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**LEGAL REPORT**

To,

Mr. Kapil Madhukar Betgiri,  
Vasco da Gama, Goa

I. Details/Description of Property/Properties

ALL THAT property distinct Plot admeasuring an area of 631:00 (Six Hundred Thirty One) square metres independently surveyed under Chalta No. 116 of P.T. Sheet No. 121 of Vasco City being part and parcel of the property without any special name (part of the Lote No. 191) situated at Mangor Hill, Vasco da Gama, Goa within limits of the Mormugao Municipal Council, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa described in the Land Registration in the Office of Salcete under No. 41327 of Book B No. 107 new series and recorded in the Taluka Revenue Office under Martiz under No. 2725 then admeasuring an area of 700 square meters (hereinafter referred to as the 'SAID FIRST PLOT').



ALL THAT property known as 'MAIMOLEM' or 'MAIMOLLEM - PRIMEIRA ADICAO (First Parcel) or 'MAIMOLO' described in the Conservatory of Land Registry of Salcete under No. 1963 of Book B-5 and No. 8127 of Book B-2 enrolled in the Taluka Revenue Office under Matriz No. 773 bearing old Cadastral Survey No. 239 surveyed under new Chalta No. 28 (part) of P.T. Sheet No. 100 of Vasco City admeasuring an area of 1630.00 square metres (hereinafter referred to as the 'SAID SECOND PLOT')

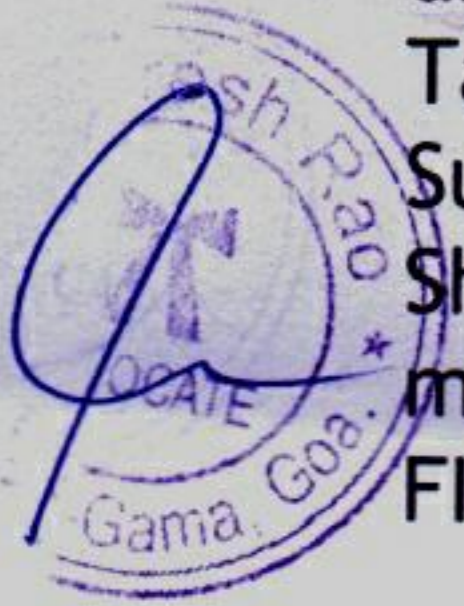
II. Brief history of the property with relevant documents examined:-

Inter alia the SAID FIRST PLOT earlier belonged to Mr. Ciano Pereira who in the status of bachelor sold and conveyed vide Escritura de Compra e Venda com Quitacao (Deed) or Deed of Purchase and sale with Acquittance/discharge dated 24.03.1967 registered before the Sub registrar of Slacete at Margao registration under No. 720 at pages 66 to 70 of Volume No. 29 of Book No. I dated 20.07.1967 unto and in favour of Mr. Vinaica Sinai Manerkar alias Vinayak Manguesh Sinai Manerkar.

The aforesaid Mr. Vinaica Sinai Manerkar alias Vinayak Manguesh Sinai Manerkar and his wife Mrs. Susheela Vinayak Manerkar both expired leaving behind their two son along with their spouses namely Mr. Sudil Vinaica Sinai Manerkar and Mr. Shakil Vinaica Sinai Manerkar with their spouse as sole and universal heirs which is in conformity with the Deed of Declaration for Succession dated 18.08.2011 duly drawn before Notary Public Ex-Officio of Quepem at pages 41 to 42 onwards of Notarial Book Deed/Will No. 587.

The aforesaid owners of the SAID FIRST PLOT sold and conveyed unto and in favour of Mr. Kapil Madhukar Betgiri vide Deed of Sale dated 29.03.2018 registered before the Sub Registrar of Mormugao under Book-1 Document No. MOR-BK1-00611-2018 CD No. MORD31 dated 02.04.2018 who this alongwith his wife, Mrs. Kavya Kapil Betgiri became the exclusive and sole owners of the SAID FIRST PLOT.

