

SACHIT MAUSKAR

ADVOCATE

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LEGAL SEARCH REPORT

This Legal Search Report is given by me, to- *Mr. HARPREET SINGH*, Designated Partner of *MIS. ENDURING SPACES INFRA LLP*, a Limited Liability Partnership registered under Identification Number CAN-6059, bearing PAN AAMFE0090N, having its registered office at J-1/161, Ground Floor Shop, Main Market,

Opposite Shakti Mandir, Rajouri Garden, New Delhi - 110027, which opinion is based on the copies of documents, made available to me for scrutiny (on the premises that the said documents are genuine, authentic and its contents are accurate and correct and I disclaim responsibilities in the event of any false or incorrect or incomplete information arising out of the said documents), pertaining to the SAID PROPERTY, described herein below.

I. DESCRIPTION OF THE SAID PROPERTY:

ALL that property bearing survey no. **273/1**, admeasuring **1,125** sq. mtrs, ,Village Siolim, Taluka and Registration Sub-District of



Bardez, District of North-Goa, State of Goa, registered in the Land Registration Office under no. 13436 at pages 37 of Book B 35 New, and also enrolled in the Taluka Revenue Office of Bardez under no. 2919 of Siolim Village, Bardez, Taluka, District of North Goa, State of Goa and The SAID PROPERTY is bounded as follows:

East: Properties bearing Survey Nos. 237/2, & 237/3 of the same village;

West: Survey No. 233/6-C belonging to Vinayak S. Naikand Shardabai;

North: by a Road;

South: by the property surveyed under no. 237/13 of the same village;

II. DOCUMENTS PERUSED

1. Deed of Gift and Deposit dated 7th August 1943, registered at folios 69v upwards of Book No. 488 of the Notary Public of the Judicial Division of Bardez, Pinto de Menezes, and recorded at folio 8v in Book No. B-32 (new)
2. Inscription and Description of Property.
3. Inventory proceedings before the Civil Judge, Senior Division at Mapusa, registered under No. 55/87.
4. Deed of Will dated 3rd August 1988, registered under No. 1417/29 before the Ex-Officio Notary Bardez.



5. Deed of Partition dated 16th January 1992, duly registered under No. 65/92 before the Sub-Registrar of Bardez.
6. Deed of Succession executed before the Special Notary Ex-Officio of the Judicial Division of Mormugao bearing No. 186, recorded on pages 86 to 87 dated 10/05/2017.
7. Deed of Gratuitous Relinquishment of Illiquid Rights dated 04/09/2025, executed and registered before the Joint Civil Registrar-cum-Sub-Registrar, Bardez Taluka.
8. Form IX of the property bearing survey no. 273/1 of Siolim.
9. Manual Form I and XIV of the property bearing survey no. 273/1 of Siolim.
10. Survey Plan.
11. Zoning Certificate.
12. Manual Form I & 14.
13. Deed of Sale dated 03/11/2025.

III. FACTS AS AVAILABLE:

1. The Said property known as "DACTY TOLLONIM" or "DACTY TOLLINY", admeasuring 1,125 sq. mts., surveyed under no. 237/ 1 of village Siolim, North Goa District, Bardez Taluka, State of Goa, and is registered in the Land Registration Office under no. 13436 at page 37 reverse of Book B 35 New, and also enrolled in the Taluka Revenue Office of Bardez under no. 2919 of Siolim village, Bardez Taluka. Hereinafter be referred to as the "**SAID PROPERTY**".



The said property was originally owned and possessed by the late Mr. Henrique Joao e Matbildes Drago vide by Sale Deed dated 21.5.1906, along with other immovable properties. Subsequently, upon his death of the Henrique Joao de Soza her wife Maria Conceicao de Souza, bequeath the entire estates including the aforesaid property, vide by Public Will dated 30.7.1965, to her only grandsons Mr. Antonio Francisco Fonseca, and his brother, Mr. Joao Inacio Fonseca both were resident of Mara - Siolim, and upon the death of grandmother i.e. Maria Conceicao de Souza both grandson became the exclusive joint owners in title and possession of an aforesaid immovable property, along with other immovable properties.

