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Ref. No.:

Date : 17/05/2021

TO WHOMSOEVER IT MAY CONCERN:-

TITLE-VERIFICATION REPORT AND LEGAL OPINION IN RESPECT OF PLOT ADMEASURING 3,775.00 SQ. MTS., BEARING SURVEY Nos. 82/6, OF WARD VITHALAPUR OF VILLAGE CARAPUR, TALUKA BICHOLIM, DESCRIBED HEREIN BELOW FOR: SHRI SPACE INFRA LLP., A LIABILITY PARTNERSHIP, THROUGH ITS PARTNERS, Shri CHANDAN NARSINHA CHARI, AND Shri SUDHIR BALKRISHNA DESAI, R/O: SHOP NO. G-1, MARIA APARTMENT, UPPER BAZAR, PONDA, GOA-403401.

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I. DESCRIPTION OF THE PROPERTY:-

SCHEDULE

ALL THAT piece or parcel of land admeasuring 3,775.00 sq. mts., or thereabouts (as per Survey Records), forming part of the larger property known as "GHARBHAT ", situated at ward Vithalapur of Village Karapur, within the local limits of the Village Panchayat of Carapur-Sarvan, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, described as a whole in the Land Registration Office of Bardez, under Description No. 1711 and enrolled in the Taluka Revenue Office of Bicholim, for the purpose of matriz, under Matriz Predial No. 38 and now surveyed as a separate holding under New Survey Nos. 82 Sub-division No. 6 of Village

Carapur, Taluka Bicholim and being bounded as an independent and distinct entity as follows :-

On or towards East: by public road,

On or towards West: by property bearing New Survey No. 82/4 of Village Carapur,

On or towards North: by main road from Bicholim to Sankhali, and,

On or towards South: partly by Survey No. 82/12 of Village Carapur and partly by internal road.

II. LIST OF DOCUMENT EXAMINED:-

1. Certificate of Inscription and Description. (along with its English translation)

2. Deed of Sale dated 15/05/1992, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 92 of Book No. I, Volume No. 40, on 22/10/1992.

3. Deed of Sale dated 26/03/2007, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 275/07, at pages 160 to 175 of Book No. I, Volume No. 528, on 26/03/2007.

4. Deed of Succession or Qualification of Heirs, drawn on 29/04/2016, at page 39 of Book No. 728, before the Civil Registrar-cum-Sub-Registrar and Notary-Ex-Officio of Bicholim.

5. Deed of Sale dated 30/12/2016, registered with the Sub-Registrar's Office of Bicholim, under Registration No.

01/2017 at pages 17 to 35 of Book No. I, Volume No. 1431, on 04/01/2017.

6. Deed of Sale dated 17/06/2017, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 769/2017, at pages 145 to 165, of Book No. I, Volume No. 1500, on 05/07/2017.

7. Deed of Sale dated 17/06/2017, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 770/2017, at pages 166 to 186, of Book No. I, Volume No. 1500, on 05/07/2017.

8. Deed of Sale dated 03/11/2020, Registered with the Sub Registrar's Office of Bicholim, under Registration No. BCH-1-853-2020, of Book No. I, dated 06/11/2020.

9. Deed of Sale dated 03/11/2020, Registered with the Sub Registrar's Office of Bicholim, under Registration No. BCH-1-854-2020, of Book No. I, dated 06/11/2020.

10. Records of Rights Certificate in Form No. I & XIV in respect of Survey No. 82/6 of Village Carapur, Taluka Bicholim prior to amalgamation.

11. Records of Rights Certificate in Form No. I & XIV in respect of Survey No. 82/6 of Village Carapur, Taluka Bicholim after amalgamation.

12. Records of Rights Certificate in Form No. I & XIV in respect of Survey No. 82/7 of Village Carapur, Taluka Bicholim.

13. Records of Rights Certificate in Form No. I & XIV in respect of Survey No. 82/11 of Village Carapur, Taluka Bicholim.

