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TO WHOMSOEVER IT MAY CONCERN

This title report is prepared at the request of **MRS. JASMINE YARGUTTI**, daughter of Ismail Jamadar and wife of Mr. Altaf Yargatti, Partner of **UNIVERSAL DEVELOPERS** a partnership firm, duly registered before Notary Public, at Mapusa, having its registered office at E 54, Ekta Nagar, Next to Chapel Housing Board, Mapusa, Bardez, Goa, holding PAN Card bearing No. AAEFU9892L, who has placed in my hands the desired documents and after careful, perusal, scrutiny and apparent tenor of documents, my opinion is as follows:

OPINION

(I)

DESCRIPTION OF THE PROPERTY
PROPERTY BEARING SURVEYED UNDER
CHALTA NO. 34, OF THE P.T. SHEET NO. 94 OF
THE CITY SURVEY OF MAPUSA.

All that Immovable Property known as “**BATIECHO SORVO**” also known as “**SORVES**”, which is Surveyed under Chalta No. 34, of the P.T. Sheet No. 94 of the City Survey of Mapusa, situated within the jurisdiction limits of Mapusa Municipal Council, Bardez, in Ward Khorlim, totally admeasuring 935 Sq.mts and Inscribed in the land registration office of Bardez under Inscription no. 40619 of folio 31 reverse of the Book G-44 and is described in the Land registration office of Bardez at Mapusa under No. 27517 at page 10 of Book B 71 and enrolled in the Taluka Revenue Office of Bardez under No. 915, in which exists old dilapidated house bearing Municipal House No. 10/34/B and is bounded on all sides as under:

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- East** : By the property of private person;
- West** : By P.T.Sheet No. 94 of Chalta No.34-A of city survey Mapusa-Goa;
- North** : By the property of private person; and
- South** : By P.T.Sheet No. 94 of Chalta No.31 of city survey Mapusa-Goa.

(II)

DOCUMENTS SCRUTINIZED/RELIED

- 1) FORM D
- 2) Copy of Inscription No. 40619 of folio 31 reverse of the Book G-44 of Land Registration Office of Bardez-Goa.
- 3) Copy of Land Registration Office Description under No. 27517 at page 10 of Book B 71.
- 4) Copy of Inventory Proceedings was initiated upon the deaths of the persons bearing Inventory Proceedings No. 70/2007/A, vide Order dated 7/03/2008.
- 5) Copy of Deed of Sale dated 20/07/2009.
- 6) Copy of Sale dated 29/02/2016 was duly executed before Sub-Registrar of Bardez at Mapusa, having Registered under Registration No. BRZ-BK1-02473-2017, of Book No. I Document, CD NO. BRZD788, dated 20/06/2017.

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7) Copy of Deed of Sale dated 03/01/2019 was duly executed before Sub-Registrar of Bardez at Mapusa, having Registered under Registration No. BRZ-1-117-2019, of Book No. I Document, dated 23/01/2019.

(III)

TRACING OF TITLE & CHAIN OF TITLE

a) Originally the Said Property belongs and possessed and enjoyed by late Atmaram Vinayak Lad alias Atmaram Vinayak Laud and Vaman Vinayak Lad and his wife Sitabai Lad, who have purchased the same from Rogunata Vamona Porobo Moio, hailed from Khorlim, Mapusa, Bardez-Goa and the name of Atmaram Vinayak Lad alias Atmaram Vinayak Laud and Vaman Vinayak Lad is inscribed under Inscription No. 40619 of folio 31 reverse of the Book G-44 of Land Registration Office of Bardez-Goa.

b) Said Property is part and parcel of bigger property and is described in the Land Registration Office Description under No. 27517 at page 10 of Book B 71, which is admeasuring 3838 Sq.mts.

c) Upon the death of the owners, late Atmaram Vinayak Lad alias Atmaram Vinayak Laud and Vaman Vinayak Lad and his wife Sitabai Lad and others, following persons have inherited the said property as their legal heirs and universal successors, as under:

A. Dr. Vinayak Atmaram Lad Married to Mrs. Kshama V. Lad,

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B. Mrs. Mohini S. Shiveshwarkar Married to Mr. Sharad alias Vinayak Shiveshwarkar,
Said Mrs. Mohini S. Shiveshwarkar expired leaving behind Mrs. Sharmila Atmaram Joshi Married to Mr. Mukund Joshi.

C. Mrs. Sunita Shamsundar Sawkar Married to Shamsundar Sawkar,

D. Mr. Bhalchandra A Lad Married to Mrs. Mrudula B. Lad,

E. Ms. Bhikubai A. Lad, expired in the status of spinster.

d) Inventory Proceedings was initiated upon the deaths of the persons bearing Inventory Proceedings No. 70/2007/A, in the Court of Civil Judge Senior Division 'A', at Mapusa Bardez-Goa and the said property was described in Item No. 2 of the Description Assets.

e) In the Inventory Proceedings Auction was held between the parties thereto, and the Said Property was allotted to Dr. Vinayak Atmaram Lad alias Dr. Vinayak Atmaram Laud and his wife Mrs. Kshama Vinayak Lad alias Kshama Vinayak Laud, vide Order dated 7/03/2008 passed by Civil Judge Senior Division Mapusa Goa.

