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TITLE REPORT

Having been engaged by **M/S PANKAJ BUILDERS AND DEVELOPERS**, through its proprietor Shri Kishor Shrikant Naik having office at Dhavli, Ponda Goa hereinafter called as Developer/Promoter for preparing the Title Verification and search report for the property described hereinafter I, Satish S. S. Pilgaonkar, Advocate, having office at Ponda, Goa, do hereby submit my report as under:

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1. That **M/S PANKAJ BUILDERS AND DEVELOPERS** is Developer/Promoter of the said property described hereunder of the project constructed on the said property.
 2. That the Owners and Developer has acquired the title by virtue of following documents:
 - a) Land Registration Certificate (Inscription and Description of the property)
 - b) Matríz Certificate
 - c) Deed of Conveyance dated 9/2/1943,
 - d) Deed of Partition dated 7/10/1994,
 - e) Records and Proceedings in Inventory Proceedings No. 15/2009/A,
 - f) Deed of Sale dated 3/1/2011,
 - g) Conversion Sanad dated 13/2/2013 and 4/1/2022,

- h) Agreement for Sale dated 4/12/2013,
- i) 2 Agreement of Development and Sale dated 15//6/2021,
- j) 2 Power of Attorney datd 30/08/2021,
- k) Form I & XIV and Survey Plan,
- l) Technical Clearance from South Goa Planning and Development Authority dated 18/4/2022,
- m) NOC from Electricity Department dated 29/4/2022,
- n) NOC from Water Department dated 14/6/2022
- o) NOC from Department of Health services dated 30/5/2022,
- p) NOC from Directorate of Fire and Emergency Services dated 11/8/2022
- q) Construction License issued by Ponda Municipal Council dated 17/02/2023 alongwith approved Plans
- r) Certificate of Nil Encumbrance

3. The title history of the property is as under

That there exists a landed property known as "GODCHEM BOROD" also known as "BORODO BHUMY" alias " GOUCHEM BOROD" situated at Ponda, within the Limits of Ponda Municipal Council, taluka Ponda, District of South Goa, state of Goa, which property is registered in the Land Registration office under number 7237 of Book B 19 new, not enrolled in the Matríz records and is surveyed under number 193/1 of village and Taluka Ponda having an area of 21,300 sq. mts. and which property as per the Land Registration documents is bounded as under:

East: By the Ditch and Public Road,

West: By the Fence situated on a hill,

North: by the Coconut grow of Caitano J. P. Mendonca and others,

South: By the Fence of Pine Trees.

That said property is bounded as per Survey Plan is as under:

East: By the Rain water Ditch,

West: By the Boundary of village Queula,

North: by the property bearing survey No. 193/2 and 196,

South: By the Margao-Ponda Main Road and a Ditch.

That the SAID entire property was Purchased by Late Nagesh Ramchandra Shet @ Nagesh Ramchandra Shet Kerkar @ Shriwant in the name of his three children who were then minors namely, Kamalakant Nagesh Shriwant, Manohar Nagesh Shriwant and Krishna Nagesh Shriwant in terms of Deed of Conveyance dated 9/2/1943 duly executed before the Notary of Ponda Judicial Division Shri Redkar in the Book of Deeds No. 255 at folio 24 V and as such the said property was inscribed in the name of the above three minor children under Inscription No. 14997, 14996 and 14995 of book G 26.

That Late Nagesh R Shet had another son by name Sharad Nagesh Shriwant, who alongwith the above referred parties resided in the above mentioned property jointly.

That Said Krishna Nagesh Sriwant expired leaving behind his widow Smt Vijaya Krishna Shriwant, Shri Nagesh Krishna Shriwant, Smt Asha Nagesh Shriwant, Shri Mahesh Krishna Shriwant, Smt Geeta Anand Kalekar married to Anand Ranganath Kalekar and Smt Smita Krishna Shriwant.

That in terms of Deed of Partition dated 7/10/1994 and registered before Sub Registrar Ponda and bearing Registration No. 111 at pages 279 to 311 of Book I Volume 233 dated 9/2/1995, the above mentioned Owners of the said property divided said property and allotted the portion of the same among themselves consequent to

which Late Kamalakant Nagesh Shriwant and his wife Smt Sharayu Kamalakant Shriwant were allotted Plot A1 admeasuring 2300 sq.mts of the said entire property.

