Sudha S. Lad
B.A.L.L.B.
ADVOCATE & NOTARY

Date: 02/05/2025

To,
Mr. Maninder Singh,
R/o, Lane W-23,
Sainik Farm, Deoli,
South Delhi,
Delhi, 110062

Dear Sir,

Ref: Title verification with respect to Portion of the plot area admesuring 3582 sq. mtrs. surveyed under survey no. 116/6-L, part of Plot admeasuring 4030 sq. mts., forming part of property by name "GIRE AAG KATUBAN" admeasuring total area 4973 sq. mts., surveyed under no. 116/6 of village Corgao, situated at main wada, Corgao, within the jurisdiction of the village panchayat of Corgao, Taluka Pernem, Sub District Pernem, District North Goa, State of Goa, which is neither described in the Land Registration Office of Pernem nor enrolled in the Taluka Revenue Office at Pernem, Taluka Pernem, North Goa, State of Goa.

1) **DESCRIPTION OF PROPERTY: -**

All that Property by name "GIRE AAG KATUBAN" admeasuring total area 4973 sq. mts., surveyed under no. 116/6 of village Corgao, situated at main wada, Corgao, within the jurisdiction of the village panchayat of Corgao, Taluka Pernem, Sub District Pernem, District North Goa, State

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Mob.: 9422065476/ 7020899731 Email: sudhalad@yahoo.com

of Goa, which is neither described in the Land Registration Office of Pernem nor enrolled in the Taluka Revenue Office at Pernem, Taluka Pernem, North Goa, State of Goa, and bounded as under:

East : by the property surveyed under no. 106/1
West: by Public Road
North: by property bearing survey no. 108/1 and 108/2
South : by Public Road
Hereinafter called as 'said property' .

Description of the Plot:

All that Plot admeasuring 4030 sq. mts., surveyed under survey no. 116/6-L, forming part of property by name "GIRE AAG KATUBAN" admeasuring total area 4973 sq. mts., surveyed under no. 116/6 of village Corgao, situated at main wada, Corgao, within the jurisdiction of the village panchayat of Corgao, Taluka Pernem, Sub District Pernem, District North Goa, State of Goa, which is neither described in the Land Registration Office of Pernem nor enrolled in the Taluka Revenue Office at Pernem, Taluka Pernem, North Goa, State of Goa. and are bounded on:

East : by the property bearing surveyed under no. 106/1.
West : by the Road
North : by the property bearing surveyed under no. 108/1 and 108/2
South : by the property bearing surveyed no. 116/6-H and 116/6-1
Hereinafter called as 'said Plot ' .

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Description of the Portion of the Plot:

All that Portion of the plot area admesuring 3582 sq. mtrs. surveyed under survey no. 116/6-L, part of Plot admeasuring 4030 sq. mts., forming part of property by name ''GIRE AAG KATUBAN" admeasuring total area 4973 sq. mts., surveyed under no. 116/6 of village Corgao, situated at main wada, Corgao, within the jurisdiction of the village panchayat of Corgao, Taluka Pernem, Sub District Pernem, District North Goa, State of Goa, which is neither described in the Land Registration Office of Pernem nor enrolled in the Taluka Revenue Office at Pernem, Taluka Pernem, North Goa, State of Goa.

Hereinafter called as 'said Portion of the Plot ' .

2) DESCRIPTION OF DOCUMENTS SCRUTINISED:

i) Orphanological inheritance Succession (Inventario Orfanologico) dated 09/03/1953 (Photo Copy).

ii) Form IX of the Mutation Register(Photo Copy).

iii) Mmanual form I & XIV of survey no. 49/1 of village Corgao (Photo Copy).

iv) Deed of succession dated 13/12/1999 is initiated before sub registrar cum Notary Ex officio of Pernem in the book of 5 at pages 75 onwards dated 13/12/19999 (Photo Copy).

v) Deed of Succession dated 7/09/2003 is initiated before the Sub Registrar cum Sub Registrar and Notary Ex-Offic.o Pernem in the Book or 8 at pages 53(v) onwards (Photo Copy).

vi) Deed of Succession dated 10/12/2009 is initiated before the Sub Registrar cum Sub Registrar and Notray Ex-Officio of Bardez vide Registration No. 828 at pages 52 to 53V, dated 10/12/2009(Photo Copy).

