

CERTIFICATE OF TITLE

I.-DESCRIPTION OF THE PROPERTY

All that part and parcel of land admeasuring 15,500sq.mts. on which the proposed Project known as "**A CAPELLA-VILLA PROJECT**" comprising of 22 Villas is being developed out of the total Plot area of 22575sq.mts. surveyed under no.94/1 of Village Oxel along with Five Houses standing thereon totally admeasuring 625sqmts. being (i)-surveyed under No.94/3, admeasuring 50sqmts., (ii)-surveyed under No.94/4, admeasuring 250sqmts., (iii)-surveyed under No.94/5, admeasuring 50sqmts., (iv)-surveyed under No.94/6, admeasuring 150sqmts., and (v)-surveyed under No.94/7, admeasuring 125sqmts., being the right to 1/2 half share of the 1/20th part of the larger property indentified as "CHOPODEM" or 'CHOPDEM' or "CHAPORA" commonly known as "XAPUR" or 'CHAPUR' or 'VISRUN BHAT' situated at Oxel-Siolim, within the limits of Village Panchayat Siolim, Taluka and Registration Sub-District of Bardez, Sub-District of Bardez, District North Goa, in the State of Goa, which 1/20th part is independently and as distinct property is described in the Office of Land Registrar Office of Bardez under No.27169 at folio 33 of Book B-70 and the whole property was earlier described under no.2495, but is not enrolled in the Taluka Revenue Office.

The SAID PLOT surveyed under no.94/1 is bounded as under:-

Towards the North:-By Survey No.92 of Village Oxel

Towards the South:- By Survey No.99/6 of Village Oxel



-2-

Towards the East :- By Survey No.92/2 of Village Oxel

Towards the West :- By Survey No.95/1 to 17 and 96/2,3,4,
and 5, and 97/2,3,5,6 and by Survey
No.98/1, 2,3 and 8 & 9 of Village Oxel.

II.- LIST OF THE DOCUMENTS SCRUTINISED

I have examined the following documents which are valid
as per the prevailing laws:-

(1).- Certificate of Inscription and Description issued by
the Office of Land Registrar Bardez. ✓

(2).-Form III (Index of Land) concerning Survey no.94/1. ✓

(3).-Form IX concerning Survey no.94/1,3,4,5,6, and 7.

(4).- Manuel Form and Digital Form ✓

(5).-Form I and XIV concerning survey no.94/1,94/3,4,5,6 and
7 of Village Oxel-Siolim Goa. ✓

(6).-Inventory Proceedings under No.68/93/B were initiated in
the Court of Civil Judge Senior Division "B" Court at Mapusa
Bardez Goa along with Order dated 31-03-2007 passed by the
Court of Civil Judge Senior Division Mapusa in the said
Inventory Proceedings. ✓

(7).-Will dated 17-03-1976 drawn at pages 59v onwards of Book
43 in the Office of Ex-Officio Notary of Taluka of Ilhas Goa.'

-3-

(8).-Deed of Succession dated 20-4-2022 drawn at pages 2 to 8 of the Notarial Deeds Book no.75 before the Notary Ex-Officio-Sub-Registrar Canacona along with Official Gazette, from Government of Goa dated 19-05-2022. ✓.

(9).-Deed of Sale dated 08-08-2022 registered under Book 1 Doc. Reg.no.BRZ-1-3541-2022, on 12-08-2022 in the Office of Sub-Registrar Mapusa Bardez Goa. ✓

(10).-Deed of Sale dated 09-08-2022 registered under Book 1 Doc. Reg.no.BRZ-1-3545-2022, on 12-08-2022 in the office of Sub-Registrar Mapusa Bardez Goa. ✓

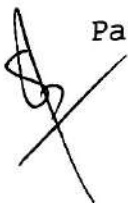
(11).-Joint Development Agreement dated 23-12-2022 registered under Book 1 Doc. Reg.no.BRZ-1-5842-2022, on 23-12-2022 in the office of Sub-Registrar Mapusa Bardez Goa. ✓

(12).-Technical Clearance Order dated 21-11-2023 under no.TPB/9014/OXEL/TCP-2023/9864 from the Office of the Senior Town Planner, Town and Country Planning and Development Authority, Mapusa Goa. ✓

(13).-Survey Plans.