That Late Kamalakant Nagesh Shriwant expired on 15/4/2008 and his wife Smt Sharayu Kamalakant Shriwant expired on 6/7/2008 leaving behind Mr Suraj Kamalakant Shriwant, Mrs Ashwini Kamalakant Shriwant married to Mr Virendra Dhamaskar, Mr Sattendra Kamalakant Shriwant married to Mrs Rupa Shriwant.

That upon the death of the parents i.e. Late Kamalakant Nagesh Shriwant expired on 15/4/2008 and his wife Smt Sharayu Kamalakant Shriwant, their son Mr Suraj Kamalakant Shriwant initiated inventory proceedings being Inventory Proceedings No. 15/2009/A and in the said inventory proceedings said Plot A1 admeasuring 2300 sq.mts was listed as Item No. I and in terms of Judgment dated 11/5/2009 said Plot A1 was allotted to Mr Suraj Kamalakant Shriwant, Mrs Ashwini Kamalakant Shriwant married to Mr Virendra Dhamaskar, Mr Sattendra Kamalakant Shriwant married to Mrs Rupa Shriwant in equal shares.

That accordingly Confirming Party No 3a to 3f herein since than became exclusive Owners of the said Plot A1 admeasuring 2300 sq.mts., which Plot is hereinafter referred to as "**SAID PLOT**"

That Owners thereafter got their names recorded in the survey records of the survey No. 193/1 of village Ponda and thereafter got the said Plot partitioned and as such said Plot is now bearing new survey No. 193/1-A of village Ponda being distinct and separate Plot admeasuring 2300 sq. mts.

That in terms of Agreement for Sale dated 4/12/2013 and registered before Sub Registrar Ponda and bearing Registration No. 657/14 at pages 87 to 110 of Book I Volume 2535 dated 16/4/2014 said Confirming Party No 3a to 3f herein agreed to sell part of the said Plot No.1 admeasuring 459.29 sq.mts to Mr Pradeep Raikar.

That in terms of Deed of Sale dated 3/1/2011 and registered before Sub Registrar Ponda and bearing Registration No. 129/11 at pages 281 to 304 of Book I volume 1768 dated 24/1/2011, the Confirming Party No 3a to 3f herein sold and conveyed portion of the said entire plot being Plot admeasuring 313 sq.mts to Mr Dilip Chandrakant Naik.

That Owners have got the remaining Plot admeasuring 1987 sq.mts. converted to Non Agricultural Use vide Sanad issued by the Office of the Collector, North Goa at Panaji bearing No. RB/CNV/PON/AC-1/06/2011 dated 13/2/2013.

That Plot admeasuring 1987 sq. mts is hereinafter referred to as "SAID PLOT NO.1 and Plot admeasuring 313 sq.mts is hereinafter referred to as "SAID PLOT NO.2" totally admeasuring 2300 sq. mts being Said Plot.

That in terms of Agreement for Development and Sale dated 15/06/2021 and registered before Notary Satish S S Pilgaonkar and bearing Registration No. 486/2021 dated 28/6/2021, Mr Satyen alias Satyendra Kamalkant Shriwant, Mrs Roopa Satyen Shriwant, Mr Suraj Kamalakant Shriwant, Mrs Sarika Suraj Shriwant, Mrs Ashwini Virendra Dhamaskar and Mr Virendra Ravindra Dhamaskar as Owners of the said Plot No.1, Mr Pradeep Gurudas Raikar and Mrs Pooja Pradeep Raikar as Confirming

Party and M/s Pankaj Builders and Developers as Developer have entered into agreement to develop the said plot No.1, wherein the developer shall develop and construct on the said plot and shall allot constructed premises as described in the said Development Agreement to the Owners and Confirming Party therein as consideration and shall retain the balance area of the constructed area as his development cost as agreed in the said Agreement dated 15/06/2021.

That in terms of Agreement for Development and Sale dated 15/06/2021 and registered before Notary Satish S S Pilgaonkar and bearing Registration No. 487/2021 dated 28/6/2021, Mr Dilip Chandrakant Naik as Owner of the said Plot No.2, and M/S Pankaj Builders and Developer as Developer have entered into agreement to develop the said plot No.2, wherein the developer shall develop and construct on the said plot and shall allot constructed premises as described in the said Development Agreement to the Owner therein as consideration and shall retain the balance area of the constructed area as his development cost as agreed in the said Agreement dated 15/06/2021.

