina da Piedade Andrade stating to be the owners and possessors of a rustic and urban property known as "MIXTO", described in the Land Registration Office under No.43611 New Series and registered in the Land Revenue Office under No.2667 sold the same to Pundolica Visnum Naique and Atchuta Visnum Naique, in equal parts.
5. The documents at Serial No. 5 - Matriz Certificate bearing No. 2667, issued by the Taluka Revenue Office, Margao, states that the property "MIXTO" is bounded on the East by Road, on the West and South by Hospicio de Sagrado Coracao de Maria and on the North by nullah and that the said property is enrolled in the names of Pundolica Visnum Naique  $\frac{1}{2}$  and Atchuta Visnum Naique  $\frac{1}{2}$ .

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The said document also establishes that there are two urban structures bearing Nos.1715 and 1716 situated therein.

6. The documents at Serial Nos.6 and 7 - Deed of Qualification of Heirs and Declaration of Succession drawn on 10/08/2005 in the Office of the Notary Public Ex-Officio at Margao, and Deed of Succession drawn on 22/1/2010 recorded at folio 35 overleaf to 37 of Deeds Book No.1546 of the Office of the Notary Public Ex-Officio at Margao, establish that:

(i) Atchuta Visnum Naique and his wife, Surekha Atchuta Naik have both expired on 9/2/1975 and 10/5/2009, respectively, leaving their two children, as their only heirs, namely, (a) Mrs. Amita Atchuta Naik also known as Amita Gajanan Dukle, married to Gajanan Vishwananth Dukle and (b) Mr. Atish Atchut Naik, married to Pratima Anant Naik,

(ii) The said Amita Atchuta Naik also known as Amita Gajanan Dukle, and her husband Gajanan Vishwananth Dukle have relinquished all their rights to

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the estate of the said Atchuta Visnum Naique by executing Deed of Relinquishment of Rights drawn on 9/10/1986 before the Notary Ex-Officio of Ilhas, at Panjim;

(iii) The said Amita Atchuta Naik also known as Amita Gajanan Dukle, and her husband Gajanan Vishwananth Dukle have relinquished all their rights to the estate of the said Surekha Atchuta Naik by executing Deed of Relinquishment of Rights drawn on 6/8/2009 before the Notary Ex-Officio of Ilhas, at Panjim;

(iv) The said Mr. Atish Atchut Naik, and his wife, Pratima Anant Naik are the only heirs of Atchuta Visnum Naique and his wife, Surekha Atchuta Naik;

7. The documents at Serial Nos.8 and 9 - Deed of Gratuitous Relinquishment of Illiquid Right and Deed of Qualification of Heirs and Declaration of Succession drawn on 27/5/2005, recorded at folio 15 overleaf onwards of Book of Deeds No.1481, of  
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Office of the Notary Public Ex-Officio at Margao and Death Certificate of Suman Pundolica Naique establish that:

(i) the said Pundolica Visnum Naique and his wife, Suman Pundolica Naique have both expired on 22/09/1997 and 4/5/2017, respectively, leaving their three children as their only heirs, namely, (a) Mrs. Smita Vinod Krishna Prabhu Chodnekar, (b) Mrs. Suchita Vilas Rajadhyaksha nee Suchita Pundolica Naique, married to Mr. Vilas Wasudeo Rajadhyaksha, and (c) Mr. Naraina Pundolica Naique married to Sonia Naraina Naique.

(ii) The said Mrs. Smita Vinod Krishna Prabhu Chodnekar and her husband Mr. Vinod Krishna Prabhu Chodnekar, and Mrs. Suchita Vilas Rajadhyaksha and her husband Mr. Vilas Wasudeo Rajadhyaksha have relinquished all their rights to the estate of the said Pundolica Visnum Naique.

8. The document at Serial No.10 – Deed of Succession cum Relinquishment drawn on 28/8/2017, recorded  
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at folio 91 overleaf onwards of Book of Deed No.1642, of Office of the Notary Public Ex-Officio at Margao establishes that:

(i) Sarita Purshottam Naik has expired on 12/3/2016, leaving Purshottam Vishnum Naik, as her widower and moiety holder and her three children, as her only heirs, namely, (a) Rupa Naik alias Rupa Dharshan Rao Valaulikar, married to Dharshan Vishnu Rao Valaulikar, (b) Varsha Naik alias Varsha Samir Khaunte married to Samir Sripad Khaunte and (c) Atul Purshottam Naik, married to Chanda Naik.,

(ii) The said Rupa Naik alias Rupa Dharshan Rao Valaulikar, and her husband Dharshan Vishnu Rao Valaulikar, and Varsha Naik alias Varsha Samir Khaunte and her husband Samir Sripad Khaunte have relinquished all their rights in the estate of their mother/mother-in-law, Sarita Purshottam Naik;

9. The document at Serial No.11- Deed of Sale dated 21/2/2019, registered in the Office of the Sub-Registrar of Salcete, at Margao, under Book-1

