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Ref. No.:

Date : 14/07/2020

:- TO WHOMSOEVER IT MAY CONCERN:-

TITLE-VERIFICATION REPORT AND LEGAL OPINION IN RESPECT OF PLOT ADM. 942.00 SQ.MTS. BEARING NEW SURVEY NO. 56 SUB-DIVISION NO. 3-D OF VILLAGE AMONE, TALUKA BICHOLIM, DESCRIBED HEREINBELOW FOR: "JANVIKAS NAGARI SAHAKARI PAT SAUNSTHA MARYADIT CREDIT CO-OPERATIVE SOCIETY NOW CHANGED TO "JANVIKAS MULTI-PURPOSE PRIMARY AGRICULTURAL CO-OPERATIVE SOCIETY LTD., BETALWADA, AMONA, BICHOLIM, GOA" & DEVELOPED BY Shri DATAGURU NAMDEV JOSHI, SOLE PROPRIETOR OF JOSHI CONSTRUCTION, R/O: HOUSE NO. 2509, HOUSING BOARD COLONY, HARVALEM, SANKHALI, TALUKA BICHOLIM, NORTH GOA - 403505.

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I. DESCRIPTION OF THE PROPERTY:-

ALL THAT piece and parcel of land viz., a Plot admeasuring 942.00 sq. mts., forming part of the larger property known as " POSKACHEM MOL " admeasuring 18,325.00 sq. mts., or thereabouts, situated at Village Amona, within the local limits of the Village Panchayat of Amona, Taluka, and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, neither described in the Land Registration Office nor enrolled in the Taluka Revenue Office for the purpose of Matriz and surveyed as a whole for the purposes of Records of Rights under New Survey No. 56 Sub-Division No. 3 of Village Amona and the said Plot admeasuring 942.00 sq. mts., surveyed as a separate holding

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under New Survey No. 56 Sub-Division No. 3-D of Village Amone, Taluka Bicholim is bounded as an independent and distinct entity as per new Survey Plan as follows:-

On or towards the North: by property bearing Survey No. 56/2 (Part);

On or towards the South: by property bearing Survey No. 56/3 (Part);

On or towards the East: by Plot bearing Survey No. 56/3-A;

On or towards the West: by Plot bearing Survey No. 56/3-B.

II. DOCUMENTS EXAMINED:-

1. Index of Land in Form III in respect of New Survey No. 56/3 of Village Amone, Taluka Bicholim.
2. Manuel Records of Rights Certificate in Form No. I & XIV in respect of Survey No. 56/3 of Village Amone, Taluka Bicholim.
3. Computerized Records of Rights Certificate in Form No. I & XIV in respect of Survey No. 56/3 of Village Amona , Taluka Bicholim.
4. Will drawn on 21/02/1995, at page 4 (overleaf) onwards of Book of Wills No. 19 before the Civil-Registrar-cum-Sub-Registrar and Special Notary Ex-Officio of Bicholim.
5. Deed of Sale dated 29/11/1996, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 135 of Book No. I, Volume No. 136 on 27/03/1997.
6. Certificate of Registration bearing Ref. No. RES-(a)/19/NZ/GOA/130, dated 14/01/2016 issued by Assistant

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Registrar of Cooperative Societies, Mapusa Zone, Mapusa, North Goa.

7. Deed of Sale dated 24/02/2016, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 266/2016 at pages 181 to 196 of Book No. I, Volume No. 1329 on 26/02/2016.
8. Records of Rights Certificate in Form No. I & XIV in respect of Survey No. 56/3-D of Village Amona, Taluka Bicholim.
9. Survey Plan in respect of New Survey No. 56/3-D of Village Amona Taluka Bicholim, issued by the Directorate of Settlements and Land Records, Bicholim.
10. Conversion Sanad issued by the Additional Collector-II of Panaji, North Goa, District, bearing No. CCBIC11-25-250/264, dated 12/01/2025.
11. Amended Certificate of Registration bearing Ref. No. RES-(c)/10/NZ/GOA/1000, dated 26/12/2025 issued by Unit Incharge I/ Assistant Registrar of Cooperative Societies, Bicholim Zone, Sankhali, Goa.
12. Office Memorandum issued by the Dy. Registrar of Coop. Societies (Tech) & DLI-North, Panaji Goa vide its letter bearing Ref. No. 3/10/Urban Credit/TSII/BZ/2019/RCS/525, dated 04/05/2026.
13. Approval for construction of building issued by The Asst. Registrar of Co-op. Societies Bicholim Zone at Karapur Tisk, Sankhali, Goa, vide its letter bearing Ref No. 4/20/00/TS/VOL.III/168 dated 18/05/2026.