14. Technical Clearance Order issued by the Deputy Town Planner, Town and Country Planning Dept., Bicholim Taluka, vide its letter bearing Ref. No. DC/7773/CARAPUR/TCP-21/3156, dated 02/03/2021.

15. Approved Building Plan.

16. NOC issued by the Assistant Engineer, Electricity Department, vide its letter bearing Ref. No. AE/V-II(R)/Tech-4(D)/2020-21/2315, dated 05/03/2021.

17. NOC issued by the Health Officer, Community Health Centre, Sakhali, vide its letter bearing Ref. No. CHCS/DHS/NOC/2020-2021/3156, dated 02/03/2021.

18. Construction License issued by the Village Panchayat of Carapur-Sarvan, vide its License No. VP/KS/Const-license/2020-2021/2364, dated 24/03/2021.

19. Nil Encumbrance Certificate No. 538 of 2021, dated 03/05/2021, issued by the Sub-Registrar's Office of Bicholim, in respect of Survey No. 82/6.

20. Nil Encumbrance Certificate No. 539 of 2021, dated 03/05/2021, issued by the Sub-Registrar's Office of Bicholim, in respect of Survey No. 82/7.

21. Nil Encumbrance Certificate No. 537 of 2021, dated 04/05/2021, issued by the Sub-Registrar's Office of Bicholim, in respect of Survey No. 82/11.

III. SEARCH REPORT:-

1. I have carefully examined the documents mentioned herein above and have also taken thorough searches in the records of various offices and from the same it transpires that the said Plot of land earlier admeasuring

3,425.00 sq. mts., and surveyed as a separate holding under New Survey No. 82/6 of Village Carapur, originally belonged to one Shri Pratapsingh Raoji Rane and his name stood duly recorded in the Records of Rights Certificate in Form No. I & XIV of said Survey No. 38/6 as the sole occupant thereof.

2. In terms of a Deed of Sale dated 15/05/1992, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 92 of Book No. I, Volume No. 40 on 22/10/1992, the said Shri Pratapsingh Raoji Rane and his wife, Smt. Vijayadevi Pratapsingh Rane sold and transferred the same jointly in favour of Shri Ajit Ramakant Phatarpekar and Shri Ajit Ramakant Phatarpekar.

3. Similarly, in terms of a Deed of Sale dated 26/03/2007, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 275/07, at pages 160 to 175 of Book No. I, Volume No. 528 on 26/03/2007 the said Shri Ajit Ramakant Phatarpekar purchased the said plot of land admeasuring 100.00 sq. mts., bearing New Survey No. 82/7 of Village Carapur, Taluka Bicholim, from its owners Smt. Sarojini Govind Pitre, Shri Pundalik Govind Pitre and his wife, Smt. Bhagyeshwari Pundalik Pitre, Shri Sachin Govind Pitre and his wife, Smt. Sonal Sachin Pitre, Smt. Suvidha Manohar @ Bhikaji Pitre, Shri Mandar Manohar Pitre and his wife, Smt. Komal Mandar Pitre.

4. In the meantime, the said Shri Ajit Ramakant Phatarpekar, expired on 02/04/2016, upon whose death a Deed of Succession & Qualification of Heirs, came to be drawn before the Civil Registrar-cum-Sub-Registrar and Notary Ex-Officio of Ilhas/Tiswadi, at Panaji, on 29/04/2016, at page 39 onwards of Notarial Book of Deeds No. 728 wherein, his wife Smt. Neelam Ajit Phatarpekar, was declared as his widow and moiety-holder and his only son Shri Aniket Ajit Phatarpekar married to Smt. Pooja Aniket Phatarpekar was declared as his sole and universal heirs.