3. Vide Deed of Sale dated 20/03/2008, duly registered before the Sub Registrar of Bardez taluka under No. 1719 at pages 194 to 207, in book No. I, Volume No. 2534 dated 02/04/2008 between Mr. Tony Fonseca alias Antonio Francisco Fonseca alias Anthony Francis Fonseca and his wife Mrs. Fatima Fonseca, Mr. John Fonseca alias Joao Inacio Fonseca alias Ignatius Fonseca, Mrs. Natalia J Fonseca sold the SAID PROPERTY to Ms. Sarojinibai K. Mhambre alais Devquibai K Mhambre and Mrs. Sharadabai V. Naik.

4. Mrs. Sharadabai Vinayak Naik expired on 31st August 2013 and her husband Vinayak Soiru Naik expired on



24th February 2013 respectively, intestate, and vid Deed of Succession dated 10th May 2017, executed before the Special Notary Ex-Officio of the Judicial Division of Mormugao bearing No. 186, recorded on pages 86 to 87, they left behind the following children as their universal heirs:

- a. Aruna Vinayak Naik alias Shweta Vijay Kolamkar (daughter), married to Vijay Kolambkar;
- b. Annapurnabai Vinayak Naik alias Pooja Prasad Naik alias Pooja Prasad Nayak (daughter), married to Prasad N. Naik alias Prasad N. Nayak;
- c. Siddharth Vinayak Naik (son), married to Siddhi Siddharth Naik alias Salila T. Kholker;
- d. Suvama Vinayak Naik alias Suwama Xamba Soiroji or Suwama Vinayak Naik (daughter), married to Xamba V. Soiroji alias Shamba V. Soiroji (deceased on 3rd December 2013), leaving behind his widow and half-sharer, Suvama Vinayak Naik, and their son Vaibhav Shamba Soiroji.

5. Mrs. Sharadabai Vinayak Naik expired intestate on 31st August 2013, and her husband, Mr. Vinayak SoiruNaik, also expired intestate on 24th February 2013. Upon their demise, a Deed of Succession dated 10th May 2017 was executed before the Special Notary Ex-Officio of the Judicial Division of Mormugao, recorded under No. 186



at pages 86 to 87, wherein the following individuals were declared as their sole and universal heirs:

- a) Mrs. Aruna Vinayak Naik alias Shweta Vijay Kolamkar (daughter),
- b) married to Mr. Vijay Kolambkar;
- c) Mrs. Annapurnabai Vinayak Naik alias Pooja Prasad Naik alias Pooja Prasad Nayak (daughter), married to Mr. Prasad N. Naik alias Prasad N. Nayak;
- d) Mr. Siddharth Vinayak Naik (son), married to Mrs. Siddhi Siddharth Naik alias Salila T. Kholker;
- e) Mrs. Suvarna Vinayak Naik alias Suvarna Xamba Soiroji (daughter), married to Late Mr. Xamba V. Soiroji alias Shamba V. Soiroji (who expired on 3rd December 2013), leaving behind his widow Mrs. Suvarna Vinayak Naik and their son Mr. Vaibhav Shamba Soiroji, as his surviving legal heirs.

6. Ms. Sarojinibai K. Mhambre alias Devquibai K. Mhambre also passed away and executed a valid Will dated 19/03/2015, Registered under No. 186, executed before the Special Notary murmugao by which she bequeathed her share in the SAID PROPERTY to Mr. Siddharth Vinayak Naik.

7. By virtue of the aforesaid Deed of Succession and the said Will, the aforementioned legal heirs of Mrs. Sharadabai Vinayak Naik and Mr. Vinayak Soiru Naik, along with Mr. Siddharth Vinayak Naik (beneficiary under the Will of Ms.

□



Sarojinibai K. Mhambre alias Devquibai K. Mhambre), have lawfully succeeded to and acquired ownership rights over the SAID PROPERTY.