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vii) Official Gazette of Government of Goa under Serial III no. 39 dated 24/12/2009. (Photo Copy).

viii) Deed of Renunciation dated 19/02/2007, bearing No. 816 at pages 38 to 39 dated 19/02/2007(Photo Copy).

ix) Deed of Succession and Qualification of Heirs dated 13/10/2023, Executed before the Sub Registrar and Notary Ex-Officio of Mapusa in Book of 884 at Pages 61 onwards (Photo Copy).

x) Official Gazette of Government of Goa under Serial III no. 32 dated 09/11/2023(Photo Copy).

xi) Deed of Instrument of Declaration of heirship dated 16/10/2023, Executed before the Sub Registrar and Notary Ex-Officio of Bicholim in Book of 325 at Pages 67 to 68v onwards(Photo Copy).

xii) General power of attorney executed before Adv. and Notary public A. K. Shahapurkar under registration no. 6409/202 dated 22/10/2020 by Mrs. Sushma Ranjit Pai alias Mrs Sushma Narayan Thali and Mr. Ranjit Shrikrishna Pai in favour of Shri. Ganesh Narayan Thali in respect of the said property(Photo Copy).

xiii) General power of attorney executed before Adv. and Notary public A. K. Shahapurkar under registration no. 6410/202 dated 22/10/2020 by Mrs. Pratima Laximikant Joshi alias Pratima Toli alias Pratima Narayan Thali, Mrs. Teja Laxmikant Joshi alias Teja Shitakant Nayak , Mr. Shitakant Narayan Nayak, Pooja Laxmikant Joshi in favour of Shri. Ganesh Narayan Thali in respect of the said property(Photo Copy).

xiv) General power of attorney dated 29/05/2023 executed before Notary V. B. Thali registered under serial no. 950/2023, dated

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29/5/2023 by Mr. Shashank S. Mahambre and Mr. Sumit S. Mahambrey in favour of Mr. Satish Mahabaleshwar Mahambrey(Photo Copy).

xv) General power of attorney dated 30/05/2023 executed before Notary V. P. Thali registered under serial no. 968/2023 dated 30/5/2023 by Smt. Ushadevi Vassudev Thali, Mr. Balkrishna Vassudev Thali in favour of Mrs. Rajashree Balkrishna Thali (Photo Copy).

xvi) General power of attorney dated 13/10/2023 executed before Notary D. Y. Govekar registered under serial no. 1675/2023 dated 13/10/2023 by , Pooja Laxmikant Joshi alias Pooja Deepak Kamat and Mr. Deepak Dayanand Kamat in favour of Shri. Ganesh Narayan Thali (Photo Copy).

xvii) Deed of Sale dated 30/10/2023 duly registered before sub registrar Pernem under registration no. PNM-1-562-2023 dated 22/11/2023(Photo Copy).

xviii) Nil encumbrance certificate issued by sub registrar Pernem certified that there s no encumbrance on the said property form 09/10/2007 to 09/10/2023.

xix) Form I & XIV of survey no.116/6 (Photo Copy).

xx) Order dated 8/02/2024(Photo Copy)

xxi) Deed of sale dated 08/04/2024 duly registered before sub registrar under Registration No. PNM-1-214-2024 dated 08/04/2024(Photo Copy)

xxii) Zoning Certificate (Photo Copy)

xxiii) Plan(Photo Copy)

3) *Flow of title:*

All that Property by name "GIRE AAG KATUBAN" admeasuring

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total area 4973 sq. mts., surveyed under no. 116/6 of village Corgao, situated at main wada, Corgao, within the jurisdiction of the village panchayat of Corgao, Taluka Pernem, Sub District Pernem, District North Goa, State of Goa, which is neither described in the Land Registration Office of Pernem nor enrolled in the Taluka Revenue Office at Pernem, Taluka Pernem, North Goa, State of Goa.

Vide Proceeding of Orphanological inheritance Succession (Inventario Orfanologico) dated 09/03/1953, conducted before Gurudasa Srinivassa Poi Duclo, clerk in the Second Office of the Bardez Judicial Division upon death of Sadassiva Loximona Lad and Vassudeva Sadassiva Lad and thereby Shri. Shripad Lad and his wife has got right in the above said Property.

Late Mr. Narayan Ganesh Thali, and late Mr.Vassudev Balkrishna Thali, are jointly in the possession of the said property vide Deed of Sale, Discharge, Loan dated 26/12/1924 which is executed before Notary Arzuna Apa Caridade Mascarenhas, vide registration no. 63 at Pages 94 onwards, dated 26/10/1924.