That Owners and Confirming Party in the Agreement for Development and sale dated 15/6/2021 have also executed Power of Attorney dated 30/08/2021 and registered before Sub Registrar Ponda and bearing Registration No. PON-POA Register-17-2021 dated 03/09/2021 in favour of Mr Kishor Shrikant Naik with respect to said Plot No.1.

That Mr Dilip Chandrakant Naik has also executed Power of Attorney dated 30/08/2021 and registered before Sub Registrar Ponda and bearing Registration No. PON-POA Register-16-2021 dated 30/08/2021 in favour of Mr Kishor Shrikant Naik with respect to said Plot No.2.

That M/S Pankaj Builders and Developer got the remaining Plot admeasuring 313 sq.mts. converted to Non Agricultural Use vide Sanad issued by the Office of the Deputy Collector and S.D.O. Ponda bearing No. 06/121/2021-CONV/78 dated 04/01/2022.

That M/S Pankaj Builders and Developer has prepared the plan, for construction of building on said plot which building is proposed to be named as "**INDUSHREE MOUNT**" and the plan of the same has been approved by South Goa Planning and Development Authority vide Development Permission bearing No. SGPDA/P/3251/13/22-23 dated 18/4/2022 and Ponda Municipal Council has issued construction License bearing License No. CONST/LIC/PONDA/2022-2023/7 dated 17/2/2023.

4. I have taken the search of records of Registrar's office from Inspection Book for last more than 30 years.

5. On the basis of searches made by me and the documents placed before me, I certify that the property referred in the Schedule is agreed to be developed by M/S Pankaj Builders and Developers in terms of Agreement for Development and Sale dated 15/6/2021 and Power of Attorney dated 30/8/2021.

6. By virtue of Agreement for Development and Sale dated 15/6/2021 and Power of Attorney dated 30/8/2021 said property is exclusively possessed by M/S Pankaj Builders and Developers for the purpose of development and is authorised to develop the same.

7. That all the relevant documents of title placed before me are originals and I have verified and tallied these documents from the

records of Registrar of documents or from the records of appropriate authorities.

8. I am satisfied that the property is heritable and transferable and the purchasers have right to transfer. All necessary parties have been joined in the documents and documents have been desired effect. Facts and events material to title have been satisfactorily proved.

9. I have confirmed from Government and public Land Acquisition Authorities that the property described in Schedule is not subject to any acquisition or requisition from these authorities.

10. I certify that all agreements, documents and all other relevant papers are duly stamped wherever stamp duty is payable in these documents in accordance with the provisions of the Indian Stamp Act 1899.

11. In result I have to state that I have made necessary searches of the concerned sub registrar office. I further state that said property is Owned by Mr Satyen alias Satyendra Kamalkant Shriwant, Mrs Roopa Satyen Shriwant, Mr Suraj Kamalakant Shriwant, Mrs Sarika Suraj Shriwant, Mrs Ashwini Virendra Dhamaskar Mr Virendra Ravindra Dhamaskar and Mr Dilip Chandrakant Naik and Mr Pradeep Gurudas Raikar and Mrs Pooja Pradeep Raikar have agreed to purchase portion of the said property and M/S Pankaj Builders and Developers has agreed to develop the said property in terms of Agreement for Development and Sale dated

15/6/2021 and Power of Attorney dated 30/8/2021 which has empowered all the development rights.

SCHUDULE

ALL THAT PLOT admeasuring 2300 sq.mts bearing new survey No. 193/1-A of village and Taluka Ponda and forming part of the larger property known as "GODCHEM BOROD" also known as "BORODO BHUMY" alias " GOUCHEM BOROD" situated at Ponda, within the Limits of Ponda Municipal Council, taluka Ponda, District of South Goa, state of Goa, which property is registered in the Land Registration office under number 7237 of Book B 19 new, not enrolled in the Matríz records and is surveyed under number 193/1 of village and Taluka Ponda having an area of 21,300 sq. mts. and which Plot is bounded as under:

East: By Plot A,


West: by Property surveyed under 193/2,

North: by Property surveyed under 193/1 (part)

South: By Public Road.

Date: 20/02/2023




Satish S. S. Pilgaonkar
Advocate.