The SAID SECOND PLOT forms part and parcel of the property known as 'MAIMOLEM' or 'MAIMOLLEM - PRIMEIRA ADICAO (First Parcel) or 'MAIMOLO' described in the Conservatory of Land Registry of Salcete under No. 1963 of Book B-5 and No. 8127 of Book B-2 enrolled in the Taluka Revenue Office under Matriz No. 773 bearing old Cadastral Survey No. 239 surveyed under new Chalta No. 28 (part) of P.T. Sheet No.100 of Vasco City admeasuring an area of 1630.00 square metres which has been taken for development alongwith the SAID FIRST PLOT



Inter alia the SAID SECOND PLOT was seen inscribed under Inscription No. 18149 (corresponding to the Land Description No. 1963) in favour of Mr. Shridhar Joshi alias Sridor Naraina Zoixi married to Smt. Janquibai Siridora Joshi alias Jankibai and inscribed under Inscription No. 36497 (corresponding to the Land Description No. 8127) in favour of Mr. Vinayak Shridhar Joshi alias Vinayak Shridar Zoixi (bachelor) being one of the son of the aforesaid Mr. Shridhar Joshi.

The aforesaid Shri. Shridhar Joshi alias Siridora Joshi expired on 28.07.1939 Smt. Janquibai Siridora Joshi alias Jankibai expired on 19.09.1951 leaving behind four children being two son and two daughter namely I. Mr. Krishna S. Joshi (son) married to Mrs. Annuparna Krishna Joshi; II. Mr. Vinayak S. Joshi (son) bachelor who expired on 24.09.1993; III. Mrs. Kashibai S. Joshi (daughter) married to Mr. Govind Barve and IV. Mrs. Krishnabai S. Joshi alias Krishnabai Sathe (daughter) married to Parshuram Sathe as the sole and universal heir.

The aforesaid Mr. Krishna S. Joshi expired during February 1969 and his wife Mr. Annapurna Krishna Joshi expired during January 1968

leaving behind their six children (one son and five daughter) namely (a) Mr. Damodar K. Joshi (son) married to Mrs. Shailaja D. Joshi and Mr. Damodar K. Joshi expired on 16.01.2011; (b) Mrs. Tulsi K. Joshi alias Tulsi Modak (daughter) married to Mr. Vaman B. Modak; (c) Mrs. Leela K. Joshi alias Leela N. Limaye (daughter) married to Mr. Narahar A. Limaye; (d) Mrs. Nisha K. Joshi alias Nisha Gore (daughter) married to Mr. Chintamani D. Gore; (e) Mrs. Pramila K. Joshi alias Pramila Pathak (daughter) married to Mr. Narayan B. Pathak and (f) Mrs. Vandana K. Joshi alias Vandana Date (daughter) married to Mr. Shripad Date.

The aforesaid Mrs. Kashibai S. Joshi alias Barve who expired during the year 1967 who was married to Govind Barve, who expired in the year 1957 leaving behind as their heirs as (a) Mr. Vinayak G. Barve who expired in the status of bachelor on 26.01.2005; (b) Mrs. Kamal G. Barve alias Ghangurde married to Mr. Gangadhar Ghangurde; (c) Mrs. Indu G. Barve alias Sahasrabudhey married to Govind Sahasrabudhey;

The aforesaid 1. Mrs. Krishnabai S. Joshi alias Krishnabai Sathe, 2. Mrs. Tulsi K. Joshi alias Tulsi Modak and her husband Vaman B. Modak, 3. Mrs. Leela K. Joshi alias Leela N. Limaye and her husband Mr. Narahar A. Limaye, 4. Mrs. Nisha K. Joshi alias Nisha Gore and her husband Mr. Chintamani D. Gore, and 5. Mrs. Pramila K. Joshi alias Pramila Pathak and her husband Mr. Narayan B. Pathak released all their estate rights in favor of of Shri. Damodar K. Joshi vide Deed of Release dated 29.05.1980 duly registered before the Sub Registrar of Mormugao at Vasco da Gama, under Registration No. 169 at pages 189 to 195 of Book No. I Volume No. 45 dated 25.07.1980.

