

SAVIO X. SOARES

ADVOCATE

312, 3rd Floor, Block E, Saldanha Business Towers, Near Civil & Criminal Court, Altinho, Mapusa, Bardez, Goa, INDIA.
Tel. Offi. 0832 6630262 Mobile: 9822685854, E-mail : adv.soaresandassociates@gmail.com

TITLE REPORT

This Report on Title is given by me, to **NAIFER CONSTRUCTIONS**, having Office at Morod, Mapusa, Goa, based on the Xerox copies of documents, made available to me for scrutiny (on the premises that the said documents are genuine and its contents are accurate and correct), pertaining to the property described herein below.

I. DESCRIPTION OF THE PROPERTY:

ALL THAT PROPERTY known as "Tarchi Bhatti", bearing Survey No. 171/13 admeasuring 1400 sq. mts, with a house standing thereon, situated in the village of Siolim, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, described in the Land registration office of Bardez under No 34627 at folio 20(v) of Book B - 89 (N) and enrolled in the Land Revenue Office under no 680 of third division of Siolim, and bounded as follows:



On or towards the East: by property bearing survey
No.171/ 4, 14, and 17;

On or towards the West: by property bearing survey
No. 171/2 and 19;

On or towards the North: by property bearing survey
No. 171/12;

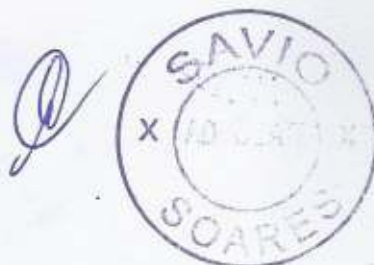
On or towards the South: by property bearing survey
No. 171/22.

II. DOCUMENTS PERUSED:

1. Land Description No. 34627 at folio 20v of Book B-89(N), with its English translation.
2. Inscription No. 28290 at page 27 of Book B5, with its English translation.
3. Inscription No. 28291 at page 189 of Book B5, with its English translation.
4. Deed of sale and discharges dated 27th December, 1951 drawn up at folio 72 to 73 of Book No. 519 of the Notary Public of Bardez, Guilherme Lobo, with its English translation.



5. Deed of Succession drawn up on 23rd October 2009, in the books of the Notary Ex-Officio of Canacona on pages 8 reverse to 10 reverse of the Notarial Book for Deeds No. 26.
6. Deed of Declaration of Heirship, registered with the Notary Public Adv. Madhu R. Redkar, on 16-01-2013, under serial no. 412/2013.
7. Deed of Partition dated 13-02-2013, registered with the Sub-registrar of Bardez, under registration No. BRZ-BK1-00961-2013, CD Number BRZD447, on 1902-2013.
8. Deed of Declaration of Heirship dated 06-12-2018, executed before the Notary Public, Adv. D. S. Petkar, on 06-12-2018, at Mapusa, Goa, registered under serial no.22602/2018.
9. Form I & XIV of the property bearing survey no. 171/3 of Siolim Village.
10. Survey Plan of the property bearing survey no. 171/3 of Siolim Village.



11. Conversion Sanad issued by the Additional Collector North-Goa, dated 18-05-2018, bearing No. RB/CNV/BAR/AC-II/31/2016, for a part of the property bearing survey no. 171/3(PART) of Siolim Village.
12. Technical Clearance Order dated 12-10-2017, issued by the Office of the Senior Town Planner, bearing No. TPB/3785/SIO/TCP-17/3059, for property bearing survey no. 171/3 of Siolim Village.
13. Construction License bearing No. V.P./S.M./18-19/06/498, dated 01-06-2018, for property bearing survey no. 171/3 of Siolim Village.
14. Agreement for Development and Sale dated 30-01-2014, executed before the Notary Public, Adv. D. S. Petkar, at Mapusa, Goa, on 30-01-2014, and registered under Serial No. 2706/2014.
15. Agreement for Development and Sale dated 27-07-2017, executed before the Notary Public, Adv. D. S. Petkar, at Mapusa, Goa, on 27-07-2017, and registered under Serial No. 12662/2017.
16. Memorandum of Understanding/Assignment, executed before the Notary Public, Adv. D. S. Petkar,



at Mapusa, on 21-09-2018 and registered, under Serial No. 17331/2018.