III-FLOW OF TITLE

On having perused the above listed documents produced on record I confirm that the SAID PROPERTY being the half share of the one twentieth part of the entire property which formed as independent and distinct property by itself and described under no.27169 originally belonged to Shri Mocunda Porobo Patgaonkar alias Mukund Anant Porob Padgaonkar, as the same



-4-

stands inscribed in his favour under inscription no.22265 at folio 193 of Book G-28 in the Office of Land Registrar Bardez on 13-4-1929 and from the said certificate of inscription it reveals that the said half share in the said property was gifted to the said Shri Mocunda Porobo Patgaonkar by his parents Shri Ananta Porobo Patgaonkar and his wife Smt. Janqui vide Deed of Gift dated 05-10-1926 drawn at folio 70 of Book 176 before the Notary Public Teodoro Miranda.

The said Shri Mocunda Porobo Patgaonkar alias Mukund Anant Porob Padgaonkar married to Smt. Radhabai Mukund Padgaonkar both expired on 30-1-1955 and 06-11-1976 respectively.

At the time of promulgation of Survey Rights in the year 1971-72, the name of the Five sons of late Shri Mocunda Porobo Patgaonkar alias Mukund Anant Porob Padgaonkar namely:- (i)-Shri Ramakanth Mukund Padgaonkar, (ii) Bhat (who is Shri Balkrishna Mukund Padgaonkar, (iii) Shri Madhukar Mukund Padgaonkar, (iv)-Shri Gurudas Mukund Padgaonkar, stands recorded in the Form III (Index of Land) and in the Form IX and Form I and XIV bearing Survey no.94/1,3,4,5,6 and 7 under Mutation no.344,288,292 and 125 respectively. It is observed that in the Form I and XIV bearing Survey nos.94/1, 3,4,5,6 and 7 the names of certain persons occupying the respective Houses have been recorded.

Upon the demise of the said Mocunda Porobo Patgaonkar alias Mukund Anant Porob Padgaonkar and his wife Smt. Radhabai Mukund Padgaonkar Inventory Proceedings under No.68/93/B were initiated in the Court of Civil Judge Senior Division at Mapusa, whereby it reveals that the said Shri Mucunda and



-5-

Radhabai were survived by their 7 children namely:-
(i)-Shri Ramnath Mukund Porob Padgaonkar married to Smt.Laxmibai Ramnath Porob Padgaonkar, (ii)-Smt.Sushila Laxmikant Dhume alias Chandra married to Shri Laxmikant Dhume, (iii)-Smt.Hirabai Vinayak Kamat Timble alias Durga married to Shri Vinayak Kamat Timble (iv)-Shri Balkrishna Mukund Porob Padgaonkar married to Smt. Uma Balkrishna Porob Padgaonkar, (v)-Shri Madhukar alias Sebastian Fernandes married to Smt.Maria Simplicia Fernandes (vi).-Shri Shrikant alias Shashikant (bachelor) and (vii)-Shri Gurudas Mukund Porob Padgaonkar married to Smt.Kunda alias Smita Gurudas Padgaonkar. The Said Shrikant alias Shashikant died in the status of bachelor leaving behind a Will dated 17-03-1976 drawn at pages 59v onwards of Book 43 in the Office of Ex-Officio Notary of Taluka of Ilhas Goa, bequeathing his share in the estate to his sister-in-law Smt.Laxmibai Ramnath Padgaonkar, wife of his brother Shri Ramnath Padgaonkar.

