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Date : 20/06/2026

TITLE SEARCH REPORT

1. OPINION SOUGHT BY:

SAAD INFRASTRUCTURE INDIA PVT. LTD.

Ponda, Goa.

2. DESCRIPTION OF THE PROPERTY:

All that Plot no. 36 admeasuring 938 sq.mts, and surveyed distinctly and independently under New Survey No. 24/2-E of Village Queula, Taluka Ponda Goa and measuring being 33.00 mts on East, 27.00 mts on West, 43.50 mts on the North and 27.00 mts on the South and bounded as per survey plan on the North by property bearing survey no. 24/1, on the South and West by property under Survey No. 24/2, on the East by Land under New Survey No.27 and forming part of larger land known as "Oxgalchem Borodo" or as "Algadachem Borodo" bearing new survey no. 24/2 of village Queula, which in turn forms part of larger landed properties known as Borod- Premeiro Adicao, Borod – Segundo Adicao, Borod Terceiro Adicao, Bangal Borod and Careacodil Morod being parts of a single property known as Oxgalchem Borod or Algodchem Borod situated at Dhavali, village Queula, Taluka Ponda bearing old cadastral survey no.356 and 361 and bounded on the east by the hill belonging to the Department of Forest (God de Mata Nacional), on the west by plots belonging to Rogunath Vitol Boto, Narain Gongador Boto, Devalaya Mahadeo Govind Deo and stream of water, on the north by plot of Xencora Crisna Boto and others and on the South by plot of Saju Gaudo, divided into two parts by Ponda- Margao road.

3. DOCUMENTS INSPECTED:

i) Deed of gift, dated 27/9/1963

ii) Deed of Partition, dated 16th November 1979

iii) Order No. PPDA/P/715/1461/92-93 dated 29/03/1993

iv) Deed of Family Settlement, dated 6th day of September, 2000

v) Deed of Rectification, dated 21/8/2002

vi) Deed of Rectification, dated 22/9/2003

vii) Records of Case No .PON/LRC/PART/375/2019/1989.

viii) Records of case ISLR No. 03/ISLR/PON/460/19-757

ix) Sanad No. AC/PON/SG/CONV/02/2021/746, dated 23/12/2022.

x) Deed of Sale, dated 27th June 2025

ix) Survey Records

4. SEARCH REPORT:

a. There exist at village Dhavli of Ponda taluka landed properties known as **(i)** Borod- Premeiro Adicao, (ii) Borod – Segundo Adicao, (iii) Borod Terceiro Adicao, (iv) Bangal Borod and (v) Careacodil Morod, being parts of a single property known as "Oxgalchem Borod" or "Algodchem Borod" and hereinafter referred to as THE SAID PROPERTIES, situated at Dhavali, village Queula, Taluka Ponda bearing old cadastral survey no.356 and 361 and bounded on the East by the hill belonging to the Department of Forest (God de Mata Nacional), on the West by plots belonging to Rogunath Vitol Boto, Narain Gongador Boto, Devalaya Mahadeo Govind Deo and stream of water, on the North by plot of Xencora Crisna Boto and others and on the South by plot of Saju Gaudo, divided into two parts by Ponda- Margao road and owned by the joint family of Dovolkars also known as Boto Dovolkar also as Dhavlikar.

ii) In terms of a deed of gift, dated 27/9/1963 and recorded in the office of Notary Ex Officio at page 34 (v) of Notarial book a No. 356 for the year 1963, the members of said family of Dovolcar @Dhavlikar viz.

(i) Shri. Purxotoma Vasudev Dhavlikar gifted to their son Rogunata, the right on one fifth of each one of the said properties.

(ii) Shri. Sadassiva Gopinata Dhavlikar and wife gifted to their son Balcrisna, right to one fifth of each one of the mentioned five properties.

(iii) Shri. Camalacar Dhavlikar and wife gifted to their son Gopalcrisna Camalacar Boto Dovolcar, right to one fifth of each one of the mentioned five properties.

(iv) Shri. Durgarama Dhavlikar gifted to his brother Amaranath Visnu Boto Dovolcar, one fifth of the said five properties.

(v) Shri. Ramachondra Dhavlikar and wife, gifted to (a) Narana

Ramachondra Dhavlikar, (b) Shri. Gopalcrisna Ramachondra Dhavlikar (c) Shri. Vassudeva Ramachondra Boto Dovolcar, (d)Shri. Gurudas Ramchondra Boto Dovolcar, jointly and in equal parts, their rights to one fifteenth of each one of the mentioned five properties,

(vi) Shri. Sadashiv Ganesh Dhavlikar and his wife gifted to their grand son Raviraj Narana Boto Dovolcar, their right to one fifteenth of each one of the mentioned five properties, and

(vii) Shri. Madeva Ramacrisna Dhavlikar and his wife gifted to their son Mohan Madeva Boto Dovolcar, their remaining right to one fifteenth of each one of the mentioned five properties.