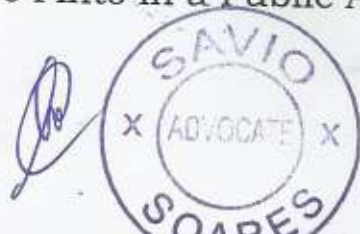
III. FACTS AS AVAILABLE:

1. That the SAID PROPERTY was owned and possessed by one Mr. Ananta Zoixi alias Ananta Vitola Zoixi and Mr. Venctexa Zoixi, Roguvira Zoixi and Ramanata Zoixi, having purchased the same from its erstwhile owners vide a Deed of Sale dated 28-10-1936 registered at page 62 reverse of Book No. 428 of the Notary Pinto de Menezes.
2. That one half of the SAID PROPERTY belonged to Mr. Ananta Zoixi alias Ananta Vitola Zoixi, having purchased it from its erstwhile owners vide a Deed of Sale dated 28-10-1936 registered at page 62 reverse of Book No. 428 of the Notary Pinto de Menezes, which is confirmed by the inscription under No. 28290 at page 27 of Book B5.
3. That the other half of the SAID PROPERTY belonged to Mr. Venctexa Zoixi, Roguvira Zoixi and Ramanata Zoixi having purchased it from its erstwhile owners vide a Deed of Sale dated 28-10-1936 registered at page 62 reverse of Book No. 428 of the Notary Pinto de



Menezes, which is confirmed by the inscription, under No. 28291 at page 189 of Book B5.

4. That Venctexa Zoixi, Roguvira Zoixi and Ramanata Zoixi, were nephews of Ananta Vitola Zoixi and Venctexa Zoixi, Roguvira Zoixi and Ramanata Zoixi were brothers.
5. That the said Roguvira Zoxi and Ramanata Zoixi expired as bachelors without any descendants or ascendants but leaving behind their collateral i.e. their aforesaid brother Venctexa Zoixi, as their sole and universal heir, which is confirmed vide the Deed of Declaration of Heirship dated 06-12-2018, executed before the Notary Public, Adv. D. S. Petkar, on 06-12-2018, at Mapusa, Goa, registered under serial no.22602/2018.
6. That in view of the above the said Ananta Zoixi alias Ananta Vitola Zoixi has become entitled to $\frac{1}{2}$ of the SAID PROPERTY and Venctexa Zoixi has become entitled to the other $\frac{1}{2}$ of the SAID PROPERTY.
7. That the house standing on the SAID PROPERTY which constituted $\frac{4}{6}$ th of the SAID PROPERTY was purchased by one Mr. Alexandre Pinto or Pascoal Sebastiao Alexandre Pinto in a Public Auction.



8. That $2/6^{\text{th}}$ of the SAID PROPERTY continued to be owned by the said Ananta Zoixi alias Ananta Vitola Zoixi and Venctexa Zoixi in equal proportions.
9. That the said Ananta Zoixi alias Ananta Vitola Zoixi and Mr. Panduronga Venctexa Zoixi, purchased the said $4/6^{\text{th}}$ of the SAID PROPERTY from the said Mr. Alexandre Pinto or Pascoal Sebastiao Alexandre Pinto and his wife Mrs. Maria Eloisa Lobo e Pinto, in the ratio that $3/6^{\text{th}}$ share of the SAID PROPERTY was purchased by Ananta Zoixi alias Ananta Vitola Zoixi and $1/6^{\text{th}}$ share of the SAID PROPERTY was purchased by Mr. Panduronga Venctexa Zoixi, son of Venctexa Zoixi, vide a deed of sale and discharges dated 27th December, 1951 drawn up at folio 72 to 73 of Book No. 519 of the Notary Public of Bardez, Guilherme Lobo.
10. That therefore Ananta Zoixi alias Ananta Vitola Zoixi came to be the exclusive owner of $4/6^{\text{th}}$ share of the SAID PROPERTY, Mr. Panduronga Venctexa Zoixi came to be the exclusive owner of $1/6^{\text{th}}$ share of the SAID PROPERTY and Venctexa Zoixi came to be the exclusive owner of $1/6^{\text{th}}$ share of the SAID PROPERTY.