In the said Inventory Proceedings the said property was listed at item no.5 and the same was allotted to the following legal heirs/successors of the following deceased persons namely:-

1.-(i)-Smt. Lata alias Snehalata Prabhakar Naik (widow of Prabhakar Naik and daughter of late Ramnath Padgaonkar) and her children (a).-Shri.Sarvesh Prabhakar Naik and (b).-Smt.Usha Shashikant Karapurkar and her husband Shri.Shashikant Karapurkar.



-6-

2.(a)- Shri Krishnarao Laxmikant Dhume (son of late Sushila alias Chandra and late Laxmikant Dhume) and his wife Smt. Meera Dhume and (b)-Smt. Sheela Mungre and her husband Shri.Anil Mungre,

3..(i)-Smt. Hirabai Vinayak Timble (widow of late Vinayak Kamat Timble) and her children (a)-Shri.Dilip Vinayak Timble and his wife Smt.Beena Timble and (b)-Shri.Nitin Vinayak Timble and his wife Smt.Seema Timble,

4.-(i)-Smt. Uma Balkrishna Porob Padgaonkar (widow of late Balkrishna Porob Padgaonkar) and her children (a)-Smt. Beena Redkar and her husband Shri.Shyam Redkar, (b)-Smt.Nisha Dinesh Shah and her husband Shri Dinesh Shah, (c)-Smt. Neeta Mantri and her husband Shri Manguesh Mantri (d)-Shri Audhut Balkrishna Padgaonkar,

5.-(a)-Shri Agnelo Fernandes (son of late Madhukar alias Sebastian Fernandes) and his wife Smt.Helen Fernandes,
(b).-Shri John Sebastian Fernandes (son of Shri Madhukar alias Sebastian Fernandes) and his wife Smt.Valerie and
(c)-Smt.Gracy Fernandes

6.-Shri.Gurudas Mukund Parab Padgaonkar and his wife Smt.Kunda alias Smita Padgaonkar and the same is confirmed by Final Chart of Allotment dated 28-03-2007 and Final Order dated 31-03-2007 passed by the Court of Civil Judge Senior Division Mapusa in the said Inventory Proceedings.



-7-

Subsequently the said (1)-Hirabai Vinayak Timble expired survived by her children the said (a)-Shri.Dilip Vinayak Timble and his wife Smt.Beena Timble and (b)-Shri.Nitin Vinayak Timble and his wife Smt. Seema Timble.

(2).-Shri Audhut Balkrishna Padgaonkar and his wife Smt.Bharti both expired survived by his two children (a)-Smt.Aditya Padgaonkar and her husband Shri.Rama Chebolu Padgaonkar, (iii)(a).-Shri Vikram Padgaonkar married to Smt.Isha Padgaonkar.

3.-Shri. Dinesh Shah expired survived by his moiety sharer Smt.Nisha Shah and two children namely:- Smt. Rashmi Aneesh Mehta married to Shri.Aneesh Mehta and (b).-Shri.Kumar Dinesh Shah.

4.- The said (a)-Agnelo Fernandes died survived by his widow and moiety sharer Smt.Helen Fernandes and his two children (a)-Shri. Manuel Fernandes, (b).-Shri. Samuel Fernandes.

5.-The said Smt. Kunda alias Smita Gurudas Padgaonkar expired survived by her widower and moiety sharer Shri.Gurudas Mukund Parab Padgaonkar and her following sole heir her daughter namely:- (a).-Smt.Alpana alias Manasi Mangesh Padiyar Desai married to Shri.Mangesh Keshav Padiyar and the same is confirmed by Deed of Succession dated 20-4-2022 drawn at pages 2 to 8 of the Notarial Deed Book 75 before the Office of Notary Public Ex-officio Sub-Registrar Canacona Goa.



-8-

On 02-04-2022 Public Notice was published in the local daily "Navhind Times" calling for objection within a period of 15 days from the publication of the said notice, however no such objection or any claims were received within the said period.