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14. Technical Clearance Order issued by the Deputy Town Planner, Town & Country Planning Department, Bicholim, vide its letter bearing Ref. No. DC/8410/AMONE/BICH/TCP-26/1774, dated 05/05/2026.
15. Approved Building Plan.
16. Construction License issued by the Village Panchayat Amona, for the proposed construction of Industrial Building with Auxiliary Service vide its letter bearing Ref. No. VP/AMN-BICH/F-Conc./2026-27/428, dated 25/05/2026.
17. NOC issued by the Electricity Department, office of the Sub-Divisional Engineer, Sub-Division No. II (R), Sankhali-Goa, vide its letter bearing Ref. No. AE/V-II (R)/TECH-4(D)/2026-27/463, dated 07/05/2026.
18. NOC issued by the Directorate of Health Service, Primary Health Centre, vide its letter bearing Ref. No. DHS/2026/DHS0901/00021/26, dated 07/05/2026.
19. NOC issued by the Directorate of Office of the Assistant Engineer, Sub-Div. I, Work -Div. III, D.D.W, Bicholim-Goa, vide its letter bearing Ref. No. DDW/D.III/SD I/F. 40/105/26-27, dated 18/05/2026.
20. Nil Encumbrance Certificate No. NEC/6/2025/445 dated 07/10/2025 issued by the Sub-Registrar's Office of Bicholim.
21. Nil Encumbrance Certificate No. NEC/6/2026/284 dated 03/06/2026 issued by the Sub-Registrar's Office of Bicholim.

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22. CERSAI Report in respect of Survey No. 56/3-D of Village Amona, Taluka Bicholim dated 09/06/2026.
23. Agreement for Development-cum-Sale dated 23/06/2026, registered with the Sub-Registrar's Office of Bicholim, under Registration No. BCH-1-1010-2026 on 29/06/2026.

III. SEARCH REPORT:-

1. I have carefully examined the documents mentioned hereinabove and have also taken thorough searches in the records of various public offices and from the same it transpires that the said property bearing New Survey No. 56 sub-division No. 3 of Village Amone, known as **"POSKACHEM MOL"** belonged to one Shri Atmaram Arjun Fadte and his brother, Shri Hari Arjun Arjun Fadte and their names stand duly recorded in the Occupant' Column of Index of Land in Form III as the sole occupants thereof.
2. Similarly in the manual Records of Rights Certificate in Form No. I & XIV of said Survey No. 56 sub-division No. 3 of Village Amone, Taluka Bicholim their names are found duly recorded in the Occupant' Column as the sole occupants thereof.
3. The said Shri Atmaram Arjun Fadte expired in the status of a bachelor leaving a Public Will drawn at page 4 (overleaf) onwards of Book of Wills No. 19 before the Civil-Registrar-cum Sub-Registrar and Special Notary Ex-Officio of Bicholim on 21/02/1995, thereby bequeathing all his right, title, share and interest in all his immovable properties and movable assets

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situated in Goa, in favour of his three nephew viz., Shankar Hari Fadte, Pandurang Hari Fadte and Arjun Hari Fadte being sons of his brother late Hari Arjun Fadte.

4. Thus the half undivided share of late Atmaram Arjun Fadte in the said property bearing Survey No. 56/3 of Village Amone devolved upon his aforesaid three nephew's viz., Shankar Hari Fadte, Pandurang Hari Fadte and Arjun Hari Fadte.
5. Further upon the death of Hari Arjun Fadte his half undivided share devolved upon his widow/moiety holder-Smt. Kashibai Hari Fadte and his three sons viz., Shankar Hari Fadte, Pandurang Hari Fadte and Arjun Hari Fadte and daughter Quensor Hari Fadte.
6. In terms of a Deed of Sale dated 29/11/1996, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 135 of Book No. I, Volume No. 136 on 27/03/1997 the said Smt. Kashibai Hari Fadte and her aforesaid children viz., Shri Shankar Hari Fadte, Shri Pandurang Hari Fadte, Shri Arjun Hari Fadte and Miss Quensor Hari Fadte (all unmarried at the relevant time) inter alia, sold and transferred the said property then shown as admeasuring 18,325.00 sq. mts. and bearing Survey No. 56/3 of Village Amone in favour of one "Mahadhan Real Estates Limited" a Company incorporated under the Companies Act, 1956.
7. The said Mahadhan Real Estates Limited was converted into a Limited Liability Partnership, named and styled as " Mahadhan Real Estates LLP" vide Certificate of Registration of Conversion dated 15/11/2012 issued by the Registrar of Companies, Goa

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under the provisions of the Limited Liability Partnership Act, 2008.