11. That therefore the heirs of the late Ananta Zoixi alias Ananta Vitola Zoixi came to be the exclusive owner of 4/6th share of the SAID PROPERTY, Mr. Panduronga Venctexa Zoixi came to be the exclusive owner of 1/6th share of the SAID PROPERTY and the heirs of Venctexa Zoixi, which includes Mr. Panduronga Venctexa Zoixi came to be the exclusive owner of 1/6th share of the SAID PROPERTY.
12. That on eighth June nineteen hundred sixty eight expired Anant Vithal Joshi at Bombay and there after expired his wife Mrs. Rucminibai Anant Joshi on thirteenth January, nineteen hundred ninety nine at Siolim, Bardez Goa without a will of any other last disposition of their wish leaving behind them their five children, namely(one) Xricrisna Zoixi alias Srikrishna Joshi married to Premabai Xricrisna Zoixi (two) Vitola zoixi alias Vithal Joshi alis Rajanikant Anant Joshi married to Hirabai Joshi, the later Mrs Hirabai Joshi expired on twenty fifth august, nineteen hundred ninety nine leaving behind her husband Mr. Vithal Joshi alias Rajanikant Joshi and one son Mr. Manoj Vithal Joshi married to Sharmila Manoj Joshi (three)Shripad Zoixi alias Shirpad Joshi alias Sgripad Nant Joshi married to Shubhangi Shripad Joshi , the



said Smt Shubhangi Shripad Joshi expired leaving behind her husband and one son Mr. Anant Shripad Joshi married to Sufala Anant Joshi (four) Raghuvir R. Zoixi alias Raghuvir Zoixi alias Digamber Anant Joshi married to Sulbha Raghuvir Joshi, the said Raghuvir Joshi Expired leaving behind his wife said Sulbha Raghuvir Joshi and one son Shri Ramakant Raghuvir Joshi married to Savita Ramakant Joshi (five) Laximicanta Anant Zoixi alias Laximicant Anant Joshi alias Datta Anant Joshi married to Pratima Laxuikant Joshi, as their only legal heir and successions, which is confirmed by a Deed of Succession drawn up on 23rd October 2009, in the books of the Notary Ex-Officio of Canacona on pages 8 reverse to 10 reverse of the Notorial Book for Deeds No. 26.

13. That the aforesaid MR. Shrikrishna Anant Joshi alias Xricrisna Zoixi alias Shrikrishna Joshi, MRS. Premabai Shrikrishna Joshi alias Premabai Xricrisna Zoixi, MR. Vitol Zoixi alias Vithal Joshi alias Vithal Anant Joshi alias Rajnikant Anant Joshi, MR. Manoj Vithal Joshi, Mrs. Sharmila Manoj Joshi, MR. Shripad Zoixi alias Shripad Anant Joshi alias Shripada Zoixi, MR. Anant Shripad Joshi alias Ananta Shripad Joshi, MRS. Sufal Anant Joshi alias Sufala



Ananta Joshi, MRS. Sulbha Raghuvir Joshi, alias Sulbha Raghuveer Joshi, MR. Ramakant Raghuvir Joshi alias Ramakant Raghuveer Joshi, MRS. Savita Ramakant Joshi alias DR. Savita G. Bhakta, MR. Laximicanta Anant Zoixi alias Laximicant Anant Joshi alias Laxmikant Anant Joshi alias Loximicanta Ananta Zoixi alias Datta Anant Joshi, MRS. Pratima Laxmikant Joshi alias Pratima Laxmikant Joshi, are therefore, the only surviving legal heirs of Ananta Zoixi alias Ananta Vitola Zoixi alias Ananta Vithal Joshi, and the same is confirmed by a Deed of Succession drawn up on 23rd October 2009, in the books of the Notary Ex-Officio of Canacona on pages 8 reverse to 10 reverse of the Notorial Book for Deeds No. 26.

