

Abhay Nachinolkar

BSc. LLB
ADVOCATE

OFFICE NO. 5, 4TH FLOOR
Navelcar Trade Center,
Opp. Azad Maidan,
M. G. Road,
Panaji, Goa 403001
Tel: 9822125969. (O) 2425969

Date: 26/03/2021

To,

M/S. PRIORITY CONSTRUCTIONS

Priority Signature', 2nd Floor,
Above Honda Showroom,
New Taleigao Bypass Road,
Taleigao, Tiswadi – Goa.

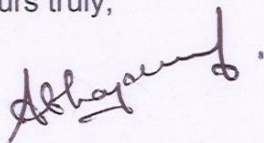
Sub: Certificate of Title in respect of Plots A, C & D of survey no.
110/5 of Village Taleigao.

Sir,

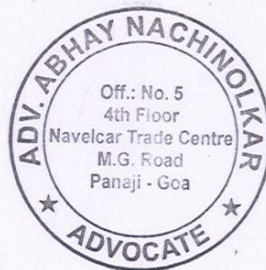
In terms of your request, please find enclosed herewith the Certificate of title derived by me, on the basis of documents supplied by you, in respect of Plots A, C & D forming parts of survey no. 110/5 of Village Taleigao, Taluka Tiswadi, North Goa District, within the State of Goa.

Thanking You,

Yours truly,



Adv. Abhay Nachinolkar



Enclosed: as above

CERTIFICATE OF TITLE

➤ **DESCRIPTION OF THE PROPERTY**

ALL the **PLOTS A, C and D** totally admeasuring 6038.75 sq. mtrs and forming part of the property surveyed under survey no. 110/5 of Village Taleigao, Taluka Tiswadi, Goa and which is part of the larger property known as "GORBHAT" also known as "SOCHIACHI TALEI" surveyed under survey no. 110/5 of Village Taleigao, situated at St. Inez, Taleigao, within the local limits of Village Panchayat of Taleigao, Tiswadi Taluka, District of North Goa, State of Goa and which property is a part of whole property described in the Land Registration Office of the Sub District of Ilhas under no. 14661 at folio 166V at Book B-38(New) and Matriz no. 57 and the property is hereinafter referred as "SAID PROPERTY". The said property is bounded as under:

ON THE NORTH : By Survey No 110/2 and 111 of Village Taleigao,

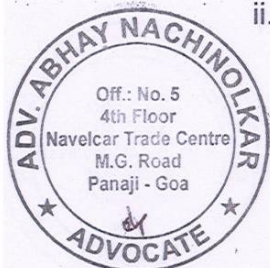
ON THE SOUTH : By Plot B of the Survey No. 110/5,

ON THE EAST : By Survey No. 110/5(part) acquired by the Government of Goa (sewage Plant),

ON THE WEST : By 8mtrs wide road,

➤ **DOCUMENTS SCRUTINISED**

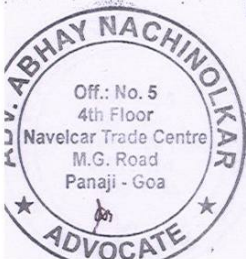
- i. Photo copy of Book of Description and Register of Conveyance (Inscriptions).
- ii. Photo copy of Form I and XIV concerning survey no. 110/5 of Village Taleigao, Taluka Tiswadi, State of Goa.



- iii. Photo copy of Survey Plan concerning survey no. 110/5 of Village Taleigao, Taluka Tiswadi, State of Goa.
- iv. Photo copy of File No LS/212 from the Department of Land Survey in respect of Land Acquisition for utilization of Sewage for Agriculture at Taleigao, Tiswadi.
- v. Photo copy of Inventory Proceeding No. 72/2017/A and Family settlement and consent terms dated 22/11/2018 initiated before Civil Judge Senior Division at Panaji, Goa.
- vi. Photo copy of Deed of Sale (Plot No. "A" admeasuring 3623.25 sq. mtrs.) dated 07/11/2020 registered under no. PNJ-1-1695-2020 dated 17/11/2020 in the office Sub-Registrar of Ilhas, Goa.
- vii. Photo copy of Deed of Sale (Plot No. "D" admeasuring 1207.75 sq. mtrs.) dated 21/11/2020 Registered under no. PNJ-1-1794-2020, Book 1, dated 26/11/2020 in the office Sub-Registrar of Ilhas, Goa.
- viii. Photo copy of Deed of Sale (Plot No. "C" admeasuring 1207.75 sq. mtrs.) dated 22/01/2021 Registered under no. 2021-PNJ-316, Book 1, dated 03/02/2021 in the office Sub-Registrar of Ilhas, Goa.