8. Vide Deed of Gratuitous Relinquishment of Illiquid Rights dated 04/09/2025, executed and registered before the Joint Civil Registrar-cum-Sub-Registrar, Bardez Taluka, drawn on 04/09/2025, and recorded at Folio 29v to 31 of Deed Book No. 890, Mrs. Aruna Vinayak Naik alias Shweta Vijay Kolamkar, Mr. Vijay Kolambkar, Mrs. Annapurnabai Vinayak Naik alias Pooja Prasad Naik alias Pooja Prasad Nayak, Mr. Prasad N. Naik alias Prasad N. Nayak, Mrs. Suvarna Vinayak Naik alias Suvarna Xamba Soiroji alias Suvarna Vinayak Naik, and Mr. Vaibhav Shamba Soiroji have renounced and relinquished their undefined, illiquid, and undivided right, title, and interest in the estate to which they were entitled from Late Vinayak Soiru Naik and Late Sharadabai Vinayak Naik.

9. By virtue of the aforesaid Deed of Gratuitous Relinquishment of Illiquid Rights dated 04/09/2025, the aforementioned MR. SIDDHARTH VINAYAK NAJK, and his wife MRS. SIDDHI SIDDHARTH NAIK ALIAS SALILA T. KROLKER have become the absolute owners, having solely acquired exclusive title to the inherited immovable property, survey no. 273/1, admeasuring 1,125 sq. mtrs, Village Siolim, Taluka and Registration Sub-District of Bardez, District of North-Goa, State of Goa, registered in the Land Registration Office under no. 13436



at pages 37 of Book B 35 New, and also enrolled in the Taluka Revenue Office of Bardez under no. 2919 of Siolim Village, Bardez, Taluka, District of North Goa, State of Goa.

10. Vide Deed of Sale Dated 03/11/2025 duly registered before the Sub Registered of Bardez Taluka Under Book I Document bearing Registration No. BRZ-1-5540-2025 dated 07/11/2025 the said LAND OWNERS MR. SIDDHARTH VINAYAK NAIK, and his wife MRS. SIDDHI SIDDHARTH NAIK ALIAS SALILA T. KHOLKER Sold the SAID PROPERTY to Mis ENDURING SPACES INFRA LLP, Mrs. KAVITA SINGLA and Mr. KASHISH JINDAL.
11. The eristwhile had applied CONVERSION SANAD of the said property which was obtained on dated 31/12/2025 from the office of Additional Collector of North Goa at Mapusa Goa under Reference No. 4/191/CNV/ACIII/2025/1435 (CAD3BAR07-25-257)
12. Zoning Certificate dated 22/07/2025 issued by the office of Senior Twon planner Mapusa Goa the SAID PROPERTY falls under Settlement Zone under permissible Far of 60.



11. OBSERVATIONS:

Although M/s ENDURING SPACES INFRA LLP, Mrs. KAVITA SINGLA and Mr. KASHJSH JINDAL collectively purchased the SAID PROPERTY their individual shares in the Property as under.

(DESCRIPTION OF SHARE/RATIO THE SAID PROPERTY)

NAME OF THE PURCHASERS	RATIO/SHARE IN SAID PROPERTY
<i>Mis</i> ENDURING SPACES INFRA LLP	Shall hold 75% Right/share
MRS. KAVITA SINGLA	Shall hold 12.5% Right/share
MR. KASIDSH JINDAL	Shall hold 12.5% Right/share
Total	100%

III. NOTE:

The accuracy of this opinion/report on title necessarily is based solely on the documents furnished to me and the information provided to me during the course of my discussions, being true, complete and accurate and which I have assumed to be the case. I therefore disclaim any responsibility for any misinformation or suppression of facts or documents or incorrect or incomplete




information arising out of the documents, responses and other information furnished to me. I have not looked into any aspect of the said property other than its title. I have not conducted any positive searches or negative searches, beyond the documents furnished and mentioned hereinabove and this opinion is based on the aforesaid documents.

