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Ref. No.:

Date : 02/05/2021

-:TO WHOMSOEVER IT MAY CONCERN:-

TITLE-VERIFICATION REPORT AND LEGAL OPINION IN RESPECT OF PLOT OF LAND, ADMEASURING 1,500.00 SQ. MTS., BEARING NEW SURVEY NO. 39/4 OF VILLAGE MAULINGUEM-SOUTH, TALUKA BICHOLIM, DESCRIBED HEREIN BELOW FOR: Mr. SHANKARRAO APPASAHEB DESAI, SOLE PROPRIETOR OF KAKA BUILDERS with registered Office at 9/1728, Maulangtad, Sankhali, Taluka Bicholim - 403505.

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I. DESCRIPTION OF THE PROPERTY: -

SCHEDULE (I)

ALL THAT piece or parcel of land, viz., a Plot admeasuring 1,500.00 sq. mts., or thereabouts, forming part of the larger property known as "**BOROD CHIREKONIKODIL** " also known as "**CONVONCHO CALICHEM MOL** ", also known as "**MASUNDICHIREKHANIKADIL BHARAD** ", situated at Village Maulinguem-South, within the local limits of the Sankhali Municipal Council, Taluka and Registration of Bicholim, Sub-District of North Goa, in State of Goa, being described in the Land Registration Office of Bicholim, under Description No. 15390 of Book B-39 (new) and also under Description No.4495 of Book B-12 (new), and enrolled in the Taluka Revenue Office of Bicholim under Matriz No. 258 and 93, and the said Plot admeasuring 1500.00 sq. mts. is surveyed during the recent Survey conducted for the purposes of

Swati Karpe

Records of Rights for the Revenue Village Maulinguem South under New Survey No. 39 Sub-Division No.4, and being bounded as an independent and distinct entity per new survey plan as under :-

On or towards the North: by property bearing Survey No. 39/1,

On or towards the South: by public road Sanquelim - Valpoi,

On or towards the East: by property bearing Survey No. 39/5, and,

On or towards the West: by property bearing Survey No.39/3-C.

II. LIST OF DOCUMENTS EXAMINED :-

- i. Deed of Sale dated 26/02/1981, registered with the Sub-Registrar Office of Bicholim under Registration No. 128 of Book No.11, Volume No.66 on 30/03/1981.
- ii. Deed of Sale dated 01/07/1993, registered with the Sub-Registrar Office of Bicholim under Registration No. 102 of Book No. I, Volume No.49 on 29/11/1993.
- iii. Records of Right Certificate, in Form No. I and XIV in respect of Survey No. 39 sub-division No. 4 of Village Maulinguem South, Taluka Bicholim.
- iv. Proceedings of Regular Inventory Proceedings No. 45/2011/B and the final order passed thereon 27/07/2011 by the court of Civil Judge Junior Division, 'C' Court at Bicholim.
- v. Special Power of Attorney executed by Mr. Milind Pandurang Govekar, before the Notary, Adv. Pratapsingh M. Nimbalkar, at Sanquelim, under Serial No. 1162 on 01/10/2021.
- vi. Agreement for Development of Property and Sale dated 07/01/2022, registered with the Sub-Registrar Office of Bicholim under Registration No. BCH-1-66-2022, on 31/01/2022.

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- vii. Special Power of Attorney executed by Mr. Milind Pandurang Govekar, before the Notary, Adv. Pratapsingh M. Nimbalkar, at Sanquelim, under Serial No. 191 on 15/02/2022.
- viii. Regular Inventory Proceedings No. 15/2021/C and the degree passed thereon 30/03/2022 by the Court of Civil Judge junior Division 'C' Court at Bicholim.
- ix. Technical Clearance Order issued by Dy. Town Planner, Town & Country Planning Department, Taluka Bicholim, vide its letter bearing Ref. No. DC/7903/Maulg/Bich/22/728, dated 18/04/2022.
- x. Special Power of Attorney executed by Shri Pandurang Govekar and others, before the Notary, Adv. Pratapsingh M. Nimbalkar, at Sanquelim, under Serial No. 412 on 30/04/2022, in favour of Shri Shankarrao Dessai.
- xi. Special Power of Attorney executed by Shri Pandurang Govekar and others, before the Notary, Adv. Pratapsingh M. Nimbalkar, at Sanquelim, under Serial No. 1162 on 01/10/2021, in favour of Shri Milind Pandurang Govekar.
- xii. Special Power of Attorney executed by Smt. Ramabai Shambu Govenkar, before the Notary, Adv. Pratapsingh M. Nimbalkar, at Sanquelim, under Serial No. 191 on 15/02/2022, in favour of Shri Milind Pandurang Govekar.
- xiii. Special Power of Attorney executed by Smt. Ramabai Shambu Govenkar, before the Notary, Adv. Pratapsingh M. Nimbalkar, at Sanquelim, under Serial No. 440 on 09/05/2022, in favour of Shri Shankarrao Dessai.
- xiv. Special Power of Attorney executed by Smt. Ramabai Shambu Govenkar and others before the Notary, Adv. Pratapsingh M. Nimbalkar, at Sanquelim, under Serial No. 1161 on 01/10/2021, in favour of Shri Mahundra Bhanudas Govekar.