In manual form I & XIV of survey no. 116/6 of village Corgao names of Shripad Vasudev Lad and Vassudev Balkrishana Thali were recorded in the occupant's column under mutation no. 349.

Mr. Narayan Ganesh Thali alias Naraina Ganexa Toli expired on 3/11/1987 leaving behind his wife Mrs. Sunandabai Naraina Thali as his half sharer or moiety holder and his following sole and universal heirs:

a) Suxama married to Ranjeet Pai

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b) Nilima married to Satish Mahabheshwar Mhambre

c) Ganexa Naraina Thali alias Ganesh Thali

d) Pratibha Toli married to Laxmikant Joshi

upon the Death of late Narayan Ganesh Thali, Deed of Succession dated 17/09/2003 is initiated before the Sub Registrar cum Sub Registrar and Notary Ex-Officio Pernem in the Book or 8 at pages 53(v) onwards dated 26/07/2007 and thereby Mrs. Sunandabai Naraina Thali , Mrs. Sushama Thali married to Ranjit Pai, Mrs. Nilima Thali married to Mr. Satish Mahambre, Mr. Ganesh Thali married to Anuja Thali and Mrs. Pratima Thali married to Laxmikant Joshi confirmed as legal heirs of late Narayan Ganesh Thali. Mrs. Sunandabai Naraina Thali expired on 19/10/2003.

Vassudev Balkrishana Thali expired and upon his death Deed of succession dated 13/12/1999 is initiated before sub registrar cum Notary Ex officio of Pernem in the book of 5 at pages 75 onwards dated 13/12/1999 and Smt. Ushadevi Vassudev Thali who is the half moiety share holder and their sole universal legal heirs namely Mrs Shobhana Thali married to Govindraj Pai Kakode, Mrs. Maya Thali married to Mr. Pradeep Pai Dhungat and Mr. Balkrishna Thali married to Mrs. Rajashree Balkrishna Thali confirmed as legal heirs of late Vassudev Balkrishana Thali .

Shripad Vasudev Lad expired on 02/1/2009 leaving behind his wife Mrs. Usha Gajanan Manjrekar also known as Kshama Shripad Lad as his half sharer or moiety holder and his following sole and universal heirs:

i) Manjiri Shripad Lad married to Chandra Shekhar G. Karhadkar

ii) Madhavi Sripad Lad married to Jaywant Vasant Velingkar

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Upon the Death of late Shripad Vassudev Lad Deed of Succession dated 10/12/2009 is initiated before the Sub Registrar cum Sub Registrar and Notray Ex-Officio of Bardez vide Registration No. 828 at pages 52 to 53V, dated 10/12/2009 and right has been inheritate to the half moiety share holder Mrs. Usha alias Kshama Shripad Lad who also expired, leaving behind their Legal Heirs namely Mrs. Manjiri Chandrashekhar Karhadkar married to Mr. Chandrashekhar Gaurinath Karhadkar and Mrs. Madhavi Jaywant Velingkar Married to Mr. Jayawant Vasant Velingkar.

The above Deed of Succession dated 10/12/2009 initiated before the Sub Registrar cum Sub Registrar and Notray Ex-Officio of Bardez vide Registration No. 828 at pages 52 to 53V, dated 10/12/2009 is published in the official Gazette of Government of Goa under Serial III no. 39 dated 24/12/2009.

Mrs. Shobhana Thali and her husband Govindraj Pai Kakode and Mrs. Maya Thali and her husband Mr. Pradeep Pai Dhungat has Relinquished their rights by signing Deed of Renunciation dated 19/02/2007, bearing No. 816 at pages 38 to 39 dated 19/02/2007.

said Mr. Laxmikant Anant Joshi expired on 15/03/2015, upon his death Deed of Succession and Qualification of Heirs dated 13/10/2023, Executed before the Sub Registrar and Notary Ex-Officio of Mapusa in Book of 884 at Pages 61 onwards, and the right has been inherited to the Legal heirs namely Smt. Pratima Laximikant Joshi who is the half moiety and universal hairs namely Mrs. Teja Laxmikant Joshi married to Mr. Shitakant Narayan Nayak and Mrs. Pooja

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Laxmikant Joshi married to Mr. Deepak Kamat.

The above Deed of Succession and Qualification of Heirs dated 13/10/2023 Executed before the Sub Registrar and Notary Ex-Officio of Mapusa in Book of 884 at Pages 61 onwards, is published in the official Gazette of Government of Goa under Serial III no. 32 dated 09/11/2023.