14. That Venctexa Zoixi alias Venctexa Panduronga Zoixi alias Vyenkatesh Pandurang Joshi, expired, leaving behind his widow and moiety holder, Mr. Anandibai Vyenkatesh Joshi alias Kamal Joshi, and as his sole universal heirs, Mr. Pandurang (VALLABH) Vyenkatesh Joshi alias Panduronga Venctexa Zoixi, Mrs. Kanchan Vyenkatesh Joshi alias Sangeeta Saradchandra Desprabhu married to Mr. Sharadchandra Anandrao Desprabhu, Mrs. Shanti Vyenkatesh Joshi alias Shanti Satyaranjan Savlo



Keny married to Mr. Satyaranjan Savlo Keny, and Mr. Rajendra Vyenkatesh Joshi alias Rajan Vyenkatesh Joshi, Mrs. Sneha Rajendra Joshi, as his only legal heirs, which is confirmed by a Deed of Declaration of Heirship, registered with the Notary Public Adv. Madhu R. Redkar, on 16-01-2013, under serial no. 412/2013.

15. That Mrs. Anandibai Vyekatesh Joshi alias Kamal Joshi, is the widow of late Venctexa Zoixi alias Venctexa Panduronga Zoixi alias Vyenkatesh Pandurang Joshi and Mr. Pandurang (VALLABH) Vyenkatesh Joshi alias Panduronga Venctexa Zoixi, Mrs. Kanchan Vyenkatesh Joshi alias Sangeeta Saradchandra Desprabhu, Mr. Sharadchandra Anandrao Desprabhu, Mrs. Shanti Vyenkatesh Joshi alias Shanti Satyaranjan Savlo Keny, Mr. Satyaranjan Savlo Keny, Mr. Rajendra Vyenkatesh Joshi alias Rajan Vyenkatesh Joshi, Mrs. Sneha Rajendra Joshi, are therefore, the only surviving legal heirs of Venctexa Zoixi alias Venctexa Panduronga Zoixi alias Vyenkatesh Pandurang Joshi, and the same is confirmed by a Deed of Declaration of Heirship, registered with the Notary Public Adv. Madhu R. Redkar, on 16-01-2013, under serial no. 412/2013.



16. That the names of Shrikrishna Anant Joshi, Rajanikant Anant Joshi, Shripad Anant Joshi, Digamber Anant Joshi, Datta Anant Joshi, Anandibai Venkatesh Joshi alias Kamat Joshi, Pandurang (Vallabh) Vyenkatesh Joshi alias Pandurang Venctexa Zoixi, Kanchan Vyenkatesh Joshi alias Sangeeta Saradchandra Desprabhu, Saradchandra Anandrao Desprabhu, Vyenkatesh Joshi alias Shanti Satyanjan Savlo Keny, Satyanjan Savlo Keny, Rajendra Vyenkatesh Joshi alias Rajan Vyenkatesh Joshi, Sneha Rajendra Joshi, are appearing in the Survey records of the SAID PROPERTY, as occupants/owners thereof, of which one Mr. Digamber Anant Joshi has expired, as seen from the Deed of Succession drawn up on 23rd October 2009, in the books of the Notary Ex-Officio of Canacona on pages 8 reverse to 10 reverse of the Notorial Book for Deeds No. 26, thus there is a presumption that the aforesaid persons, whose names are appearing in the occupants column of the Form I & XIV of the SAID PROPERTY are in possession of the SAID PROPERTY and are the owners of the SAID PROPERTY..

17. That the aforementioned facts were further confirmed vide the Deed of Partition dated 13-02-2013, registered with the Sub-Registrar of Bardez, under





registration no. BRZ-BK1-00961-2013, CD Number BRZD447, on 19-02-2013, of Book -1 Document, which was executed between the heirs of late Ananta Zoixi alias Ananta Vitola Zoixi alias Ananta Vithal Joshi and the heirs of late Venctexa Zoixi alias Venctexa Panduronga Zoixi alias Vyenkatesh Pandurang Joshi, wherein the SAID PROPERTY, was divided between the two families, in the proportion of the share holding/ownership of the SAID PROPERTY.

18. That however, it is seen from records that the SAID PROPERTY was not separated by metes and bounds, in the survey records of the SAID PROPERTY, thus both the shares of the heirs of late Ananta Zoixi alias Ananta Vitola Zoixi alias Ananta Vithal Joshi and of the heirs of late Venctexa Zoixi alias Venctexa Panduronga Zoixi alias Vyenkatesh Pandurang Joshi, continued to be joined, in so far as the survey records of the SAID PROPERTY, are concerned.
19. That from the Form I & XIV it is seen that there are no tenants or any persons having any other rights, in the SAID PROPERTY.
20. That the Collector North-Goa, has issued a Conversion Sanad issued by the Additional Collector North-Goa, dated 18-05-2018, bearing No.




