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DATE: 26/09/2025.

TITLE VERIFICATION AND SEARCH REPORT

Sub: Title Report in respect of the residential project "THE PATIO" by NYK Realty LLP in land admeasuring 1525 sq. mts., surveyed under no. 302/39-A of Village Tivim.

1. DESCRIPTION OF IMMOVABLE PROPERTIES:

The residential project "THE PATIO" by NYK Realty LLP is constructed in land admeasuring 1525 sq. mts., surveyed under no. 302/39-A of Village Tivim in which existed a dilapidated house bearing No. 261, admeasuring 200 sq. mts. with separate toilet / store room having additional area of 30 sq. mts. jutting out of boundary wall, situated at Village Tivim, within the limits of Village Panchayat of Tivim, Taluka and Registration Sub District of Bardez, District of North Goa, State of Goa, inscribed in the Land Registration Office of Bicholim under Inscription No. 4321 of folio 75 and 75v of Book G7 which record the transmission of properties under description No. 5632 and 5633 at folio 293v to 299v of Book B-Old Bardez of series 2a and described property under description no. 7262 and 7263 at folio 43v of Book 19 in the Land Registration Office of Bicholim, which together constitutes entire property known as "Coddem Batta". The said property has real Index No. 1 new at folio 11v and is enrolled in Matriz Predial (Land Revenue Record) under No. 1836. The entire land is protected by laterite stone boundary wall with entrance from the road side and is bounded as under:-

ON THE EAST : by part of property bearing survey no. 302/39 of Village Tivim, Bardez, Goa;

ON THE WEST : by public road;

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ON THE NORTH : by property bearing survey no. 302/41 of Village Tivim, Bardez, Goa;

ON THE SOUTH : by part of property bearing survey no. 302/39 of Village Tivim, Bardez, Goa.

Hereinafter called said land.

The said land forms the part of the property known as "PADRIWADA" or "GAVOIVELIM BATTA" or "CODEM BATTA", admeasuring 8850 sq. mts., surveyed under survey no. 302/39 of Village Tivim, situated at Village Tivim, within the limits of Village Panchayat of Tivim, Taluka and Registration Sub District of Bardez, District of North Goa, State of Goa and is bounded as under:-

ON THE EAST : by property surveyed under no. 302/40, 302/49 and by road;

ON THE WEST : by public road;

ON THE NORTH : by property surveyed under no. 302/41, 302/47;

ON THE SOUTH : by property surveyed under no. 302/38, 302/49.

Hereinafter called said property.

2. SEARCH IN SUB-REGISTRAR'S OFFICE.

i. LOCATION OF THE PROPERTY :-

The said land is situated at Village Tivim, within the jurisdiction of Sub Registrar of Bardez.

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ADVOCATE
NOTARY
PANAJI GOA

ii. SEARCH AND INVESTIGATION :-

The property known as "PADRIWADA" or "GAVOIVELIM BATTA" or "CODEM BATTA" along with the dwelling house was acquired by Shri Francisco Caetano de Souza alias Casmiro, by virtue of Deed of Exchange dt. 15/04/1899, recorded before then Notary of then Judicial Division at Bicholim at pages 34 to 35 of Book 39.

Upon the death of said Francisco Caetano de Souza alias Casmiro, Orphanological Inventory Proceedings being No. 269/1907 were instituted before the Court of Judicial Division at Bicholim by his widow, Smt. Rosalina De Souza and said property was listed as Item No. 6 and 1/5th part of said property was allotted to said Rosalina De Souza and 4/5th part of said property was allotted to his only minor son, Francisco Fortunato De Souza alias Fortunato de Souza.

The share of said Rosalina De Souza is inscribed in her name under Inscription No. 4321 at page 75 of Book G-7 in the Land Registration Office of Bicholim since 13/07/1907.

Said Rosalina De Souza expired leaving behind said Francisco Fortunato De Souza alias Fortunato de Souza as her only son and the same can be confirmed from the Orphanological Inventory Proceedings being No. 269/1907 instituted upon the death of said Francisco Caetano de Souza. Thus, said Francisco Fortunato De Souza became the exclusive owner of the said property.

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Upon the death of said Francisco Fortunato Florencio De Souza and his wife Smt. Ema D'Souza, Inventory Proceedings being No. 27/2019/B were instituted before the Civil Judge Junior Division at Bicholim and said property along with house No. 261 was listed as Item No. 1 and was allotted to Shri Francisco Xavier D'Souza alias Francis Xavier D'Souza alias Francisco Xavier married Smt. Victoria Stella D'Souza alias Victoria Stella De Souza and the same is confirmed by Judgement dt. 21/05/2019.

By Deed of Sale dt. 06/02/2023, registered before Sub Registrar of Bardez under Reg. No. BRZ-1-656-2023 of Book 1 Document dt. 09/02/2023, said Francisco Xavier D'Souza alias Francis Xavier D'Souza alias Francisco Xavier Vila Castro D'Souza alias Francisco X. V. D'Souza alias Francis Xavier De Souza alias Francis D'Souza and his wife Smt. Victoria Stella D'Souza alias Victoria Stella De Souza alias Victoria Stella D'Costa sold land / Plot 'A' admeasuring 1525 sq. mts. along with the house of the said property to Shri Juaib Jesus Desouza.