• **FLOW OF TITLE**

1. The Original property known as "GORBHAT" also known as "SOCHIACHI TALEI" surveyed under survey no. 110/5 of Village Taleigao admeasuring 14187 sq. mts., situated at St. Inez, Taleigao, within the local limits of Village Panchayat of Taleigao, Tiswadi Taluka, District of North Goa, State of Goa and which property is described in the Land Registration Office of the Sub District of Ilhas

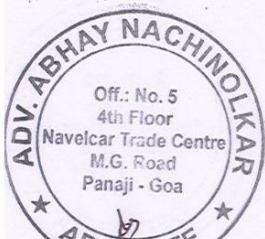


under no. 14661 at folio 166V at Book B-38(New) and Matriz no. 57 and hereinafter referred to as the said property and which said property is found inscribed under Inscription nos.17289, 17292 & 17293 at pages 196, 196V & 197 respectively of Book G 29 of the Register of Conveyances in favour of Shri. Babuso Crisna Naik since 1946. The said Shri. Babuso Crisna Naik was married to Laxmi Babuso Naik.

2. A part admeasuring 4525 sq. mts. was acquired by the Govt. of Goa, Daman & Diu in the year 1974 for a scheme of Utilization of Sewage for Agriculture.

3. Upon death of Babuso Krishna Naik and Laxmi Babuso Naik alias Laaximi Babuso Naik, an inventory proceeding was initiated before Senior Civil Judge at Panaji bearing Inventory Proceeding No.72/2017/A and the property remaining after acquisition i.e. 9662 sq. mts. was listed in the List of Assets filed in the said Inventory Proceedings as Item II. (hereinafter referred to as the said property)

4. In terms of the minutes of meeting of the Conference of parties and family settlement/ Consent terms drawn and filed in Inventory Proceeding No.72/2017/A before Senior Civil Judge at Panaji, it was resolved by the heirs of Babuso Krishna Naik and Laxmi Babuso Naik alias Laaximi Babuso Naik to divide the said property and to facilitate the division of the said property, a plan was prepared and accepted by all the interested parties in the inventory proceedings i.e. by all the legal heirs of Babuso Krishna Naik and Laxmi Babuso Naik alias Laaximi Babuso Naik which parties are hereinafter referred to as the Interested Parties for the sake of brevity.



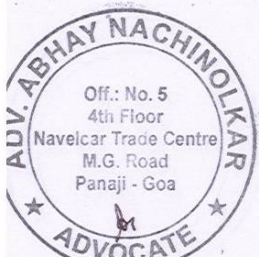
5. As per the Inventory Proceedings, the said property is divided into four plots A, B, C, D as per the plan annexed to the minutes of meeting of the Conference of parties and family settlement/ Consent terms drawn and filed in the said Inventory Proceeding No.72/2017/A and allotted to all the interested parties.

6. Accordingly Plot A was allotted to Mr. Anand Babusso Naik and his wife Mrs. Arthi Ananda Naik, Plot B was allotted to Krishna Babusso Naik and his wife Mrs. Smita Krishna Naik, Plot C was allotted to Mr. Rajesh Shivaji Pednekar and his wife Mrs. Sadhika Rajesh Pednekar; Mrs. Swati Shivaji Pednekar, Mrs. Pramodini Shivaji Pednekar and her husband Mr. Gitendra Madcoica & Plot D was allotted to Mrs. Swarupa Laximona Lohar and her husband Mr. Manoj Venkatesh Sawant Dessai.