By a Deed of Sale dated 08-08-2022, all the Land Owners (1) (i) -Smt. Lata Prabhakar Naik alias Snehalata Ramanata Padgaonkar alias Latabai Prabhakar Naik Benaulikar alias Snehalata Prabhakar Naik, (ii) (a) -Shri Sarvesh Prabhakar Naik alias Sarvesh Prabhakar Naik Benaulikar alias Sarvesh Naik Benaulikar and his wife (b) -Smt. Trupti Pai Khot alias Anuja Sarvesh Naik Benaulikar alias Anuja Naik Benaulikar, (iii) (a) -Smt. Usha Shashikant Karapurkar alias Usha Padgaonkar alias Usha Shashikant Sinai Karapurkar and her husband (b) -Shri Shashikant Karapurkar alias Shashikant Anant Sinai Karapurkar; (2) (i) -Shri Gurudas Mukund Parab Padgaonkar alias Gurudash Mukund Parab Padgaonkar alias Gurudas alias Gurudas Porobo Padgaocar alias Gurudas Mukund Padgaonkar, (2) (i) (a) -Smt. Manasi Mangesh Padiyar Desai alias Alpana Gurudas Padgaonkar, and her husband; (b) - Shri. Mangesh Keshav Padiyar Desai, 3. (i) -Smt. Uma Balkrishna Parab Padgaonkar alias Uma Bhandare alias Uma Balkrishna Padgaonkar, (ii) (a) - Shri. Aditya Avdhoot Padgaonkar, and his wife (b) -Smt. Rama Padgaonkar, (iii) (a) -Shri Vikram Avdhoot Padgaonkar, and his wife; (b) -Smt. Ieshawary Vikram Padgaonkar alias Irsha Masurekar, (iv) (a) -Smt. Bina Sham Redkar alias Beena Balkrishna Padgaonkar, and her husband; (b) - Shri. Shyam Redkar alias Sham Bhalchandra Redkar, (v) (a) -Smt. Nisha Dinesh



-9-

Shah alias Nisha Balkrishna Padgaonkar alias Nixa Porobo Padgaoncar, (b)-Shri Kumar Dinesh Shah, (vi)(a).-Smt. Pradyna Mangesh Mantri alias Neeta Balkrishna Padgaonkar, and her husband; (b).-Shri.Mangesh Vinayak Mantri, (4)(i)(a)-Smt.Helen Fernandes alias Helen Angelo Fernandes, (ii)(a)-John Lucian Sebastian Fernandes, and his wife; (b).-Smt. Valery John Lucian Fernandes alias Valeria Argentina D'Lima alias Valeria Fernandes, (iii)(a).-Miss.Gracy Sebastian Fernandes (spinster), (5)(i)(a).-Shri. Krishna Laxmikant Dhume alias Krishna Laxmikant Dhume, and his wife; (b).-Smt. Meera Krishna Dhume alias Meera Mahabaleshwar Nevrekar, (ii)(a).-Smt. Sheela Anil Mungre alias Sheela Laxmikant Dhume, and her husband; (b).-Shri. Anil Vinayak Mungre alias Anil Vinacca Mungr'o, 6(i)(a).-Shri.Dilip Vinayak Timble, and his wife (b).-Smt.Bina Dilip Timble, (ii)(a).-Shri.Nitin Vinayak Timble and his wife (b).-Smt. Seema Nitin Timble alias Seema Saini, sold all that property admeasuring 22575sq.mts. surveyed under no.94/1 of Village Oxel-Siolim Bardez Goa to M/s. Tridens Infra LLP, which Deed is duly registered under Book 1 Doc. Reg.no.BRZ-1-3541-2022, on 12-08-2022 in the Office of Sub-Registrar Mapusa Bardez Goa.