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- xv. NOC from Sankhali Health Centre vide its letter bearing Ref. No. DHS/2022/DHS0901/00021/829, dated 05/06/2022.
- xvi. NOC from Sankhali Electricity Department vide its letter bearing Ref. No. AE/V-II (R)/TECH-4 (D)/2022-23/893, dated 28/06/2022.
- xvii. N.O.C. for proposed construction of residential cum Commercial building and Compound wall in Survey No. 39/4, of Village Maulinguem-South, Taluka Bicholim, issued by Assistant Engineer Sub-Div. I (WS). D XXIV (PHE) PWD, Bicholim-Goa, vide its letter bearing Ref. No. PWD/D.XXIV/SD I (WS)/F.40/315/22-23, dated 07/07/2022.
- xviii. Conversion Sanad issued by the District Collector, North Goa vide its Order bearing Ref No. RB/CNV/BICH/COLL/03/2022/CCBIC22-88/5430, dated 08/09/2022.
- xix. Order dated 21/02/2024, passed in Civil Misc. Application (Port) No. 8/2023/A, by the Court of Civil Judge, Senior Division, at Bicholim-Goa.
- xx. Agreement for Development of Property and Sale executed on 12/04/2024 and presented for registration before the Sub-Registrar's Office of Bicholim under Serial No. 2024-BCH-529 on 25/04/2024.
- xxi. Nil Encumbrance Certificate dated 27/09/2022, issued by the Sub Registrar's Office of Bicholim.

TITLE-SEARCH REPORT:-

1. I have carefully examined the documents mentioned hereinabove and have also taken thorough searches in the records of the various offices and from the same it transpires that One Smt.

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Ramabai Shambu Govekar and Mrs. Sudha Pandurang Govekar, became the owners in possession of the said Plot admeasuring 1500.00 sq. mts. by virtue of a Deed of Sale 26/02/1981, registered with the Sub-Registrar Office of Bicholim, under Registration No. 128 of Book No. I, Volume No.66 on 30/03/1981.

2. By virtue of above purchase the said Smt. Ramabai Shambu Govekar and her husband, Shambo alias, Bhanudas Rajaram Govekar and Smt. Sudha Pandurang Govekar and her husband Shri Pandurang Rajaram Govekar, became the absolute and exclusive owners in possession of the said Plot.
3. The said Shri Shambo alias, Bhanudas Rajaram Govekar expired on 07/09/2006, leaving behind the said Smt. Ramabai Shambu alias Bhanudas Govekar as his widow and moiety holder following children as his sole and universal heirs:-
 - i. Shri Mahendra Bhanudas alias, Shambu Govekar married to Smt. Shilpa Mahendra Govekar;
 - ii. Shri Manoj alias, Suryakant Bhanudas alias, Shambu Govekar, who pre-deceased his father in the status of married to Smt. Manasvi Suryakant Govekar as his widow and moiety-holder and leaving behind Ms. Lavnya Govekar his only daughter as his heir.
 - iii. Smt. Sweta Sandeep Shirodkar married to Shri Sandeep Anand Shirodkar.