VI CERTIFICATE:

Therefore, on the basis of the scrutiny of the above listed documents, the information provided and the representations made by the party and in view of the foregoing discussion and observations, I opine, that ENDURING SPACES, MRS. KAVITA SINGLA & MR. KASHISH JINDAL are the absolute owners of the SAID PROPERTY bearing survey no. 273/1 situated at Village Siolim, admeasuring 1,125 sq. mtrs located at Bardez- Goa, having purchased the said property vide Deed of Sale dated 03/11/2025 from the LAND OWNERS MR. SIDDHARTH VINAYAK NAIK, and his wife MRS. SIDDHI SIDDHARTH NAIK ALIAS SALILA T. KHOLKER, by title and prescription, subject to the observations made herein above.

Place: Panaji-Goa

Date: 09/02/2026



Adv. SACHIT MAUSKAR

SACHIT MAUSKAR

ADVOCATE

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TITLE SEARCH REPORT

This Title Search Report is given by me, to - **Mr. HARPREET SINGH**, Designated Partner of **M/S. ENDURING SPACES INFRA LLP**, a Limited Liability Partnership registered under Identification Number CAN-6059, bearing PAN AAMFE0090N, having its registered office at J-1/161, Ground Floor Shop, Main Market, Opposite Shakti Mandir, Rajouri Garden, New Delhi - 110027, which opinion is based on the copies of documents, made available to me for scrutiny (on the premises that the said documents are genuine, authentic and its contents are accurate and correct and I disclaim responsibilities in the event of any false or incorrect or incomplete information arising out of the said documents), pertaining to the SAID PROPERTY, described herein below.

I. DESCRIPTION OF THE SAID PROPERTY:

ALL that property bearing survey no. 233 of 6-C Village, admeasuring 5,659 sq. mtrs., identified as PLOT C situated at Sodieum, Village Siolim, Taluka and Registration Sub-District



of Bardez District of North Goa, State of Goa, surveyed under No. 33.6C of Village Siolim, registered in the Land Registration Office under no. 12198 at folio no 8 of Book B New not enrolled in the Taluka Revenue Office of Bardez, situated within limitation of Village Panchayat Siolim, Registration of Sub District Bardez, District of North Goa, State of Goa and The SAID PROPERTY is bounded as follows:

East: Properties bearing Survey Nos. 237 / 1, 237 / 13, 237 / 15 and 237 / 17.

West: by Plot B forming part of the larger property

North: by a passage

South: by the public road heading from Maina to Sodiem

11. DOCUMENTS PERUSED

1. Deed of Gift and Deposit dated 7th August 1943, registered at folios 69v upwards of Book No. 488 of the Notary Public of the Judicial Division of Bardez, Pinto de Menezes, and recorded at folio 8v in Book No. B-32 (new)
2. Inscription and Description of Property
3. Inventory proceedings before the Civil Judge, Senior Division at Mapusa, registered under No. 55 / 87.
4. Deed of Will dated 3rd August 1988, registered under No. 1417/29 before the Ex-Officio Notary Bardez.
5. Deed of Partition dated 16th January 1992' duly registered under No. 65/92 before the Sub-Registrar of

Bardez- Goa



6. Deed of Succession executed before the Special Notary Ex Officio of the Judicial Division of Mormugao bearing No 186, recorded on pages 86 to 87 dated 10/05/2017.
7. Deed of Gratuitous Relinquishment of Illiquid Rights dated 04/09/2025, executed and registered before the Joint Civil Registrar-cum-Sub-Registrar, Bardez Taluka.
8. Form IX of the property bearing survey no. 233/ 6-C of Siolim.
9. Manual Form I and XIV of the property bearing survey no.233/6-C of Siolim.
10. Survey Plan
11. Zoning Certificate
12. Manual Form I & 14
13. Agreement for Development and Sale Dated 03/11/2025

III. FACTS AS AVAILABLE:

1. That the property known as "TOLLONY" or "THAR BHAT," admeasuring 16,975 Sq.mtrs now surveyed under No, 233 / 6 of Village Siolim , recorded in the Land Registration Office of Bardez under No. 12198 of Book No. B-32 (new), and enrolled in the Taluka Revenue Office (Matriz) at Sodiem, Siolim, Bardez, Goa, originally belonged to late Soiru Narayan Naique, gifted to him along with other properties by his parents, Narana Balcustam Naique and his wife Essodi Naiquinim, vide Deed of Gift and Deposit



dated 11th August 1943, registered at folios 69v upward of Book No 488.