Mrs. Smita alias Nilima Satish Mahambrey expired on 23/06/2017, upon her death Deed of Instrument of Declaration of heirship dated 16/10/2023, Executed before the Sub Registrar and Notary Ex-Officio of Bicholim in Book of 325 at Pages 67 to 68v onwards, and the right has been inherited to the Legal heirs namely Mr. Satish Mahambre who is the half moiety share holder and their two unmarried sons namely Mr. Shashank S. Mahambre and Mr. Sumit S. Mahambrey.

General power of attorney executed before Adv. and Notary public A. K. Shahapurkar under registration no. 6409/202 dated 22/10/2020 by Mrs. Sushma Ranjit Pai alias Mrs Sushma Narayan Thali and Mr. Ranjit Shrikrishna Pai in favour of Shri. Ganesh Narayan Thali in respect of the said property.

General power of attorney executed before Adv. and Notary public A. K. Shahapurkar under registration no. 6410/202 dated 22/10/2020 by Mrs. Pratima Laximikant Joshi alias Pratima Toli alias Pratima Narayan Thali, Mrs. Teja Laxmikant Joshi alias Teja Shitakant Nayak , Mr. Shitakant Narayan Nayak, Pooja Laxmikant Joshi in favour of Shri. Ganesh Narayan Thali in respect of the said property.

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General power of attorney dated 29/05/2023 executed before Notary V. B. Thali registered under serial no. 950/2023 dated 29/5/2023 by Mr. Shashank S. Mahambre and Mr. Sumit S. Mahambrey in favour of Mr. Satish Mahabaleshwar Mahambrey .

General power of attorney dated 30/05/2023 executed before Notary V. P. Thali registered under serial no. 968/2023 dated 30/5/2023 by Smt. Ushadevi Vassudev Thali, Mr. Balkrishna Vassudev Thali in favour of Mrs. Rajashree Balkrishna Thali

General power of attorney dated 13/10/2023 executed before Notary D. Y. Govekar registered under serial no. 1675/2023 dated 13/10/2023 by , Pooja Laxmikant Joshi alias Pooja Deepak Kamat and Mr. Deepak Dayanand Kamat in favour of Shri. Ganesh Narayan Thali .

In view of Inventory Proceeding and Deed of Sale, Discharge Loan, Deed of Successions and Deed of Renunciation the above said legal heirs i.e. Manjiri Shripad Lad, Chandra Shekhar G. Karhadkar, Madhavi Sripad Lad, Jaywant Vasant Velingkar , Smt. Ushadevi Vassudev Thali , Mr. Balkrishna Thali, Mrs. Rajashree Balkrishna Thali,, Suxama alias Sushma Pai, Ranjeet alias Ranjit Pai, Satish Mahabheshwar Mhambre, Mr. Shashank S. Mahambre and Mr. Sumit S. Mahambrey lais Mahambre, Smt Pratima Laximikant Joshi , Mrs. Teja Laxmikant Joshi alias Teja Shitakant Nayak , Mr. Shitakant Narayan Nayak, Mrs. Pooja Laxmikant Joshi alias Pooja Deepak Kamat Mr. Deepak Kamat, Ganexa Naraina Thali alias Ganesh Thali , Mrs. Anuja Ganesh Thali became absolute owners of the said Property.

Office of the Dy. Town Planner Town &Country Planning Department

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Pernem Taluka Office, Pernem Goa, issued No Objection Certificate dated 29/09/2023 under Ref. No.NOC/49(6)/PER/COR/TCP/720/2023/1676 for the Registration of Deed of Sale in respect of the Property bearing Survey No.116/6 Plot No. A of Corgao village Pernem Taluka.