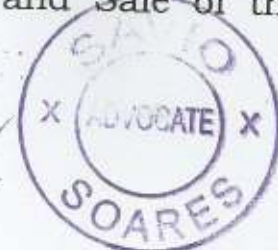
RB/CNV/BAR/AC-II/31/2016, for a part of the SAID PROPERTY.

21. The Town & Country Planning Department has issued a Technical Clearance Order dated 12-10-2017, issued by the Office of the Senior Town Planner, bearing No. TPB/3785/SIO/TCP-17/3059, for the development of the SAID PROPERTY.
22. The Village Panchayat of Siolim-Marna has issued a Construction License bearing No. V.P./S.M./18-19/06/498/860, dated 28-11-2016, for property bearing survey no. 171/3 of Siolim Village i.e. the SAID PROPERTY.
23. That from the documents cited hereinabove, it is seen that Mr. Shrikrishna Anant Joshi alias Xricrisna Zoixi alias Shrikrishna Joshi, Mrs. Premabai Shrikrishna Joshi alias Premabai Xricrisna Zoixi, Mr. . Vitol Zoixi alias Vithal Joshi alias Vithal Anant Joshi alias Rajnikant Anant Joshi, Mr. Manoj Vithal Joshi, Mrs. Sharmila Manoj Joshi, Mr. Shripad Zoixi alias Shripad Anant Joshi alias Shripada Zoixi, Mr. Anant Shripad Joshi alias Ananta Shripad Joshi, Mrs. Sufal Anant Joshi alias Sufala Ananta Joshi, Mrs. Sulbha Raghuvir Joshi alias Sulbha Raghuveer Joshi, Mr.

Ramakant Raghuvir Joshi alias Ramakant Raghuveer Joshi, Mrs. Savita Ramakant Joshi alias Dr. Savita G. Bhakta, Mr. Laximicanta Anant Zoixi alias Laximicant Anant Joshi alias Laxmikant Anant Joshi alias Loximicanta Ananta Zoixi alias Datta Anant Joshi, Mrs. Pratima Laxmikant Joshi alias Pratima Laxmikant Joshi and Mrs. Anandibai Vyekatesh Joshi alias Kamal Joshi, Mr. Pandurang (vallabh) Vyenkatesh Joshi alias Panduronga VencTexa Zoixi, Mrs. Kanchan Vyenkatesh Joshi alias Sangeeta Saradchandra Desprabhu, Mr. Sharadchandra Anandrao Desprabhu, Mrs. Shanti Vyenkatesh Joshi alias Shanti Satyaranjan Savlo Keny, Mr. Satyaranjan Savlo Keny, Mr. Rajendra Vyenkatesh Joshi alias Rajan Vyenkatesh Joshi, Mrs. Sneha Rajendra Joshi and prior to them their ancestors Mr. Ananta Zoixi alias Ananta Vitola Zoixi and Mr. VencTexa Zoixi, Roguvira Zoixi and Ramanata Zoixi, are the owners and in possession of the SAID PROPERTY, and the survey records of the SAID PROPERTY also stand in their names, further confirming their ownership of the SAID PROPERTY and possession thereof.

24. That the heirs of late Ananta Zoixi alias Ananta Vitola Zoixi alias Ananta Vithal Joshi, entered into a Agreement for Development and Sale of their 4/6th

rights and share in the SAID PROPERTY, for the consideration mentioned therein, with Mr. Ashok Ramesh Naik, s/o late Ramesh Naik, vide Agreement for Development and Sale dated 30-01-2014, executed before the Notary Public, Adv. D. S. Petkar, at Mapusa, Goa, on 30-01-2014, and registered under Serial No. 2706/2014.