5. By virtue of above, the half undivided right, title and share in the said property admeasuring 3,425.00 sq. mts. bearing New Survey No. 82/6 of Village Carapur, belonging to late Ajit Ramakant Phatarpekar, devolved upon the said Smt. Neelam Ajit Phatarpekar, Shri Aniket Ajit Phatarpekar married to, Smt. Pooja Aniket Phatarpekar, by inheritance and similarly the total ownership of the said Plot bearing new Survey No.82/7 admeasuring 100.00 sq. mts., also devolved upon the said Smt. Neelam Ajit Phatarpekar, Shri Aniket Ajit Phatarpekar married to, Smt. Pooja Aniket Phatarpekar;

6. In terms of a Deed of Sale dated 30/12/2016, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 01/2017, at pages 17 to 35 of Book No. I, Volume No. 1431 on 04/01/2017, the said Smt. Neelam Ajit Phatarpekar, Shri Aniket Ajit Phatarpekar

Sd/-

and his wife, Smt. Pooja Aniket Phatarpekar, sold and transferred all their Half undivided right, title and share (which constitutes an area admeasuring 1,712.50 sq. mts.), in the said property admeasuring 3,425.00 sq. mts., or thereabouts, and bearing New Survey No. 82/6 of Village Carapur, Taluka Bicholim, in favour of Shri Anup Ramakant Phatarpekar who was already the owner of the half undivided share therein and thus by virtue of above Deed of Sale became the absolute owner of the said plot.

7. After the purchase of the said plot, the said Shri Anup Ramakant Phatarpekar adopted necessary mutation proceedings and his name stood duly recorded in the Occupants' column of the Records of Rights Certificate in Form No. I & XIV in respect of Survey No. 82/6, as the sole occupant thereof, against Mutation Entry No. 23760.

8. Further in terms of a Deed of Sale dated 17/06/2017, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 769/2017, at pages 145 to 165 of Book No. I, Volume No. 1500 on 05/07/2017, the said Smt. Neelam Ajit Phatarpekar, Shri Aniket Ajit Phatarpekar and his wife, Smt. Pooja Aniket Phatarpekar, sold and transferred the said Plot admeasuring 100.00 sq. mts. bearing New Survey No. 82/7 of Village Carapur, Taluka Bicholim, in favour of Shri Anup Ramakant Phatarpekar.

9. After the purchase of the said plot, the said Shri Anup Ramakant Phatarpekar adopted necessary mutation proceedings and his name stood duly recorded in the Occupants' column of the Records of Rights Certificate in Form No. I & XIV in respect of Survey No. 82/7, as the sole occupant thereof, against Mutation Entry No. 24744.

10. By virtue of above, the said Shri Anup Ramakant Phatarpekar, along with his wife, became the absolute and exclusive owners in possession of the said larger Plot, admeasuring 3,425.00 sq. mts., or thereabouts, bearing New Survey No. 82/6 of Village Carapur, Taluka Bicholim and the said Smaller Plot admeasuring 100.00 sq.mts., and bearing New Survey No. 82/67 of Village Carapur, Taluka Bicholim.

11. The said late Shri Ajit Ramakant Phatarpekar was the absolute and exclusive owner in possession of plot admeasuring 250.00 sq. mts., bearing New Survey no. 82/11 and forming part of same larger property "GHARBHAT" situated at ward vithalapur of village Karapur, situated within the local limits of the village panchayat of Carapur-Sarvan.

12. Upon the death of the said Shri Ajit Ramakant Phaterpekar, his widow Smt. Neelam Ajit Phatarpekar, and his legal heirs Shri Aniket Ajit Phatarpekar and his wife, Smt. Pooja Aniket Phatarpekar, sold and transferred the said Plot admeasuring 250.00 sq. mts.,

Shop No. G-1, Maria Apartment, Upper Bazar, Ponda, Goa-403401, with Shri Chandan Narsinha Chari and Shri Sudhir Balkrishna Desai, as its partners.

16. Further in terms of a Deed of Sale dated 03/11/2020, registered with the Sub-Registrar's Office of Bicholim, under Registration No. BCH-1-854-2020, of Book No. I, dated 06/11/2020, the said Shri Shri Anup Ramakant Phatarpekar and his wife Smt. Rajashree Anup Phatarpekar sold and transferred the said plot admeasuring 3425.00 sq. mts., bearing New Survey Nos. 82 Sub Division no. 6 and said Plot admeasuring 100.00 sq. mts. Bearing New Survey No. 82 Sub Division No. 7 of village Carapur, Taluka Bicholim, in favour of said Shri Space Infra LLP.

