

SAMIR A. DESSAI, B..A.LLB ADVOCATE
OFFICE NO. S-12, SECOND FLOORRAFAEL PLAZA
BUILDING Behind Post office, MARGAO, GOA. 403601
MOB. 9822587631

This Certificate of Title is issued at the request of URBANZEN PROPERTIES LLP, a Limited Liability Partnership Firm incorporated under the Indian Limited Liability Partnership Rules, 2009, bearing LLP Identification Number ABZ-6422, having its registered Office at 8-2-418, Level 4, Krishnama House, Road No.7, Banjara Hills, Hyderabad-500034, Telangana, India.

CERTIFICATE OF TITLE

I. DESCRIPTION OF THE PROPERTY

All that part and parcel of land admeasuring 5610 Sq. Mts. Surveyed under No.166/24-A of Village Varca, forming part of the larger Property identified as "DACLEM VOUSURA", admeasuring an area of 7100 Sq.Mts. situated at Varca, within the limits of Village Panchayat of Varca, Taluka and Registration Sub-District of Salcete, District South Goa, in the State of Goa, which Property is described in the office of Land Registrar Salcete under No.18153 of Book B-102 of New Series and enrolled in Taluka Revenue office under MatrizNo.1395 of Salcete.

The said Plot Surveyed under No.166/24-A is bounded as under:

Towards the North: - By property surveyed under No.166/23.

Towards the South: - By the Property surveyed under Nos.166/12 and 167/1 and 12 and partly by remaining portion admeasuring 598 Sq. Mts.of the property surveyed under No.166/24.

Towards the East: - By the Property surveyed under No.166/25.Towards the West: -By the road beyond which lies the water drain.


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II. LIST OF DOCUMENTS SCRUTINISED

I have examined the following documents which are valid as per the prevailing laws: -

- (i) Certificate of Inscription and Description from the office of Land Registrar Salcete.
- (ii) Certificate of Matriz issued by the office of Head of Taluka Revenue office Salcete.
- (iii) Form I and XIV concerning Survey No.166/24-A of village Varca, Salcete.
- (iv) Translation copy of Deed of Discharge and Sale with Discharge dated 2-1-1959 executed before Shri. Vinaeca Sinai Singbal assistant to the Notary Julio Rodrigues da Querra Bordalo, in the Judicial Division of Ilhas.
- (v) Extract of Special Inventory Proceedings No.72/1981/E initiated in the Court of the Civil Judge Senior Division at Panaji.
- (vi) Extract of Inventory Proceedings under No. 88/2009/III initiated in the Court of the Civil Judge Senior Division at Margao Goa.
- (vii) Deed of sale dated 3-9-2009 registered under No.4124 at pages 220 to 237 of Book I Vol 3574 dated 23-10-2009 in the office of Sub-Registrar of Salcete, Margao, Goa.
- (viii) Deed of Rectification dated 1-10-2009 registered under No.4598 at pages 146 to 157 of Book I Vol 3538 dated 17-9-2009 in the office of Sub-Registrar of Salcete, Margao, Goa.
- (ix) SANAD under No.AC-1/SG/CONV/59/2009 dated 30-10-2009 issued by Collector South Goa District, Margao Goa.


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- (x) Deed of Sale dated 8-9-2010 registered under No.MGO-BK1-04711-2010, CD Number MGOD29 in the office of Sub-Registrar of Salcete, Margao, Goa.
- (xi) Nil Encumbrance Certificate under No.687 of 2021 dated 11-5-2021 from the Office of the Civil Registrar-Cum-Sub-Registrar Salcete, Margao confirming that there is no registered charge on the said property from 01-01-2009 to 10-05-2021.
- (xii) Deed of Sale dated 17/01/2023, registered under No. MGO-1-231-2023 dated 18/01/2023.
- (xiii) Survey Plans.

III. FLOW OF TITLE

On perusal of the above listed documents produced on record I confirm that the said property originally belonged to Tome Bruno Francisco de Jesus Ferrao, as the same stands inscribed in his favour under inscription No.42753 at folio 45v of book G-49 in the office of Land Registrar Salcete on 16-9-1949.

By Deed of Discharge and Sale with Discharge dated 2-1-1959 the said Tome Bruno Francisco de Jesus Ferrao in the status of bachelor sold the said property identified as "DACLEM VOUSURA", described under No.18153 to Shri. Esvonta Dulo Naique Borcar alias Yeswant Dulagi Naik Borkar, which deed is executed before Shri. Vinaeca Sinai Singbal assistant to the Notary Julio Rodrigues da Querra Bordalo, in the Judicial Division of Ilhas.


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Upon the demise of said Yeswant Dulagi Naik Borkar and his wife Smt. Sundera bai Yeswant Borkar, Inventory Proceedings under No.72/1981/E were initiated in the Court of the Civil Judge Senior Division at Panaji, whereby they are survived by two children (i)- Shri. Dulaji Yeswant Naik Borkar and (ii) -Sunita Borkar married to Manguesh and from the said inventory proceedings it reveals that the said Late Yeswant had executed a will whereby the entire property was bequeathed to his daughter Sunita and a petition was filed under petition No.28/1980 by said Smt. Sunita Borkar for probate of the said will in the High court at Bombay, which was challenged by said Dulagi and by order dated 4.2.85 the said petition was disposed by the High court observing that the probate would be disposed of in the court as the larger estate being situated in Goa, and thereafter accordingly to confirm the will the said inventory proceedings were initiated by the said Dulagi Yeshwant Naik Borker, whereby the said property was allotted in the following shares to the respective parties :-

- (i) Shri. Dulaji Yeswant Naik Borkar3/8th share and
- (ii) Sunita Borkar married to Shri. Manguesh Borkar...5/8th share, and the same is confirmed final order dated 31-10-2000 and the further the application was filed to amend the chart of partition to give the correct description of the said property whereby the area and survey number along with the boundaries of the said property were mentioned being admeasuring totally 7100 Sq. Mts. out of which an area admeasuring 825 Sq. Mts. was acquired by for public road and the said property being surveyed under No.166/24, and the same is confirmed by order dated 21-07-2009 passed by the Honourable court.