By another Deed of Sale dated 09-08-2022 the said Land Owners (1)(i)-Smt. Lata Prabhakar Naik alias Snehalata Ramanata Padgaonkar alias Latabai Prabhakar Naik Benaulikar alias Snehalata Prabhakar Naik, (ii)(a)-Shri Sarvesh Prabhakar Naik alias Sarvesh Prabhakar Naik Banaulikar alias Sarvesh Naik Benaulikar and his wife (b)-Smt. Trupti Pai Khot alias Anuja Sarvesh Naik Banaulikar alias Anuja Naik Banaulikar, (iii)(a)Smt. Usha Shashikant Karapurkar alias

-10-

Usha Padgaonkar alias Usha Shashikant Sinai Karapurkar and her husband (b)- Shri Shashikant Karapurkar alias Shashikant Anant Sinai Karapurkar; (2)(i)-Shri Gurudas Mukund Parab Padgaonkar alias Gurudash Mukund Parab Padgaonkar alias Gurudas alias Gurudas Porobo Padgaocar alias Gurudas Mukund Padgaonkar, (2)(i)(a)-Smt. Manasi Mangesh Padiyar Desai alias Alpana Gurudas Padgaonkar, and her husband; (b)-Shri.Mangesh Keshav Padiyar Desai, 3.(i).-Smt. Uma Balkrishna Parab Padgaonkar alias Uma Bhandare alias Uma Balkrishna Padgaonkar, (ii)(a).-Shri.Aditya Avdhoot Padgaonkar, and his wife (b)- Smt.Rama Padgaonkar, (iii)(a).- Shri Vikram Avdhoot Padgaonkar, and his wife; (b)- Smt.Ieshawary Vikram Padgaonkar alias Irsha Masurekar, (iv)(a).-Smt. Bina Sham Redkar alias Beena Balkrishna Padgaonkar, and her husband; (b)-Shri.Shyam Redkar alias Sham Bhalchandra Redkar, (v).(a)-Smt.Nisha Dinesh Shah alias Nisha Balkrishna Padgaonkar alias Nixa Porobo Padgaoncar, (b)-Shri Kumar Dinesh Shah (vi)(a).-Smt. Pradyna Mangesh Mantri alias Neeta Balkrishna Padgaonkar, and her husband; (b).-Shri.Mangesh Vinayak Mantri, (4)(i)(a)Smt.Helen Fernandes alias Helen Angelo Fernandes, (b)-Shri Manuel Fernandes, (c)-Shri Samuel Fernandes, (ii)(a)-John Lucian Sebastião Fernandes, and his wife; (b).-Smt. Valery John Lucian Fernandes alias Valeria Argentina D'Lima alias Valeria Fernandes, (iii)(a).-Miss.Gracy Sebastian Fernandes (spinster), (5)(i)(a).-Shri. Krishna Laxmikant Dhume alias Krishna Laxmikant Dhume, and his wife; (b).-Smt. Meera Krishna Dhume alias Meera Mahabaleshwar Nevrekar, (ii)(a).-Smt. Sheela Anil Mungre alias Sheela Laxmikant Dhume, and her husband; (b).- Shri. Anil Vinayak

-11-

Mungre alias Anil Vinacca Mungro, 6(i)(a).-Shri.Dilip Vinayak Timble, and his wife,(b).-Smt.Bina Dilip Timble, (ii)(a).-Shri.Nitin Vinayak Timble and his wife (b).-Smt. Seema Nitin Timble alias Seema Saini, sold all that Houses(i)-surveyed under No.94/3, admeasuring 50sqmts.,(ii)-surveyed under No.94/4, admeasuring 250sqmts.,(iii)-surveyed under No.94/5, admeasuring 50sqmts.,(iv)-surveyed under No.94/6, admeasuring 150sqmts. and (v)-surveyed under No.94/7, admeasuring 125sqmts., along with the Share in the land appurtenant thereto standing in the said property surveyed under no,94/1 of Village Oxel-Siolim Bardez Goa to M/s. Tridens Infra LLP, which Deed is duly registered under Book 1 Doc. Reg.no.BRZ-1-3545-2022, on 12-08-2022 in the office of Sub-Registrar Mapusa Bardez Goa.