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4. Upon the death of the said Shri Bhanudas alias, Shambu Govekar, Regular Inventory Proceedings No. 15/2021/C, came to be initiated in the Court of Civil Judge, Junior Division at Bicholim for partitioning the assets left behind by the deceased.
5. The said Inventory Proceedings having run in its due course a map of partition was drawn and the same was finalized in terms of Final Order and Decree passed therein on 30/03/2022, the aforesaid owners viz., Smt. Ramabai Bhanudas alias, Shambo Govekar, Shri Mahendra Bhanudas alias, Shambu Govekar married to Smt. Shilpa Mahendra Govekar, Smt. Manasi Manoj alias, Suryakant Govekar, Miss Lavnya Manoj alias, Suryakant Govekar (minor heir), and Smt. Shweta Sandeep Shirodkar married to Sandeep Anand Shirodkar, have been declared as a sole and universal heirs of the deceased, and thus inherited all the right, title and interest in the assets left behind by the deceased Shri Bhanudas alias, Shambo Rajaram Govekar.
6. The said Smt. Sudha Pandurang Govekar also expired on 31/1/2007 leaving behind Shri Pandurang Rajaram Govekar, as her widower and moiety-holder and Shri Milind Pandurang Govekar, Shri Dattaprasad Pandurang Govekar and Smt. Namrata Rakesh Fulari along with their respective spouses as her sole and universal heirs.
7. Upon the death of the said Smt. Sudha Pandurang Govekar Regular Inventory Proceedings No. 45/2011/B came to be initiated in the Court of Civil Judge, Junior Division 'B' Court at Bicholim for partitioning the asset left behind by the deceased.

Smt. Manar

8. The said Inventory Proceedings having run in its due course a map of partition was drawn, therein in terms of Final Order dated 27/07/2011, the said Inventory was finalized and the said aforesaid owners were declared as the sole and universal heirs of said Sudha Pandurang Govekar.
9. In terms of an Agreement for Development of Property and Sale executed on 07/01/2022 and duly registered with the Sub-Registrar Office of Bicholim under Registration No. BCH-1-66-2022, on 31/01/2022, viz., Shri Mahendra Bhanudas Govekar and his wife, Smt. Shweta Sandeep Shirodkar and her husband, Smt. Manasi Manoj alias, Suryakakant Govekar, Smt. Ramabai Shambu Govekar, Mr. Milind Pandurang Govekar and his wife, Mr. Dattaprasad Pandurang Govekar and his wife, Mrs. Namarata Sunil Fulari and her husband, Shri Sunil Fulari and Shri Pandurang Rajaram Govekar entered into Agreement with the Developer Mr. Shankarrao Appasaheb Desai, Proprietor of Kaka Builders, in terms of which it has been agreed that the developer shall develop the said Plot by constructing Residential cum Commercial building complex thereon and shall obtain appropriate Licenses and Permissions from the Competent Authorities at his own cost and expenses and on terms and conditions and for consideration more particularly stipulated in the said Agreement.
10. In pursuance of the said Agreement for Development of Property and Sale dated 07/01/2022, the said Mr. Shankarrao Appasaheb Desai, proprietor of Kaka Builders, obtained appropriate Licenses and Permissions from the Competent Authorities for the

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construction Residential cum Commercial building on the said Plot in the following maner:

- i. Technical Clearance Order issued by Dy. Town Planner, Town & Country Planning Department, Taluka Bicholim, vide its letter bearing Ref. No. DC/7903/Maulg/Bich/22/728, dated 18/04/2022.
- ii. NOC from Sankhali Health Centre, issued vide its letter bearing Ref. No. DHS/2022/DHS0901/00021/829, dated 05/06/2022.
- iii. NOC from Sankhali Electricity Department, issued vide its letter bearing Ref. No. AE/V-II (R)/TECH-4 (D)/2022-23/893, dated 28/06/2022.
- iv. N.O.C. for proposed construction of Residential cum Commercial building and Compound wall in Survey No. 39/4, of Village Maulinguem-South, Taluka Bicholim, issued by Assistant Engineer Sub-Div. I (WS). D XXIV (PHE) PWD, Bicholim-Goa, vide its letter bearing Ref. No. PWD/D.XXIV/SD I (WS)/F.40/315/22-23, dated 07/07/2022.
- v. Conversion Sanad issued by the District Collector, North Goa vide its Order bearing Ref No. RB/CNV/BICH/COLL/03/2022/CCBIC22-88/5430, dated 08/09/2022.