7. Thereafter M/s. Priority Constructions and all the said Interested Parties executed Agreement for Development and Sale dated 11/03/2019, wherein the Interested Parties agreed to allow M/s. Priority Constructions to develop the said property.

8. Subsequently M/s. Priority Constructions in furtherance of Agreement for Development and Sale dated 11/03/2019 have purchased the said plots i.e. Plot Nos. A, C and D which is part of the said property from the respective Interested Parties to whom the same were allotted as under:

- i) By a Deed of Sale dated 07/11/2020, Mr. Anand Babusso Naik and his wife Mrs. Arthi Ananda Naik executed sold in favour of M/s. Priority Constructions Plot No. "A" admeasuring 3623.25 sq.mtrs. surveyed under survey No.110/5 of village Taleigao, within the limits of Taleigao, Tiswadi

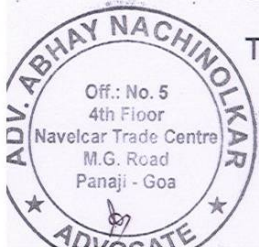


Taluka, North Goa, State of Goa vide Deed of Sale Dated 07/11/2020 registered under no. PNJ-1-1695-2020 dated 17/11/2020 in the office Sub-Registrar of Ilhas, Goa;

ii) By a Deed of Sale dated 21/11/2020, Mrs. Swarupa Laximona Lohar and her husband Mr. Manoj Venkatesh Sawant Dessai sold in favour of M/s. Priority Constructions Plot No. "D" admeasuring 1207.75 sq. mtrs surveyed under survey No.110/5 of village Taleigao, Tiswadi Taluka, North Goa, State of Goa, vide Deed of Sale Dated 21/11/2020 Registered under no. PNJ-1-1794-2020, Book 1, dated 26/11/2020 in the office Sub-Registrar of Ilhas, Goa; and

iii) By a Deed of Sale dated 22/01/2021, Mr. Rajesh Shivaji Pednekar and his wife Mrs. Sadhika Rajesh Pednekar; Mrs. Swati Shivaji Pednekar, Mrs. Pramodini Shivaji Pednekar and her husband Mr. Gitendra Madcoicar sold in favour of M/s. Priority Constructions Plot No. "C" admeasuring 1207.75 sq.mtrs surveyed under survey No.110/5 of village Taleigao, Tiswadi Taluka, North Goa, State of Goa, vide Deed of Sale Dated 22/01/2021 Registered under no. 2021-PNJ-316, Book 1, dated 03/02/2021 in the office Sub-Registrar of Ilhas, Goa.

9. Vide the aforesaid three separate Deeds i.e. Deed of Sale dated 07/11/2020, Deed of Sale Dated 21/11/2020, Deed of Sale Dated 22/01/2021; M/s. Priority Constructions became the absolute owner in possession of the Plots A, C & D totally admeasuring 6038.75 sq. mtrs surveyed under survey no. 110/5 of Village Taleigao, taluka Tiswadi, Goa and which plots form a part of the said property.



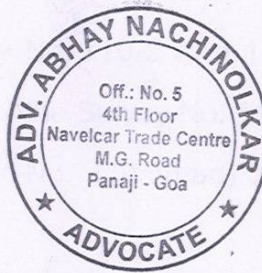
10. In view of the Deeds of Sale referred to in the preceding para, an area of 6038.75 sq. mtrs. forming part of and surveyed under survey no. 110/5 of Village Taleigao is exclusively owned and possessed by M/s. Priority Constructions.

• **OPINION**

On the basis of documents produced for my perusal and unless anything found contrary, M/s. Priority Constructions holds good and marketable title to the Plots A, C and D totally admeasuring 6038.75 sq. mtrs; which plots form part of the said property surveyed under survey no. 110/5 of Village Taleigao, taluka Tiswadi, Goa.

This opinion is purely based on the documents produced for my perusal and subject to the correct translations of Portuguese documents supplied. This opinion is given at the request of M/s Priority Constructions.

Dated: 26/03/2021



Adv. Abhay Nachinolkar