Vide Deed of Sale dated 30/10/2023 duly registered before Sub Registrar Pernem under registration no. PNM-1-562-2023, Book 1 Document, dated 22/11/2023 the above said legal heirs i.e. Manjiri Shripad Lad, Chandra Shekhar G. Karhadkar, Madhavi Sripad Lad, Jaywant Vasant Velingkar , Smt. Ushadevi Vassudev Thali , Mr. Balkrishna Thali, Mrs. Rajashree Balkrishna Thali, , Suxama alias Sushma Pai, Ranjeet alias Ranjit Pai, Satish Mahabheshwar Mhambre, Mr. Shashank S. Mahambre and Mr. Sumit S. Mahambrey lais Mahambre, Smt Pratima Laximikant Joshi , Mrs. Teja Laxmikant Joshi alias Teja Shitakant Nayak , Mr. Shitakant Narayan Nayak, Mrs. Pooja Laxmikant Joshi alias Pooja Deepak Kamat Mr. Deepak Kamat, Ganexa Naraina Thali alias Ganesh Thali , Mrs. Anuja Ganesh Thali sold the said Plot admeasuring 4030 sq. mts., forming part of property by name "GIRE AAG KATUBAN" admeasuring total area 4973 sq. mts., surveyed under no. 116/6 of village Corgao, situated at main wada, Corgao, within the jurisdiction of the village panchayat of Corgao, Taluka Pernem, Sub District Pernem, District North Goa, State of Goa, which is neither described in the Land Registration Office of Pernem nor enrolled in the Taluka Revenue Office at Pernem, Taluka Pernem, North Goa, State of Goa to Mr. Shidhesh Ulhas Mahamal.

In view of above said deed of sale Mr. Shidhesh Ulhas Mahamal and his wife became absolute owners of the said Plot.

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Nil encumbrance certificate issued by sub registrar Pernem certified that there no encumbrance on the said property form 09/10/2007 to 09/10/2023.

Inspector of the Survey & Land Records, Pernem Goa issued letter dated 08/02/2024 to Mamlatdar of Pernem and informed that vide order in case no. PIPER12-23-454 dated 08/02/2024 the newly created holding bearing Sub Division no. 6-L in survey no. 116 of Corgao Village of Pernem Taluka has been confirmed by the Deputy Collector and SDO Pernem and directed to effect necessary changes in the Survey records.

Town and Country Panning Department issued Zoning certificate dated 7/06/2024 and informed that the said property falls under settlement zone with FAR 60.

Deed of Sale dated 8/03/2024 duly registered before Sub Registrar Pernem under registration no. PNM-1-214-2024, Book 1 Document, dated 08/03/2024 executed between Mr. Shidhesh Ulhas Mahamal and Gauri Shidhesh Mahamal as "Vendors" and Primevista Realty Developers LLP as "Purchaser" in respect of the Portion of the Plot admeasuring 3582 sq. mts., part of Plot admeasuring 4030 sq. mts., forming part of property by name "GIRE AAG KATUBAN" admeasuring total area 4973 sq. mts., surveyed under no. 116/6 of village Corgao, situated at main wada, Corgao, within the jurisdiction of the village panchayat of Corgao, Taluka Pernem, Sub District Pernem, District North Goa, State of Goa, which is neither described in the Land Registration Office of Pernem nor enrolled in the Taluka Revenue Office at Pernem, Taluka Pernem, North Goa, State of Goa.

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In view of above Primevista Realty Developers LLP became absolute owners of said portion of the Plot.

In form I & XIV of survey of survey no. 116/6-L of village Corgao Name of Primevista Realty Developers LLP recorded in the occupant's column under mutation no.36386.

CERTIFICATE

I have examined the title deeds based on documents provided by you of the Portion of the plot area admesuring 3582 sq. mtrs. surveyed under survey no. 116/6-L, part of Plot admeasuring 4030 sq. mts., forming part of property by name "GIRE AAG KATUBAN" admeasuring total area 4973 sq. mts., surveyed under no. 116/6 of village Corgao, situated at main wada, Corgao, within the jurisdiction of the village panchayat of Corgao, Taluka Pernem, Sub District Pernem, District North Goa, State of Goa, which is neither described in the Land Registration Office of Pernem nor enrolled in the Taluka Revenue Office at Pernem, Taluka Pernem, North Goa, State of Goa.

I certify that Primevista Realty Developers LLP is absolute owner and is in possession of the said Portion of the plot area admesuring 3582 sq. mtrs. surveyed under survey no. 116/6-L, part of Plot admeasuring 4030 sq. mts., forming part of property by name "GIRE AAG KATUBAN" admeasuring total area 4973 sq. mts., surveyed under no. 116/6 of village Corgao, situated at main wada, Corgao, within the jurisdiction of the village panchayat of Corgao, Taluka Pernem, Sub District Pernem,

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District North Goa, State of Goa, which is neither described in the Land Registration Office of Pernem nor enrolled in the Taluka Revenue Office at Pernem, Taluka Pernem, North Goa, State of Goa and holds absolute clear marketable title on the said Portion of the Plot .

Yours faithfully

(Adv. Sudha Lad)

(Roll No. Mah/3193/2000 Enrolled on 27/11/2000 with Bar Council of Maharashtra and Goa)

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