8. A part of the said property admeasuring 815.00 sq. mts. has been acquired by the Government of Goa for the purpose of construction of approach road to Bridge at Amona -Virdi across river Kudnem at Village Amona and Virdi in Bicholim Taluka, vide an Award dated 24/08/2011, passed by the Land Acquisition Officer, Goa State Infrastructure Development Corporation Ltd. Panaji, in Land Acquisition Case No. GSIDC/LAO/Amona-Virdi/6/07 and thus the said property was reduced to 17,510.00 sq. mts.
9. Further in terms a Deed of Sale dated 24th February, 2016, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 266/2016 at pages 181 to 196 of Book No. I, Volume No. 1329 on 26/02/2016 the Mahadhan Real Estates LLP through their Authorized Representative Mr. Samir R. Audi sold and transferred a Plot admeasuring 1,000.00 sq. mts. of the said Survey No. 56/3 of Village Amone, in favour of "Janvikas Nagari Sahakari Pat Sauntha Maryadit Credit Co-operative Society", a Society registered under the provisions of the Maharashtra Co-operative Societies Act, 1962, as made applicable to the State of Goa (hereinafter for brevity's sake being referred to as " the said Society").
10. The said Society was initially registered as a Credit Co-Operative Society and registered under the name "JANVIKAS NAGARI SAHAKARI PAT SAUNSTHA MARYADIT CREDIT CO-OPERATIVE SOCIETY" vide Certificate of Registration bearing

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Ref. No. RES- (a)/19/NZ/GOA/130, dated 14/01/2016 under Registration No. RES-(a)-19/NZ/Goa, on 11/10/1995 in terms of Rule 8 (1)(10) of the Goa Coop. Societies Rules, 2003 and the same has been re-classified as Recourse Society under sub-classification No. 10(c) under sub Rule (2) of Rule 8 of the Goa Co-op. Societies Rules, 2003, amended vide Amended Certificate of Registration bearing Ref. No. RES- (c)/10/NZ/GOA/1000, dated 26/12/2025, and re-named as "JANVIKAS MULTI-PURPOSE PRIMARY AGRICULTURAL CO-OPERATIVE SOCIETY LTD., BETALWADA, AMONA, BICHOLIM, GOA".

11. After the purchase of the said Plot admeasuring 1,000.00 sq. mts., the said Society carried out necessary mutation proceedings followed by partition proceedings and the said Plot which is now shown as admeasuring 942.00 sq. mts. on site, is partitioned and surveyed as a separate holding under New Survey No. 56 sub-division No. 3-D as per Order dated 27/12/2018, passed by the Dy. Collector in case No. 8-261-2018-PART-BICH.
12. The earlier name of Society "JANVIKAS NAGARI SAHAKARI PAT SAUNSTHA MARYADIT CREDIT CO-OPERATIVE SOCIETY" stands duly recorded as the sole occupant in the Records of Rights Certificate in Form No. I & XIV of said Survey No. 56 sub-division No. 3-D of Village Amone, Taluka Bicholim, against Mutation Entry No. 27756.
13. The Additional Collector-II, Panaji North Goa, District has granted Conversion Sanad for the said plot, vide its order No. CCBIC11-25-250/264, dated 12/01/2025.

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14. The said Society in their General Body Meeting held on 26/07/2025, resolved to develop the said plot by constructing building over the same and decided to invite tenders from builders/contractors and in pursuance of which public notice was issued in the local newspapers dated 21/08/2025 and after completing required formalities the said Society in its General Body Meeting held on 21/09/2025 allotted the work of development to the Shri DATTAGURU NAMDEV JOSHI SOLE PROPRIETOR OF JOSHI CONSTRUCTION, (hereinafter referred to as the Developer) as per terms stipulated therein.
15. Approval for construction of building on the said plot bearing New Survey No. 56/3-D of Village Amona, Taluka Bicholim, has been granted by the Dy. Registrar of Coop. Societies (Tech) & DLI-North, Panaji Goa, vide Office Memorandum issued vide letter bearing Ref. No. 3/10/Urban Credit/TSII/BZ/2019/RCS/525, dated 04/05/2026.
16. The Asst. Registrar of Co-op. Societies Bicholim Zone at Karapur Tisk, Sankhali, Goa, vide its letter bearing Ref No. 4/20/00/TS/VOL.III/168 dated 18/05/2026 has granted its approval for construction of building on the plot bearing Survey No. 56/3-D of village Amona, Taluka Bicholim.
17. In pursuance of the aforesaid Resolutions and approvals from the Competent Authorities the said Society has entered into an Agreement for Development-cum-Sale dated 23/06/2026, duly registered with the Sub-Registrar's Office of Bicholim, under Registration No. BCH-1-1010-2026 on 29/06/2026 with the

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Developer - Shri Dattaguru Namdev Joshi, sole proprietor of Joshi Constructions, thereby handing over possession of the said Plot in his favour for the development of the same by constructing Industrial Building as per licenses and permissions obtained from the competent authorities and on terms, conditions and for consideration more particularly stipulated in the said Agreement for Development-cum-Sale.