On 23-12-2022 Joint Development Agreement was executed between M/s. Tridens Infra LLP represented by its Partners Shri Dinesh Parwanda and Shri Pankaj Dabral, AND Rio Luxury Homes Private Limited, represented through its Managing Director Shri Riyaz Ramazanali Somani for development of the part of the said Plot admeasuring 15,500sq.mts. out of the total area of 22575sq.mts. surveyed under no.94/1 of Village Oxel on the terms and conditions agreed thereupon and on sharing basis in the ratio of 40:60 whereby the allotment of the respective Villas to the Owners and Developers have been mentioned in the Schedule II of the said Joint Development Agreement, which Joint Development Agreement is duly registered under Book 1 Doc. Reg.no.BRZ-1-5842-2022, on 23-12-2022 in the office of Sub-Registrar Mapusa Bardez Goa.



-12-

On 21-11-2023 Technical Clearance order under no. TPB/9014/OXEL/TCP-2023/9864 was issued by the Office of the Senior Town Planner, Town and Country Planning and Development Authority, Mapusa Goa for proposed Construction of Residential Villas Type-1 (Villa no.02,03,04,05,06,07, 13,14,16,20,21=11 Nos.), Type-2 (Villa 15,17,19,22=4Nos.), Type-3 (Villa 08,10,11,12,23 =5 Nos.), Type-4 (Villa 18= 1 no.), Type 5 (Villa 09 =1 no.), Type 6 (Villa 01 =1 no.), =23 nos. Swimming Pools, Reception Blocks, Recreational Block and Compound wall surveyed under no.94/1 (Plot A) of Village Oxel for the said property in the Settlement Zone.

IV-OPINION

In the above circumstances I confirm that M/s. Tridens Infra LLP has and holds clear, valid, absolute and marketable title to the said property admeasuring 22575sqmts. surveyed under No.94/1 of Village Oxel, Bardez along with Five Houses standing thereon surveyed under no.94/3,4,5,6 and 7 totally admeasuring 625sqmts. being (i)-surveyed under No.94/3, admeasuring 50sqmts., (ii)-surveyed under No.94/4, admeasuring 250sqmts., (iii)-surveyed under No.94/5, admeasuring 50sqmts., (iv)-surveyed under No.94/6, admeasuring 150sqmts., and (v)-surveyed under No.94/7, admeasuring 125sqmts. subject to Joint Development Agreement dated 23-12-2022 executed with Rio Luxury Homes Private Limited with respect to the Development of the Villas on the part and parcel of the land admeasuring 15,500sq.mts. out of the said Plot admeasuring 22575sq.mts. surveyed under no.94/1 of Village Oxel.



-13-

For better clarity of the title and having observed that in the Form I and XIV the names of certain occupants of the houses standing thereon are recorded in the Other Rights Column of the said respective Survey no.94/1,3,4,5,6 and 7, it is advisable that (i)-M/s. Tridens Infra LLP settles all the said occupants if presently occupying the said Houses and get their names deleted from the Other Rights Column in the Survey Records of Rights, (ii)-carry out Mutation in the name of M/s. Tridens Infra LLP in the Form I and XIV bearing Survey no.94/1 of Village Oxel and (iii)-Upto-date Nil Encumbrance Certificate.

Panaji, 29-01-2024


Shradha Shirwaiker Poduval
ADVOCATE
Panaji - Goa

Adv. Shradha Shirwaiker Poduval

A. DISCLAIMER

1. This Title Opinion is based only on above facts and above mentioned documents provided to me, any Court Litigation/ other dispute or personal/business disputes of current or previous owner of the Captioned Property is not subject of this Search and Title Opinion.
2. Any court litigation/other disputes or personal/business disputes of current or previous owner of the Subject Premises are not subject of this title report. No search has been undertaken in any courts or tribunals.



-14-

3. It is observed that many Banks, Financial Institution or Private money lenders do not register their Equitable Mortgages. It is also observed that intimation required to be sent to the Sub-Registrar on Mortgages by Deposition of Title Deed is not done by the banks or financial institutions. Therefore, details of such cannot be traceable so I submit this report only on the basis of the documents produced before me.
4. No documents are retained by me and all the documents are handed over back to the client.