17. The said Shri Space Infra LLP., thereafter adopted necessary mutation proceedings and its name stood duly recorded in the Occupants' column of the Records of Rights Certificate in Form No. I & XIV in respect of New Survey No. 82/6, 82/7 & 82/11 as the sole occupants thereof.

18. Thereafter, the said Shri Space Infra LLP., got the said three plots bearing New Survey No. 82/6, 82/7 & 82/11 of Village Carapur, amalgamated as one single entity under New Survey No. 82/6 which now admeasures 3,775.00 sq. mts. after amalgamation.

19. The Records of Rights Certificate in Form No. I & XIV now shows an area admeasuring 3,775.00 sq. mts., and the name of the Title-holder – Shri Space Infra LLP., is reflected as the sole occupant thereof.

20. The Title-holder – Shri Space Infra LLP., has now prepared a plan for the construction of Residential –cum Commercial building complex on the said Plot and has obtained appropriate licenses and permissions from the competent authorities in the following manner:-

a) Technical Clearance Order for the construction of proposed Residential cum Commercial Building complex has been issued by the Deputy Town Planner, Town and Country Planning Dept., Bicholim Taluka, vide its letter bearing Ref. No. DC/7773/CARAPUR/TCP-21/405 dated 23/03/2021.

b) NOC issued by the Assistant Engineer, Electricity Department, issued vide its letter bearing Ref. No. AE/V-II(R)/Tech-4(D)/2020-21/2315, dated 05/03/2021.

c) NOC issued by the Health Officer, Community Health Centre, Sankhali, issued vide its letter bearing Ref. No. CHCS/DHS/NOC/2020-2021/3156, dated 02/03/2021.

d) Construction License issued by the Village Panchayat of Carapur-Sarvan, vide its License No. No.12/2020-2021 issued vide letter bearing Ref. No. VP/KS/Const-license/2020-2021/2364, dated 24/03/2021.

21. The Sub-Registrar's Office of Bicholim, vide its Nil Encumbrance Certificate dated 03/05/2021, has certified that the said plot, admeasuring 3,425.00 sq. mts., is free from any registered encumbrance for the period from 06/11/2020 to 03/05/2021.

22. The Sub-Registrar's Office of Bicholim, vide its Nil Encumbrance Certificate dated 03/05/2021, has certified that the said plot, admeasuring 100.00 sq. mts., is free from any registered encumbrance for the period from 06/11/2020 to 03/05/2021.

23. The Sub-Registrar's Office of Bicholim, vide its Nil Encumbrance Certificate dated 04/05/2021, has certified that the said plot, admeasuring 250.00 sq. mts., is free from any registered encumbrance for the period from 06/11/2020 to 03/05/2021.

VII. LEGAL OPINION :

Based upon the examination of the aforesaid documents and the searches carried out in various public offices, I hereby certify as under:-

a. that the title of Owners/Title-Holders - Shri Space Infra LLP., with Shri Chandan Narsinha Chari, and Shri Sudhir Balkrishna Desai as its Partners, to the said property admeasuring 3,775.00 sq. mts., or thereabouts, now New Survey Nos. 82/6 of Village Carapur, Taluka Bicholim, is clean, clear and

marketable and there are no registered encumbrances, charges, liens of any kind whatsoever found recorded in the Office of the Sub-Registrar of Bicholim.

b. that Urban Land Ceiling Act is not applicable in the state of Goa.

c. that there are no acquisitions or requisitions proceedings pending in respect of the said plot.

d. The said plot is SARFAESI Complaint.

e. The Title-Holders - Shri Space Infra LLP., have obtained appropriate licenses and permissions from the competent authorities for the construction of proposed Residential and Commercial building complex thereon.

f. The provisions of the Goa Real Estate Regulatory Authority, Panaji, are applicable to the proposed building project on the above plot and the applicants have to register the project under the said provisions.

(Mrs. Swati U. Kerkar)
Advocate.