2. That the said larger property stands duly inscribed by transfer in favor of late Soiru Narayan Naique under Inscription No. 32611 at folio 53 overleaf of Book No. G-37, of the Record of Transfers at the Land Registration Office of Bardez.
3. That late Soiru Narayan Naique, husband of Radhabai Soiru Naik, expired on 13th January 1983 leaving behind eleven legal heirs.
4. That upon the death of late Soiru Narayan Naique, Srinivas Soiru Naik filed inventory proceedings before the Civil Judge, Senior Division at Mapusa, registered under No. 55/87. wherein the larger property was listed under item No. 15 and was auctioned jointly to Mr. Avadhut Soiru Naik and his brothers, Shri Vinayak Soiru Naik and Mr. Digambar Soiru Naik, with the chart of allotment confirmed on 15th December 1987.
5. Thereafter, Digambar Soiru Naik died unmarried on 29th June 1989, leaving behind a Will dated 3rd August 1988, registered under No. 1417/29 before the Ex-Officio Notary Bardez. wherein he bequeathed his undivided one-third share in the larger property to Gauresh Avadhut Nayak and Soiru Avadhut Nayak alias Vishwas Avadhut Nayak, among other properties.



6. Where after the death of Digambar Soiru Naik, Vinayak Soiru Naik and his wife Sharadabai Vinayak Naik, Avadhut Soiru Naik and his wife Mangala Avadhut Naik, along with Gauresh A. Naik and Soiru A. Naik, executed a Deed of Partition dated 16th January 1992, duly registered under No. 65/92 before the Sub Registrar of Bardez, partitioning the larger property into three distinct plots/ divisions by metes and bounds, thereby creating separate and independent shares.
7. The Deed of Partition recorded the total area as 11,800 square meters; however, according to current Survey records, Survey No. 233/6 and its sub divisions (Nos. 233/6-A to 233/6-F) collectively measure approximately 16,997 square meters, closely aligning with the original 16,975 square meters derived from the aggregate of Plots A, B, and C as per the Deed of Partition.
8. The eastern portion of the larger property, corresponding to Plot C, was allotted to Vinayak Soiru Naik and his wife Sharadabai Vinayak Naik.
9. The Deed of Partition dated 16/01/1992, where Vinayak Soiru Naik and Sharadabai Vinayak Naik became absolute owners of Plot C, measuring approximately 5,659 square meters, identified as Plot/Portion 'C,' presently bearing Survey No. 233 Sub-Division 6-C of Siolim Village, Bardez Taluka.



10. Avadhut S. Naik and his wife Mangala A. Naik became owners of Plot/Portion 'A' measuring approximately 5.658 square meters. and Gauresh Avadhut Naik and his brother Soiru Avadhut Naik became owners of Plot/Portion 'B,' measuring approximately 5,658square meters.
11. The erstwhile owners of the SAID PROPERTY bearing Survey no. 233 Sub Div 6-C of Village Siolim Bardez, Taluka had availed the Conversion Sanad dated 22/02/2006 under Reference No. RB/CNV/BAR/5/2005.
12. Vide Deed of Succession dated 10th May 2017, executed before the Special Notary Ex-Officio of the Judicial Division of Mormugao bearing No. 186, recorded on pages 86 to 87, After the death of Vinayak Soiru Naik and Sharadabai Vinayak Naik dated 24/02/2013 and 31/08/2013, they left behind their universal heirs.
13. vide Deed of Gratuitous Relinquishment of Illiquid Rights dated 04/09/2025, executed and registered before the Joint Civil Registrar-cum-Sub-Registrar, Bardez Taluka, drawn on 04/09/2025, and recorded at Folio 29v to 31 of Deed Book No. 890, the universal legal heirs namely, Mrs. Aruna Vinayak Naik alias Shweta Vijay Kolamkar, Mr. Vijay Kolambkar, Mrs. Annapumabai Vinayak Naik alias Pooja Prasad Naik alias Pooja Prasad Nayak, Mr. Prasad N. Naik alias Prasad N. Nayak, Mrs. Suvama Vinayak Naik alias Suwama Xamba



Soiroji alias Suwarna Vinayak Naik, and Mr. Vaibhav Shamba Soiroji have renounced and relinquished their undefined, illiquid, and undivided right, title, and interest in the estate to which they were entitled from Late Vinayak Soiru Naik and Late Sharadabai Vinayak Naik.