The aforesaid Mr. Damodar K. Joshi expired on 16.01.2011 leaving behind his three daughter and two son namely (a) Mrs. Manjusha Joshi alias Reema Paradkar married to Mr. Satish B. Paradkar; (b) Mrs. Manisha Joshi alias Tribhuwan married to Mr. Christopher Y. Tribhuwan; (c) Mrs. Varsha Joshi alias Mokashi married to Mr. Sanjay P. Mokashi; (d) Mr. Prashant Joshi married to Mrs. Anagha P. Joshi and (e) Mr. Pravin Joshi married to Mrs. Prerna P. Joshi.

The aforesaid Mr. Shripad Date expired on 18.10.2012 leaving behind his two children namely (a) Mr. Sanjay S. Date (son) married to Sampada S. Date and (b) Mrs. Sangita S. Vaidya (daughter) married to Satish K. Vaidya

The aforesaid Mrs. Kamal G. Barve alias Ghangurde married to Mr. Gangadhar Ghangurde who expired on 13.07.1979 leaving behind as heir namely (a) Mrs. Vatsala Ghangurde alias Anjali Anil Mehendale



married to Anil Mehendale; (b) Mrs. Neela Ghangurde alias Neela Jayant Oak married to Mr. Jayant Oak and (c) Mr. Pramod Ghangurde married to Mrs. Seema Ghangurde.

The aforesaid Mrs. Indu G. Barve alias Sahasrabudhey married to Govind Sahasrabudhey who expired on 28.10.1980 leaving behind as heirs namely (a) Mrs. Jyoti Pramod Mahajan married to Mr. Pramod Mahajan; (b) Mrs. Sandhya Sanjeev Joshi married to Mr. Sanjeev Joshi; (c) Mr. Pramod Sahasrabudhey married to Mrs. Vasudha Sahasrabudhey and (d) Mrs. Medha Avinash Gosavi married to Avinash Gosavi.

The aforesaid Mr. Vinayak S. Joshi during his life time bequeathed and devised his estate in the SAID SECOND PLOT in favour of Shri. Damodar K. Joshi vide a Will dated 19.07.1994 drawn in the Notarial Book of Wills bearing No. 30 at pages 174 to 177 dated 19.07.1991.

One Mr. Prashant Damodar Joshi (son of Mr. Damodar K. Joshi, great grandson of Mr. Shridhar alias Sridor Naraina Zoixi and Smt. Janquibai Siridora Joshi alias Jankibai) instituted inventory proceeding upon death of Smt. Janquibai Siridora Joshi alias Jankibai and others under Special Inventory Proceeding No. 2/2016/B before the Court of Civil Judge Senior Division at Vasco da Gama.

In the aforesaid Inventory Proceeding, the parties mutually have entered into mutual consent/settlement terms dated 20.07.2016 at Exhibit - 12 whereupon the Hon'ble Court was pleased to draw up the Final Chart of Partition dated 28.07.2016 alongwith annexed plan thereto whereby inter alia the SAID SECOND PLOT to an extent of 71 (seventy one) percent or 0.71 share was allotted unto Mr. Prashant Damodar Joshi and Mr. Satish Balkrishna Paradkar and 25% (twenty five) percent or 1/4<sup>th</sup> share was allotted unto Mr. Pramod Gangadhar Ghangurde solely and 4% (four) percent or 0.04 share was allotted unto Mr. Sanjay S. Date and Mrs. Sangita S. Vaidya jointly (in exclusion of their respective spouse).

By virtue of the above mentioned Order dated 28.07.2016 the aforesaid Mr. Prashant Damodar Joshi, Mr. Satish Balkrishna Paradkar, Mr. Pramod Gangadhar Ghangurde, Mr. Sanjay S. Date and Mrs. Sangita S. Vaidya became the sole, exclusive owners of the SAID SECOND PLOT.