By Deed of Sale dt. 16/10/2023, registered before Sub Registrar of Bardez under Reg. No. BRZ-1-6099-2023 of Book 1 Document dt. 11/12/2023, said Juaib Jesus Desouza, as bachelor sold 66% of the area i.e. 1006.5 sq. mts. of said land to Shri Anurag Rameshchandra Gupta and 34% of the area i.e. 518.5 sq. mts. of said land to Nayak Enterprises, a Partnership Firm.

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ADVOCATE
NOTARY
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By Deed of Sale dt. 16/01/2025, registered before Sub Registrar of Bardez under Reg. No. BRZ-1-377-2025 of Book 1 Document dt. 17/01/2025, said Anurag Rameshchandra Gupta and his wife Smt. Shalu Anurag Gupta, as Vendor and said Nayak Enterprises, as Confirming Party sold their 66% of the area i.e. 1006.5 sq. mts. of said land to Shri Narendra Ram Nambula and NYK Realty, a Limited Liability Partnership whereby the area i.e. 750 sq. mts. out of the area 1006.5 sq. mts. was sold to said Narendra Ram Nambula and area i.e. 256.5 sq. mts. of total area 1006.5 sq. mts. was sold to said NYK Realty.

By Deed of Sale dt. 24/07/2025, registered before Sub Registrar of Bardez under Reg. No. BRZ-1-4124-2025 of Book 1 Document dt. 01/08/2025, said Nayak Enterprises sold their undivided share of 518.5 sq. mts. out of total area of said land to said NYK Realty LLP.

Thus, by virtue of two Deed of Sale dt. 16/01/2025 and dt. 24/07/2025, said NYK Realty LLP became the exclusive owner of the area adm. 775 sq. mts. of said land and by virtue of said Deed of Sale dt. 16/01/2025, said Narendra Ram Nambula became the exclusive owner of area 750 sq. mts. of said land.

In Form I & XIV of survey no. 302/39-A of Village Tivim, the name of said Narendra Ram Nambula and said NYK Realty are recorded in the Occupant's Column by Mutation No. 101516.

SHIVPRASAD VASUDEV MANDREKAR ADVOCATE PANAJI GOA

Addl. Collector – III, Mapusa granted Sanad vide its No. 4/405/CNV/AC-III/2024/1738 dt. 15/11/2024 for conversion of an area adm. 1332 sq. mts. of the said land for residential use with 80 FAR.

Town & Country Planning Department, Mapusa granted Technical Clearance Order vide its No. TPB/10578/TIV/TCP/2025/3724 dt. 23/04/2025 for construction of residential bungalow, building and swimming pools in said land.

Village Panchayat of Tivim granted Construction Licence vide its No. VP/TIV/BAR/F.8/2025-26/342 dt. 05/05/2025 for construction of residential bungalow, building and swimming pools in said land.

Said Narendra Ram Nambula and said NYK Realty LLP have named the residential project as "THE PATIO" by NYK Realty LLP to be constructed in said land.

3. TITLE DEEDS SEEN BY ME.

i. Deed of Exchange dt. 15/04/1899; (photo copy).

ii. Orphanological Inventory Proceedings being No. 269/1907 instituted before the Court of Judicial Division at Bicholim; (photo copy).

iii. Inscription No. 4321 at page 75 of Book G-7 in the Land Registration Office of Bicholim since 13/07/1907; (photo copy).

iv. Judgement dt. 21/05/2019 passed by the Civil Judge Junior Division at Bicholim in the Inventory Proceedings being No. 27/2019/B; (photo copy).

v. Deed of Sale dt. 06/02/2023; (photo copy).

vi. Deed of Sale dt. 16/10/2023; (photo copy).

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vii. Deed of Sale dt. 16/01/2025; (photo copy).

viii. Deed of Sale dt. 24/07/2025; (photo copy).

ix. Form I & XIV of survey no. 302/39-A of Village Tivim; (photo copy).

x. Sanad dt. 15/11/2024 from Addl. Collector – III, Mapusa; (photo copy).

xi. Technical Clearance dt. 23/04/2025 from Town & Country Planning Department, Mapusa; (photo copy).

xii. Construction Licence dt. 05/05/2025 from Village Panchayat of Tivim; (photo copy).

CERTIFICATE

I hereby certify that I have personally searched and verified the information furnished in this report before the Sub Registrar of Bardez and other Departments, over 30 years. The statements and other information given in this report are correct and true. I further certify that said Narendra Ram Nambula holds absolute, valid, clear and marketable title over the undivided area adm. 750 sq. mts. of said land and said NYK Realty LLP holds absolute, valid, clear and marketable title over the undivided area adm. 775 sq. mts. of said land and to do the construction of the residential project "THE PATIO" by NYK Realty LLP, jointly in said land.

(ADV. S. V. MANERKER)

SHIVPRASAD VASUDEV MANERKER
ADVOCATE
NOTARY
PANAJI GOA