14. By virtue of the aforesaid Deed of Gratuitous Relinquishment of Illiquid Rights dated 04/09/2025, the aforementioned LAND OWNERSNENDORS MR. SIDDHARTH VINAYAK NAIK, and his wife MRS. SIDDHI SIDDHARTH NAIK ALIAS SALILA T. KHOLKER have become the absolute owners, having solely acquired and exclusive title to the inherited immovable property, being Plot 'C', admeasuring approximately 5,659 (Five Thousand Six Hundred and Fifty-Nine) square meters, forming part of Survey No. 233/6-C, Village Siolim, situated within the jurisdiction of Bardez Taluka.

15. Vide Agreement for Development and Sale Dated 03/11/2025 duly registered before the Sub Registered of Bardez Taluka Under Book I Document bearing Registration No. BRZ-1-5619-2025 dated 13/11/2025 the said LAND OWNERS MR. SIDDHARTH VINAYAK NAIK, and his wife MRS. SIDDHI SIDDHARTH NAIK ALIAS SALILA T. KHOLKER agreed to give the SAID PROPERTY for Development of 15 Villas by Mis ENDURING SPACES INFRA LLP out of which 7 Villas (Villa No. 02,04,06,08,10,12 and 14 and plus 50%



undivided share in Villa 15 which includes I fully Furnished Villa bearing Villa No.6 to be allotted to the LAND OWNERS as a consideration and remaining Villas bearing No. 01, 03, 05, 07, 09, 11 and 13 along with plus 50% undivided share in Villa 15 shall remain exclusively with the M/s ENDURING SPACES INFRA LLP.

16. A Public Notice already published inviting objections of the SAID PROPERTY and it is observed that no such objection has been raised.

17. Zoning Certificate dated 21/07/2025 issued by the office of Senior Town planner Mapusa Goa the SAID PROPERTY falls under Settlement Zone under permissible Far of 60.

11. OBSERVATIONS/INSTRUCTIONS:

- i. As per the Agreement for Development and Sale Dated 03/11/2025 the M/s ENDURING SPACES INFRA LLP shall complete the SAID VILLA Project in the SAID Property within 36 months from execution of Agreement for Development and Sale with an extension of 6 months upon intimation.

III. NOTE:

The accuracy of this opinion/ report on title necessarily is based solely on the documents furnished to me and the information



provided to me during the course of my discussion being true, complete and accurate and which I have assumed to be the case. I therefore disclaim any responsibility for any misinformation or suppression of facts or documents or incorrect or incomplete information arising out of the documents, responses and other information furnished to me. I have not looked into any aspect of the said property other than its title. I have not conducted any positive searches or negative searches beyond the documents furnished and mentioned hereinabove and this opinion is based on the aforesaid documents.

VI. CERTIFICATE:

Therefore, on the basis of the scrutiny of the above listed documents, the information provided and the representations made by the party and in view of the foregoing discussion and observations, I opine, that M/s ENDURING SPACES INFRA LLP are the Agreement holders who attained the Development rights on the SAID PROPERTY vide Agreement for Development and Sale Dated 03/11/2025 the said LAND OWNERS MR. SIDDHARTH VINAYAK NAIK, and his wife MRS. SIDDHI SIDDHARTH NAIK ALIAS SALILA T. KHOLKER have the absolute owners of the said property, bearing survey no. 233 / 6-C of Village, admeasuring 5,659 sq. mts., situated at Bardez- Goa, by title and prescription, subject to the observations made herein above.

Place: Panaji-Goa

Date: 09/02/2026

Adv. SACHIT MAUSKAR