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f) As such Dr. Vinayak Atmaram Lad alias Dr. Vinayak Atmaram Laud and his wife Mrs. Kshama

Vinayak Lad alias Kshama Vinayak Laud became the exclusive owners of the Said Property.

g) Portion of the bigger Property admeasuring 2860 upon 3838 Sq.mts, came to be sold to Mr. Jose Filipe Pegado Braganza and Goraknath Atmaram Fulari, by virtue of a Deed of Sale dated 20/07/2009, which constituted 2860/3830 Sq.mts of the Said Property.

h) After selling the part area of 2860 sq.mts, Dr. Vinayak Atmaram Lad alias Dr. Vinayak Atmaram Laud and his wife Mrs. Kshama Vinayak Lad alias Kshama Vinayak Laud, became the owners of the balance portion area of 935 Sq.mts from the bigger property which is referred herein as present **SAID PROPERTY.**

i) In the Said Property there exists old dilapidated house bearing Municipal No. 10/34/B.

j) Vide Sale Deed dated 29/02/2016, duly executed before Sub-Registrar of Bardez at Mapusa, having Registered under Registration No. BRZ-BK1-02473-2017, of Book No. I Document, CD NO. BRZD788, dated 20/06/2017, the Said Property was sold by the owners Dr. Vinayak Atmaram Lad alias Dr. Vinayak Atmaram Laud and his wife Mrs. Kshama Vinayak

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Lad alias Kshama Vinayak Laud as sellers and remaining heirs as confirming parties namely Mr. Sharad alias Vinayak Shiveshwarkar, Mrs. Sharmila Atmaram Joshi, Mr. Atmaram Vishnu Joshi, Mrs. Sunita alias Suneet Shamsunder Sawkar alias Suneet S. Sawkar, Mr. Shamsundar Sawkar alias Shamsunder Dattaram Sawkar, Mr. Bhalchandra A Lad and Mrs. Mrudula B. Lad, although these confirming parties have no rights however the sellers have agreed to share the consideration to them, to TRANSCEND TICLO ENTERPRISES, a partnership Firm registered under the Indian Partnership Act, 1932, holding Pan Card No. AAJFT8129L, having its registered Office at 2nd floor, Gomes Catao Building, Rajwado, Mapusa, Bardez-Goa, duly represented by its two partners, (1) MR. GLENN SOUZA TICLO, 55 years, son of Mr. Vito Souza Ticlo, married, business, Indian National, holder of pan card no. ADFPT7940J, resident of Flat No. C-5/S-2, Palmarinha, Pobravaddo, Calangute, Bardez-Goa, and (2) TRANSCEND CONSULTING INDIA PVT. LTD, a Company incorporated under the Indian Companies Act, 1956 and having its registered office at 604, Raheja Centre, 6th Floor, 214, Nariman Point, Mumbai, through its authorized Officer/Director Mr. JUDE MARIO D'SOUZA, 62 years, son of Mr.

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Dominic Joseph Sebastian D'Souza, married, business, Indian National, holder of pan card no. AADPD4700B, resident of Takshila Building 21, Flat B-2, Mahakali Caves Road, Andheri East, Mumbai 400093.

k) By virtue of Sale Deed dated 29/02/2016, TRANSCEND TICLO ENTERPRISES, a partnership Firm registered under the Indian Partnership Act, 1932, holding Pan Card No. AAJFT8129L, having its registered Office at 2nd floor, Gomes Catao Building, Rajwado, Mapusa, Bardez-Goa, duly represented by its two partners, (1) MR. GLENN SOUZA TICLO and (2) TRANSCEND CONSULTING INDIA PVT. LTD, a Company incorporated under the Indian Companies Act, 1956 and having its registered office at 604, Raheja Centre, 6th Floor, 214, Nariman Point, Mumbai, through its authorized Officer/Director Mr. JUDE MARIO D'SOUZA, have become the Exclusive Owners of the **SAID PROPERTY**, which is admeasuring 935 sq.mts with old residential house.

l) Copy of Deed of Sale dated 03/01/2019 was duly executed before Sub-Registrar of Bardez at Mapusa, having Registered under Registration No. BRZ-1-117-2019, of Book No. I Document, dated 23/01/2019.

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m) The Vide Deed of Sale dated 03/01/2019 **UNIVERSAL DEVELOPERS** a partnership firm, duly registered before Notary Public, at Mapusa, having its registered office at E 54, Ekta Nagar, Next to Chapel Housing Board, Mapusa, Bardez, Goa, represented by its partners Mrs. Jasmine Yargutti and Mr. Altaf Yargatti, became the exclusive owners of the Said Property.



CERTIFICATE


I certify the parties hereto have jurisdic possession title/rights of **UNIVERSAL DEVELOPERS** a partnership firm is eligible to create the contract/s.

The above Title search report done based on the documents furnished and on information submitted by the parties to the best of my knowledge.

Place: Mapusa-Goa.

Date: 23/1/2023

Yours faithfully


SIDDHARTH S. MADGAONKAR
ADVOCATE
MAPUSA - GOA
siddharth.madgaonkar@gmail.com