11. Since the minor heir of the deceased, viz. Miss Lavnya Manoj alias, Suryakakant Govekar, was not added in the said Agreement for Development of Property and Sale dated 07/01/2022, and being a minor, the Court Permission had to be sought for seeking permission to enter into Agreement on her behalf.

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12. Accordingly Civil Miscellaneous Application No. 8/2023/A was filed by the mother of the minor as per the Provisions of Article 50 read with Article 139 of the Portuguese Civil Code in the Court of Civil Judge, Senior Division, at Bicholim and in terms of Order passed therein on 21/02/2024 the mother of the minor and the Applicant, Smt. Manasvi Manoj alias, Suryakant Govekar was appointed as the guardian of her minor daughter Miss Lavnya Manoj alias, Suryakant Govekar and she has been authorized to enter into an Agreement for Development of Property and Sale in respect of the Minor's share in the property.
13. In pursuance of the said Order, Miss Lavnya Manoj alias, Suryakant Govekar, through her Court appointed guardian and mother Smt. Manasvi Govekar, entered into an Agreement for Development of Property and Sale with the developer Mr. Shankarrao Appasaheb Desai, sole proprietor of Kaka Builders, thereby allowing the developers also to develop her minor daughter's 1/12th undivided share in the said property bearing Survey No. 39/4.
14. In pursuance of the earlier Agreement dated 07/01/2022, the said Agreement for Development of Property and Sale dated 12/04/2024 has been executed and presented for registration before the Sub Registrars' Office of Bicholim, under Serial No. 2024-BCH-529 and the same is ordered for registration.
15. By virtue of both the above agreements and appropriate licenses and permissions obtained from the competent authorities, the Developer - Shri Shankarrao Prabhudessai, sole proprietor of

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Kaka Builder's is developing the said Plot by constructing multi-storied, Residential-cum-commercial Building complete thereon.

VII. LEGAL OPINION:

Based upon the examination of the aforesaid documents and the searches carried out in various public offices, I hereby certify as under:-

1. that the title of - Smt. Ramabai Shambu Govekar and her children viz. Shri Mahendra Banudas Govekar married to Mrs. Shilpa Mahendra Govekar, Smt. Shveta Sandeep Shirodkar married to Shri Sandeep Anand Shirodkar, Smt. Manasvi Suryakant Govekar and her daughter, Ms. Lavyna Suryakant Govekar and Shri Pandurang Rajaram Govekar and his children viz. Shri Milind Pandurang Govekar married to Mrs. Manasvi Milind Govekar, Shri Dattaprasad Pandurang Govekar married to Mrs. Sweta Dattaprasad Govekar and Mrs. Namrta Sunil Fulari married to Shri Sunil Suresh Fulari to the said plot admeasuring 1500.00 sq. mts. and bearing New Survey No. 39/4 of Maulinguem South Taluka Bicholim as joint owners thereof, is clean, clear and marketable subject to execution of Agreement for Development of Property and Sale with the Developer Shri Shankar Appasaheb Desai, Proprietor of M/s. Kaka Builders.
2. In pursuance of the said Agreement for Development of Property and Sale dated 07/01/2022, duly registered with the Sub Registrars' Office of Bicholim, and the said Agreement for Development of Property and Sale dated 12/04/2024 presented for registration before the Sub Registrars' Office of Bicholim, the Developer Shri Shankarrao Appasaheb Desai is developing the

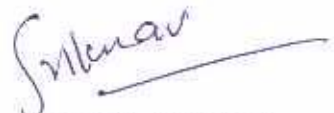
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said plot by constructing Residential - cum- Commercial building thereon and in pursuance of the same, has obtained licenses and permission of the Competent Authorities.

3. that Urban Land Ceiling Act is not applicable in the state of Goa.
4. that there are no acquisitions or requisitions proceedings pending in respect of the said plot.
5. Provision of Goa Real Estate Regulatory Authority, (RERA), are applicable to the present project.
6. I further certify that I have verified all the original Title Documents mentioned hereinabove and also verified the certified copies of the same from the records of the Sub-Registrar of Bicholim.
7. The said Plot is SARFAESI Complaint.

Date: 02/05/2024.

Place: Sankhali, Bicholim, Goa.


(Mrs. Swati U. Kerkar)
Advocate

Sou. Swati Ullas Kerkar
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