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Document, Registration No.MGO-1-191-2019 dated 22/2/2019 establishes that the said Mr. Atish Naik and his wife, Mrs. Pratima Atish Naik, Mr Narayan Pundalik Naik and his wife, Mrs. Sonia Narayan Naik, Mrs. Smita Vinod Prabhu Chodnekar and her husband, Mr. Vinod Krishna Prabhu Chodnekar, Mrs. Suchita Vilas Rajadhyaksha and her husband, Vilas Wasudeo Rajadhyaksha along with Dr. Govind Vishnu Naik and his wife, Mrs. Sujata Govind Naik, Mr. Purshottam Vishnu Naik along with his son, Mr. Atul Purshottam Naik and his wife, Mrs. Chanda Atul Naik, Mr. Trivikram Vishnu Naik and his wife, Mrs. Sudha Trivikram Naik, and Dr. Madhav Vishnu Naik and his wife, Mrs. Hema Madhav Naik, as Vendors have represented that the said property bearing Chalta No.87 of P.T. Sheet No.189 of Margao City was purchased by Pundolice Visnum Naique and Atchuta Visnum Naique, but that it was considered to be jointly owned and possessed by all Vendors and have transferred the property along with all the structures situated therein, by way of Sale to M/s Reliance Builders;

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10. The Documents at Serial Nos.12 and 13- Development Permission bearing Reference No.SGPDA/P/6242/1344/19-20 dated 13/12/2019, from the South Goa Planning and Development Authority and Construction Licence bearing Reference No.A/43/2020-21 dated 16/10/2020 from the Margao Municipal Council, Margao. establish that M/s Reliance Builders have obtained the necessary legal permissions from the said authorities to construct a commercial building comprising Basement Floor, Ground Floor plus six floors in the property bearing Chalta No.87 of P.T. Sheet No.189 of Margao City as per the approved plans.

11. The document at Serial No.14- Nil Encumbrance Certificate dated 24/11/2020 issued by the Civil Registrar cum Sub-Registrar of Salcete, at Margao, establishes that no encumbrances have been found with respect to the said property for the period of 21/2/2019 to 24/11/2020.

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(III) Conclusion

From the above documents, the following can be seen:-

(a) That the property described in the Land Registration Office of Salcete, under No.43611 New Series, is inscribed in the names of Pundolica Visnum Naique and Atchuta Visnum Naique.

(b) That the heirs of the said Pundolica Visnum Naique and Atchuta Visnum Naique, namely, Mr. Atish Naik and his wife, Mrs. Pratima Atish Naik, Mr Narayan Pundalik Naik and his wife, Mrs. Sonia Narayan Naik, Mrs. Smita Vinod Prabhu Chodnekar and her husband, Mr. Vinod Krishna Prabhu Chodnekar, Mrs. Suchita Vilas Rajadhyaksha and her husband, Mr. Vilas Wasudeo Rajadhyaksha have stated that they consider the property to be also

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owned and possessed jointly by them with Dr. Govind Vishnu Naik and his wife, Mrs. Sujata Govind Naik, Mr. Purshottam Vishnu Naik along with his son, Mr. Atul Purshottam Naik and his wife, Mrs. Chanda Atul Naik, Mr. Trivikram Vishnu Naik and his wife, Mrs. Sudha Trivikram Naik, Dr. Madhav Vishnu Naik and his wife, Mrs. Hema Madhav Naik.

(c) That the said Mr. Atish Naik and his wife, Mrs. Pratima Atish Naik, Mr Narayan Pundalik Naik and his wife, Mrs. Sonia Narayan Naik, Mrs. Smita Vinod Prabhu Chodnekar and her husband, Mr. Vinod Krishna Prabhu Chodnekar, Mrs. Suchita Vilas Rajadhyaksha and her husband, Mr. Vilas Wasudeo Rajadhyaksha along with Dr. Govind Vishnu Naik and his wife, Mrs. Sujata Govind Naik, Mr. Purshottam Vishnu Naik along with his son, Mr. Atul Purshottam Naik and his wife, Mrs. Chanda Atul Naik, Mr. Trivikram Vishnu Naik

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and his wife, Mrs. Sudha Trivikram Naik, Dr. Madhav Vishnu Naik and his wife, Mrs. Hema Madhav Naik have sold the entire property bearing Land Registration No.43611 New Series, Matriz No.2667 and Chalta No.87 of P.T. Sheet No.189 of Margao City, admeasuring 1929 sq.mts. and the structure situated therein to M/s Reliance Builders;

(d) That M/s Reliance Builders have obtained the necessary permissions from the South Goa Planning and Development Authority and Margao Municipal Council to construct a commercial building in the said property bearing Chalta No. 87 of P.T. Sheet No. 189 of Margao City, as per the approved plans.

(e) That the said property is free from all encumbrances or charges.

I am therefore of the opinion that M/s Reliance Builders, a registered partnership Firm, is the absolute

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and exclusive owner in possession of the property surveyed under Chalta No. 87 of P.T. Sheet No. 189 of Margao City, admeasuring 1929 sq.mts. and is holding the permissions from the South Goa Planning and Development Authority and Margao Municipal Council to construct a commercial building therein, as per the approved plans.

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(C. Vas)