18. In pursuance of the said registered Agreement for Development-cum-Sale and understanding prior to that the said Developer at the request of the said Society has already prepared a plan for the proposed Construction of Industrial Building on the said plot, and has obtained appropriate licenses and permissions from the competent authorities in the name of the title holder in the following manner:-

- i. Technical Clearance Order issued by the Deputy Town Planner, Town & Country Planning Dept., Bicholim, vide its letter bearing Ref. No. DC/8410/AMONE/BICH/TCP-26/1774, dated 05/05/2026.
- ii. NOC for the proposed construction of Industrial Building, issued by the Electricity Department, office of the Sub-Divisional Engineer, Sub-Division No. II (R), Sakhali-Goa, vide its letter bearing Ref. No. AE/V-II (R)/TECH-4(D)/2026-27/463, dated 07/05/2026.
- iii. NOC issued by the Directorate of Health Service, Primary Health Centre, vide its letter bearing Ref. No. DHS/2026/DHS0901/00021/26, dated 07/05/2026.
- iv. NOC issued by the Directorate of Office of the Assistant Engineer, Sub-Div. I, Work -Div. III, D.D.W, Bicholim-Goa, vide its letter bearing Ref. No. DDW/D.III/SD I/F. 40/105/26-27, dated 18/05/2026.

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- v. Construction license issued by the Village Panchayat Amona, vide its letter bearing Ref. No. VP/AMN-BICH/F-Conc./2026-27/428, dated 25/03/2026.
19. The Sub-Registrar's Office of Bicholim, vide its Nil Encumbrance Certificate No. NEC/6/2025/445 dated 11/07/2025 has certified that the plot admeasuring 1000.00 sq. mts., bearing New Survey No. 56/2 of Village Amona, Taluka Bicholim, is free from any registered encumbrances for the period from 26/02/2016 to 03/10/2025.
20. The Sub-Registrar's Office of Bicholim, vide its Nil Encumbrance Certificate No. NEC/6/2026/284 dated 03/06/2026 has certified that the said plot admeasuring 942.00 sq. mts., bearing New Survey No. 56/3-D of Village Amona, Taluka Bicholim, is free from any registered encumbrances for the period from 28/12/2018 to 30/05/2026.

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:-

1. That the title of Title-holder/Owner - "Janvikas Multipurpose Primary Agricultural Co-Operative Society Ltd., Amona, Bicholim, Goa", to the said Plot, admeasuring 942.00 sq. mts., bearing New Survey No. 56/3-D of Village Amona, Taluka Bicholim, is clean, clear and marketable, subject to execution of Agreement for Development-cum-Sale duly registered with the Sub-

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Registrar's Office of Bicholim, under Registration No. BCH-1-1010-2026 on 29/06/2026 in favour of Developer - Shri Dattaguru Namdev Joshi, sole proprietor of Joshi Constructions.

2. I have also gone through the Agreement for Development-cum-Sale dated 23/06/2026, duly registered with the Sub-Registrar's Office of Bicholim, under Registration No. BCH-1-1010-2026 on 29/06/2026 and hereby opine that the same is legally valid and enforceable and the developer is entitled to develop the said plot as per the terms and conditions more particularly stipulated in the said Agreement for Development-cum-Sale.
3. That Urban Land Ceiling Act is not applicable in the State of Goa.
4. That the Developer at the request of the title holders have obtained appropriate licenses and permissions for the construction of building project on the said plot.
5. That the provision of the Real Estate (Regulation and Development) Act, 2016 with rules framed under Goa Real Estate Rules, 2017 are applicable for the project under construction.
6. That there are no acquisitions or requisitions proceedings pending in respect of the said plot.
7. The said Plot is SARFAESI Complaint.

Date: 14/07/2026.

Place: Sankhali, Bicholim, Goa.



(Mrs. Swati U. Kerkar.)
Advocate.

Sou. Swati Ulhas Kerkar
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