

TITLE REPORT

THIS REPORT on title is based on the copies of documents, which were made available to me for scrutiny, and pertains to the following property:

I. DESCRIPTION OF THE PROPERTY:

1. ALL THAT PROPERTY known as 'BAMONGALY', situated at Saipem, Candolim, Bardez, Goa, bearing survey no. 92/1, admeasuring 31, 370 sq. mtrs, within the limits of the Village Panchayat of Candolim, Bardez, Goa, registered under Description No. 22305 in the Land Registration Office of Bardez, at Mapusa and bounded as follows:

On or towards the EAST: by the rivulet;

On or towards the WEST: by the heirs of Mucunda Sinay Bobo;

On or towards the NORTH: by the hill of the Comunidade of Pilerne;

On or towards the SOUTH: by the paddy field of Gonexa Vassudeva Sinay Bobo alias Gonexa Sinay Bobo, Santana Cardoso & ors.

2. ALL THAT PROPERTY known as 'BAMONGALY' alias 'BATULEM', situated at Saipem, Candolim, Bardez, Goa, bearing survey no. 92/17, admeasuring 3,175 sq. mtrs, within the limits of the Village Panchayat of Candolim, Bardez, Goa, registered under Description No. 22304 in the Land Registration Office of Bardez, at Mapusa and bounded as follows:

On or towards the EAST: by the rivulet;

On or towards the WEST: by the paddy field of Santana Cardoso;



On or towards the NORTH: by the hill of Gonexa Vassudeva Sinay Bobo alias Gonexa Sinay Bobo;

On or towards the SOUTH: by a public road.

(which properties shall hereinafter be referred to as the 'SAID PROPERTIES for brevity's sake)

II. TITLE HOLDERS:

- M/s. PRIMAVERA REAL ESTATE DEVELOPERS, a partnership Firm registered under the Indian Partnership Act under No. 23/06, holding PAN Card bearing No. AAJFP1349N, having its office at Apt. No. D, Gr. Floor, Bernard Simao Resort, Gaura Vaddo, Calangute, Bardez, Goa and represented herein by its Partners:
 - i. Mr. MICHAEL FERNANDES, s/o Mr. Alex Joaquim Luis Fernandes, 43 years of age, holding PAN Card bearing No. AALPF2259B, Indian National, married, businessman and resident of H. No. 1707, Saipem, Candolim, Goa;
 - ii. Mr. VIRAJ BHOJRAJ SUVARNA, s/o Mr. Uppoor Bhojraj, 53 years of age, Indian National, businessman, holding PAN Card bearing No. ADTPB0231G, resident of Brindavan Farm, 13, Subramanyapura Road, Uttarhalli, Bangalore. 560 061.
- Mr. WASI AYAZ, s/o Mr. Mahmood Ayaz, 47 years of age, married, Indian National, holding PAN Card bearing No. AARPA8302N, businessman and resident of 84, 3rd Main, Defense Colony, Bangalore, 560 038.

III. FACTS:

1. The SAID PROPERTIES originally belonged to the 'Sociedade Familia' vide Public Deed dated 27th October, 1919, registered in the Judicial Division of Bardez, transcribed at pages 86 onwards of



Book 190 of the Notary Caridade Frias and consequently inscribed under Inscription No. 16036 of Book G-22, folio 106 in the Land Registration Office of Bardez, at Mapusa.

2. The said 'Sociedade Familia' constituted of the following parties:
- a. Mr. Goneca Vassudeva Sinay Bobo alias Goneca Sinay Bobo, widower at the relevant time, and his brother;
 - b. Mr. Bablu Vassudeva Sinay Bobo married to Mrs. Sorospoti Bablu Sinainim.

referred to as the 'PARTY OF THE FIRST PART' in the aforesaid Deed dated 27-10-1919.

- c. Mr. Crisna Sridora Sinai Bobo married to Mrs. Salyabhama Crisna Sinainim, and his brother;
- d. Mr. Subrai Sridora Sinai Bobo married to Mrs. Zoivonti Subrai Sinai

referred to as the 'PARTY OF THE SECOND PART' in the aforesaid Deed dated 27-10-1919.

- e. Mr. Janardana Padmanabha Sinay Bobo married to Mrs. Romabhai Janadana Sinainim.

referred to as the 'PARTY OF THE THIRD PART' in the aforesaid Deed dated 27-10-1919.

3. The aforesaid 'Sociedade Familia' constituted as aforesaid came to be dissolved vide Public Deed dated 17th June 1920, transcribed at pages 6 onwards of Book 196 of the Notary of Cardidade Frias of Bardez.