iii) In terms of a deed of partition dated 31st July 1975 and registered in the office of Sub-Registrar Ponda under no.222 at page 116 of book 1. vol. XXXII, all the members of the said Dhavlikar family who were the donees under the said deed of gift dated 27/09/1963 partitioned the estates held by them jointly by metes and bounds and in terms thereof smaller portions of the said properties and identified as plots nos.2, 8 and 12 and surveyed under old cadastral survey no.356 and Plot no.1 surveyed under old cadastral survey no.361 and totally admeasuring 61382 sq.mts. more particularly described in the third schedule and shown in the plan annexed to the said deed of partition was allotted to said Shri Amarnath Vishnu Bhat Dhavlikar towards his 1/5th share in the said properties held by him and his brother Durgadas.

iv) Said Plot no.1 has the shape of a trapezium with an area of 26260sq.mts. being part of the property "Borod" described in the Land Registration Office under no.21831 at pages 181 to 183 of book B58 (new) and enrolled in Revenue Office under matriz no.831 and the said Plot no.1 is bounded on the East by hill belonging to the Department of Forest (God de Mata Nacional), on the West by national road, on the North by Lot-.A surveyed under no.24/1 and on the South by Plot.2 surveyed under no.24/3 and said Plot-1 forms part of the property surveyed under old cadastral survey no.361 and new survey no.24/2 of village Queula, Ponda with an area of 26925 sq.mts.

v) In terms of another deed of partition, dated 16th November 1979 and registered before the Sub Registrar Office of Ponda under No.390 at folios 108 to 117 of book No.1, Volume 57, on 6/11/1980 said Amarnath and Shri. Durgadas Vishnu Dhavlikar, who had also an equal right to the Plots mentioned herein above, confirmed themselves to be the joint owners of the said above mentioned Plots nos. 2, 8 and

12 and said Lot no.1 along with their spouses.

vi) Said Plot No.1 and admeasuring 22874 sq.mts. out of the said total area of 26260 sq.mts. was subdivided into various sub plots with due access roads, open spaces, gutters etc., and which sub-division has been duly approved by the Ponda Planning and Development Authority by granting final sub-division and declaring the said area as Settlement S-1 vide Order No. PPDA/P/715/1461/92-93 dated 29/03/1993.

vii) In terms of another deed of Family settlement, dated 6th day of September, 2000 and duly registered before the Sub Registrar Office of Ponda under register No.708 at folios 260 to 271 of book No.1, Volume 547 on 28/06/2001, READ WITH Deed of Rectification, dated 21/8/2002 and duly registered before the Sub Registrar Office of Ponda under No.1501 at folios 59 to 64 of book No.1, Volume 633 on 30/10/2002 further READ WITH Deed of Rectification, dated 22/09/2003 and duly registered before the Sub Registrar Office of Ponda under register No.1534 at folios 123 to 131 of book No.1, Volume 702 on 17/10/2003, said Amarnath and Shri. Durgadas Vishnu Dhavlikar along with their spouses settled amongst them the subdivided plots allotted to them in the above referred two deeds and in terms thereof amongst other plots sub divided plot no.36 admeasuring about 952 sq.mts was allotted to Shri. Durgadas Dhavlikar and described in Schedule I written hereunder.

viii) In view of the partition of survey holdings affected under The Land revenue code, under case No. PON/LRC/PART/375/2019/1989 and ISLR No.03/ISLR/PON/460/19-757, the said subdivided Plot no.36 is now independently and distinctly surveyed under new Survey no.24/2-E of Village Queula, Taluka Ponda, with new area 938 sq.mts of village Queula, Ponda Goa, and was inscribed in the survey records in the name of said Shri. Durgadas.

ix) Said plot is converted to non-agricultural use vide Conversion Sanad No. AC/PON/SG/CONV/02/2021/746, dated 23/12/2022.

x) By deed of sale, dated 27th June 2025 and registered in the office of the Sub Registrar Ponda under no. PON-1-1010-2025, said Shri. Durgadas Vishnu Dhavlikar and his wife Smt. Kusum Durgadas Dhavlikar sold and conveyed said Plot no. 36 admeasuring 938 sq.mts, and surveyed distinctly and independently under New Survey No. 24/2-E of Village Queula, Taluka Ponda Goa to Saad Infrastructure Pvt. Ltd., in consideration, partly in terms

of monies and partly in the form of constructing and allotting three flats Nos. S1, S2 and S3 and parking spaces on the ground floor.

5) Certificate

On perusal of above documents and considering the above flow, I herby certify that the Plot no. 36 admeasuring 938 sq. meters described above is owned by Saad Infrastructure Pvt. Ltd. and it has a clean, clear, absolute and readily marketable title thereon subject to the performance of the obligation to construct and allot the said premises viz.

(i) One 2 BHK Flat on Second Floor (S1) 96.10 sq.mts

(ii) One 4 BHK Flat on Second Floor (S2) 95.20 sq. mts

(iii) One 4 BHK Flat on Second Floor (S3) 99.00 sq. mts

Alongwith 3 Parking spaces on Ground Floor As contained in the said deed, dated 27th June 2025.

PRANAV P. P. TENDOLKAR ADVOCATE

(Adv. Pranav. P. P. Tendolkar)

TENDOLKAR ATE