25. That the heirs of late Venctexa Zoixi alias Venctexa Panduronga Zoixi alias Vyenkatesh Pandurang Joshi, entered into a Agreement for Development and Sale of their 2/6th rights and share in the SAID PROPERTY, for the consideration mentioned therein, with Mr. Ashok Ramesh Naik, s/o late Ramesh Naik, vide Agreement for Development and Sale dated 27-07-2017, executed before the Notary Public, Adv. D. S. Petkar, at Mapusa, Goa, on 27-07-2017, and registered under Serial No. 12662/2017.

26. That the said Mr. Ashok Ramesh Naik, s/o late Ramesh Naik and his wife Mrs. Nora Ashok Naik, subsequently entered into a further Agreement with Naifer Constructions, a partnership firm, having its office at Morod, Mapusa, Goa, vide Memorandum of Understanding/Assignment, executed before the Notary Public, Adv. D. S. Petkar, at Mapusa, on 21-09-2018 and registered under Serial No. 17331/2018,



wherein, the said Mr. Ashok Ramesh Naik and his wife Mrs. Nora Ashok Naik have transferred and conveyed all their rights and interests in the SAID PROPERTY and the Agreement for Development and Sale dated 30-01-2014, executed before the Notary Public, Adv. D. S. Petkar, at Mapusa, Goa, on 30-01-2014, and registered under Serial No. 2706/2014 and the Agreement for Development and Sale dated 27-07-2017, executed before the Notary Public, Adv. D. S. Petkar, at Mapusa, Goa, on 27-07-2017, and registered under Serial No. 12662/2017, to the said Naifer Constructions.

IV REPORT/CERTIFICATE OF TITLE:

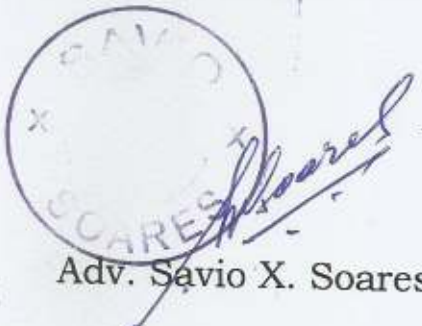
It is, now therefore, opined by me, in view of the facts brought out by the documents cited above and observation made herein, that Mr. Shrikrishna Anant Joshi alias Xricrisna Zoixi alias Shrikrishna Joshi, Mrs. Premabai Shrikrishna Joshi alias Premabai Xricrisna Zoixi, Mr. Vithal Anant Joshi alias Rajnikant Anant Joshi, Mr. Manoj Vithal Joshi, Mrs. Sharmila Manoj Joshi, Mr. Shripad Zoixi alias Shripad Anant Joshi alias Shripada Zoixi, Mr. Anant Shripad Joshi alias Ananta Shripad Joshi, Mrs. Sufal Anant Joshi alias Sufala Ananta Joshi, Mrs. Sulbha Raghuvveer Joshi, Mr.


 SAVIO
X ADVOCATE X
SOARES

Ramakant Raghuvver Joshi, Mrs. Savita Ramakant Joshi alias Dr. Savita G. Bhakta, Mr. Laxmikant Anant Joshi alias Loximicanta Ananta Zoixi alias Datta Anant Joshi, Mrs. Pratima Laxmikant Joshi alias Pratima Laxmikant Joshi and Mrs. Anandibai Vyekatesh Joshi alias Kamal Joshi, Mr. Pandurang (vallabh) Vyenkatesh Joshi alias Panduronga Venctexa Zoixi, Mrs. Kanchan Vyenkatesh Joshi alias Sangeeta Saradchandra Desprabhu, Mr. Sharadchandra Anandrao Desprabhu, Mrs. Shanti Vyenkatesh Joshi alias Shanti Satyaranjan Savlo Keny, Mr. Satyaranjan Savlo Keny, Mr. Rajendra Vyenkatesh Joshi alias Rajan Vyenkatesh Joshi, Mrs. Sneha Rajendra Joshi are the joint owners of the SAID PROPERTY and they have a clear and marketable title to the SAID PROPERTY, which is now subject to the rights and interests which are created and subsisting in favour of Mr. Ashok Ramesh Naik, his wife Mrs. Nora Ashok Naik and Naifer Constructions, and shall be subject to the obtaining of a Nil Encumbrance Certificate from the office of the Sub-Registrar.

Mapusa - Goa

14th December, 2018


Adv. Savio X. Soares