The aforesaid Mr. Prashant Damodar Joshi, Mr. Satish Balkrishna Paradkar, Mr. Pramod Gangadhar Ghangurde, Mr. Sanjay S. Date and Mrs. Sangita S. Vaidya have entered into an Agreement for Sale dated 17.06.2016 registered with the Sub Registrar of Mormugao at Vasco da Gama under Book - 1 Document No. MOR-BK1-01137-2016 CD No.

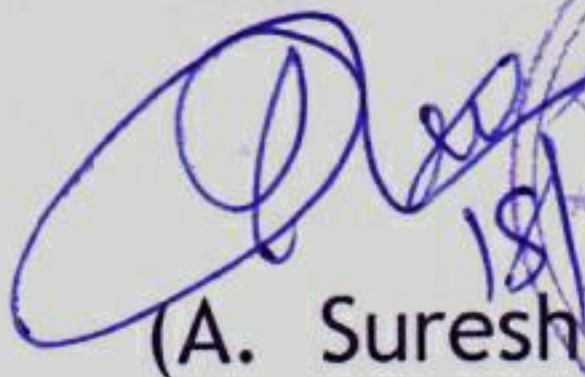
MORD14 dated 20.06.2016 with Mr. Kapil Betgiri whereby they have agreed to sell, transfer, assign the SAID SECOND PLOT unto said Mr. Kapil Madhukar Betgiri under the terms appearing therein wherein the aforesaid owners have reserved their right in Four flats under No. 105, 204, 205 and 304 to be constructed therein.

The aforesaid Mr. Prashant Damodar Joshi, Mr. Satish Balkrishna Paradkar, Mr. Pramod Gangadhar Ghangurde, Mr. Sanjay S. Date and Mrs. Sangita S. Vaidya have also further clothed and empowered said Mr. Kapil Betgiri vide Power of Attorney dated 17.06.2016 registered with the Sub Registrar of Mormugao at Vasco da Gama under Register of Power of Attorney Document under No. MOR-BKPoA-00025-2016 CD No. MORD14 dated 20.06.2016 with power to develop, sell transfer, assign the constructed units in the SAID SECOND PLOT.

AND WHEREAS the aforesaid Mr. Kapil Madhukar Betgiri obtained the development permissions from the competent authorities for the construction/development to be undertaken in the SAID FIRST PLOT and the SAID SECOND PLOT (which shall be jointly hereinafter referred to as the 'SAID PLOTS') namely Conversion Sanad under No. AC-II/MOR/SG/CONV/17/2017/6383 dated 16/06/2017 (for property under Chalta No. 28 (part) of P.T. Sheet No.100 of Vasco City) and payment of Challan No:- AC-II/24/2018-19 dated 23/08/2016 issued by the Addll. Collector-II, South Goa District, Margao for the SAID FIRST PLOT), Development Permission from Mormugao Planning & Development Authority under Order No. MPDA/1-B-202/2018-19/241 dated 27/04/2018 and construction licence from Mormugao Municipal Council under No. 17/2018 dated 01/08/2018

AND WHEREAS the aforesaid Mr. Kapil Madhukar Betgiri alongwith his spouse being the exclusive and sole owners of the SAID FIRST PLOT and as duly constituted attorney and by virtue of Agreement for Sale dated 17.06.2016 registered with the Sub Registrar of Mormugao at Vasco da Gama under Book - 1 Document No. MOR-BK1-01137-2016 CD No. MORD14 dated 20.06.2016 are entitled and authorised to construct building/project in the SAID FIRST PLOT and the SAID SECOND PLOT as also to sell, transfer, assign such units constructed therein with proportionate land rights therein unto such third parties excluding four flats under No. 105, 204, 205 and 304 to be constructed therein as per the terms of the agreement (Agreement for Sale dated 17.06.2016) entered into with the owners of the SAID SECOND PLOT namely Mr. Prashant Damodar Joshi, Mr. Satish Balkrishna Paradkar, Mr. Pramod Gangadhar Ghangurde, Mr. Sanjay S. Date and Mrs. Sangita S. Vaidya.

18<sup>th</sup> September, 2018  
Vasco da Gama

  
18/9/18  
(A. Suresh Rao)  