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The said Manguesh Borkar expired on 14-10-2006 and upon his demise Special Inventory Proceedings under No. 88/2009/III were initiated in the Court of the Civil Judge Senior Division at Margao Goa on 11-8-2009, whereby consent terms were filed and the said the 5/8th share in the said property was allotted to Moiety sharer Smt. Sunita Borkar and his legal heirs in the following manner with their respective shares:-

- (i) Smt. Sunita Borkar ---- 1/2 share
- (ii) Shri. Shyam M. Borkar and his wife Aparna Borkar---1/3rd share
- (iii) Shri. Vishwas M Borkar and his wife Aarti Borkar ---1/3rd share and
- (iv) Smt. Vatsala M. Borkar ---1/3rd share, and the same is confirmed by Consent decree dated 20-10-2009 passed by the III Addl. Civil Judge, Senior Division Margao.

By Deed of Sale dated 3-9-2009 (i)-Shri. Dulaji Yeswant Naik Borkar and his wife Smt. Savita Dulaji Borkar (ii)- Smt. Sunita Borkar (iii)- Shri. Shyam M. Borkar and his wife Aparna Borkar (iv)-Shri. Vishwas M Borkar and his wife Aarti Borkar and (v)- Smt. Vatsala M. Borkar, jointly sold to M/s Sukjoy Max an area admeasuring 6175 Sq. Mts.of the said property surveyed under No.166/24 which was totally admeasuring 7000 Sq. Mts.out of which an area of 8255 Sq. Mts.being acquired for public road, thus area being reduced to 6175 Sq. Mts.,which deed is registered under No.4124 at pages 220 to 237 of Book I vol 3574 dated 23-10-2009 in the office of Sub-Registrar of Salcete, Margao Goa.


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By Deed of Rectification dated 1-10-2009, certain errors with respect to the name of Savita Dulaji Borkar also known as Shanta D. N. Borkar was rectified and the Plan was annexed, which deed is registered under No.4598 at pages 146 to 157 of Book I vol 3538 dated 17-9-2009 in the office of Sub-Registrar of Salcete, Margao, Goa.

On 30-10-2009 Sanad under No.AC-1/SG/CONV/59/2009 was issued by Collector South Goa District Margao Goa, for conversion of land admeasuring 5000 Sq. Mts of the property surveyed under No.166/24 for residential purpose.

By Deed of sale dated 8-9-2010 M/s Sukjoy Max sold an area of 598 Sq.Mts., which is a separated piece of land on the southern western side identified as Plot A out of his plot area of 6175 Sq. Mts.to Shri. Satpal Singh Mac, which deed isregistered under No.MGO-BK1-04711-2010, CD Number MGOD29 in the office of Sub-Registrar of Salcete, Margao, Salcete Goa.

It appears from records that M/s Sukjoy Max carried out partition of his balance portion of the property after deducting the portion admeasuring 598 Sq. Mts.sold to Shri. Satpal Singh out of the area of 6175 Sq. Mts., and upon demarcation at site the actual area in possession of M/s Sukjoy Max was admeasuring 5610 Sq. Mts.and was allotted fresh Survey No.166/24-A and thus their name stands recorded and mutated in the survey recorded of rights in the Form I and XIV bearing Survey No.166/24-A admeasuring 5610 Sq. Mts. under mutation No.44035.


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By Deed of Sale dated 17/01/2023, registered at Sub-Registrar of Salcete at Margao, Salcete, South Goa, Goa, vide registration No. MGO-1-231-2023 dated 18/01/2023, M/s Urbanzen Properties LLP became owner of the Said Property.

III. OPINION

In the above circumstances I confirm that M/s Urbanzen Properties LLP, a Limited Liability Partnership Firm represented by its partners Shri. Anil Patel have and holds, clear, valid, absolute and marketable title to all that part and parcel of land admeasuring 5610 Sq. Mts. bearing Survey No.166/24-A of Village Varca, Salcete, South Goa, Goa.

Margao,
12-02-2023


Adv. Samir A. Desai

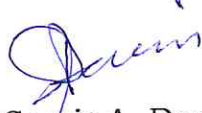
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A. DISCLAIMER

1. This Title Opinion is based only on above facts and above mentioned documents provided to me, any court litigation/other dispute or personal/business disputes of current or previous owner of the Captioned Property is not subject of this Search and Title Opinion.
2. Any court litigation/other disputes or personal/business disputes of current or previous owner of the Subject Premises are not subject of this title report. No search has been undertaken in any courts or tribunals.
3. It is observed that many Banks, Financial Institution or Private money lenders do not register their Equitable Mortgages. It is also observed that intimation required to be sent to the Sub-Registrar on Mortgages by Deposition of Title Deed is not done by the banks or financial institutions. Therefore, details of such cannot be traceable so I submit this report only on the basis of the documents produced before me.
4. No documents are retained by me and all the documents are handed over back to the client.

Margao,
12-02-2023


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