4. On dissolution of the 'Sociedade Familia' the SAID PROPERTIES vested in the aforesaid persons in the following shares:

- i. Mr. Goneca Vassudeva Sinay Bobo - 1/6th share.
- ii. Mr. Bablu Vassudeva Sinay Bobo



- and wife Mrs. Sorospoti Bablu Sinainim - 1/6th share
- iii. Mr. Crisna Sridora Sinai Bobo
and his wife Mrs. Satyabhama Crisna Sinainim - 1/6th share
- iv. Mr. Subrai Sridora Sinai Bobo
and his wife Mrs. Zoivonti Subrai Sinai - 1/6th share
- v. Mr. Janardana Padmanabha Sinay Bobo
and his wife Mrs. Romabhai Janadana Sinainim - 1/3rd share

5. As a consequence of the aforesaid, the said Mr. Goneca Vassudeva Sinay Bobo married to Smt. Duargui Sinainim Bobo under the Regime of Communion of Assets came to be vested with the right, title and interest of 1/6th share in the SAID PROPERTIES equivalent to 5757.5 sq. mtrs upon 34,545 sq. mtrs of undivided share in the SAID PROPERTIES.
6. The said Mr. Goneca Vassudeva Sinay Bobo alias Gonessai Vassudev Sinai Bobo and his wife Smt. Duargui Sinainim came to expire on 13-11-1919 and 1-12-1910, respectively leaving behind as their sole and universal heirs the following:
- a. Mr. Xencora Sinai Bobo alias Vassudev Ganessai Sinai Bobo married to Mrs. Malu Sinainim alias Parvoti Sinainim.
- b. Mrs. Trivini alias Godavari Camotim married to Mrs. Padmonaba Govinda Camotim.
7. The aforesaid Mr. Xencora Sinai Bobo alias Vassudev Ganessai Sinai Bobo expired on 13-09-1938 and his wife Mrs. Malu Sinainim alias Parvoti Sinainim expired on 4-11-1916 leaving behind their only son Mr. Usno Xencora Sinai Bobo married to Mrs. Duarcabai Sinai Bobo as their sole and universal heir.



8. The said Mrs. Duarcabai Sinai Bobo instituted Inventory Proceeding bearing No. 8/62 in the Court of the Civil Judge Senior Division, at Panaji in pursuance of the demise of Mr. Goneca Vassudeva Sinay Bobo alias Gonessai Vassudev Sinai Bobo, his wife Smt. Duargui Sinainim, Mr. Xencora Sinai Bobo alias Vassudev Ganessai Sinai Bobo and his wife Mrs. Malu Sinainim alias Parvoti Sinainim and Mr. Usno Xencora Sinai Bobo as aforesaid.
9. In the said Inventory Proceeding bearing No. 8/62, the 1/6th share in the SAID PROPERTIES equivalent to 5757.5 sq. mtrs upon 34,545 sq. mtrs of undivided share in the SAID PROPERTIES came to be listed as Item No. 6 and was bid by Mr. GOVIND USNO BHOBE alias Govind U. Bhobe, by licitation in the Family Council meeting held on 24-02-1965 which Chart of Allotment was confirmed by Order dated 23-06-1965.
10. In pursuance of the Order dated 23-06-1965 confirming the allotment of the 1/6th share in the SAID PROPERTIES to Mr. GOVIND USNO BHOBE alias Govind U. Bhobe, the said Mr. GOVIND USNO BHOBE alias Govind U. Bhobe married to Mrs. MANGAL GOVIND BHOBE came to become owners in possession of the 1/6th share in the SAID PROPERTIES holding moiety shares in the 1/6th share in the SAID PROPERTIES being married under the Regime of Communion of Assets.
11. The TITLE HOLDERS being desirous of purchasing the 1/6th share in the SAID PROPERTIES approached GOVIND USNO BHOBE alias Govind U. Bhobe married to Mrs. MANGAL GOVIND BHOBE who sold the 1/6th share in the SAID PROPERTIES equivalent to 5757.5 sq. mtrs upon 34,545 sq. mtrs of undivided share in the



SAID PROPERTIES vide Deed of Sale dated 24th April, 2015, registered in the Office of the Sub-Registrar of Bardez, at Mapusa.

12. On demise of Mr. Bablu Vassudeva Sinay Bobo and his wife Mrs. Sorospoti Bablu Sinainim, their 1/6th share was inherited by their only daughter Mrs. Chandrabaga Pandurang Vernekar married to Mr. Gajanand Pandurang Pai Vernekar alias Vinayak Pandurang Pai Vernekar.
13. On demise of the said Mrs. Chandrabaga Pandurang Vernekar her moiety share i.e. her 1/12th share in the SAID PROPERTIES was inherited by her only son Mr. Mahesh Gajanan Pai Vernekar.
14. On demise of Mr. Crisna Sridora Sinai Bobo and his wife Mrs. Satyabhama Crisna Sinainim, their 1/6th share in the SAID PROPERTIES was inherited by their son Mr. Sridora Sinai Bobo alias Shridhora Crisna Bobo married to Mrs. Indira Shridora Sinai Bobo.
15. The said Mr. Subrai Sridora Sinai Bobo married to Mrs. Zoivonti Subrai Sinai gifted their 1/6th share in the SAID PROPERTIES to their nephew Mr. Sridora Sinai Bobo vide Public Deed dated 24th January 1929, transcribed at folios 88 onwards of Book No. 271 of the Notary Gustavo Frias of Bardez and consequently inscribed under No. 22139 of Book G-28 at folios 165 (v) in the Land Registration Office of Bardez, at Mapusa.
16. On the demise of the said Mr. Crisna Sridora Sinai Bobo and his wife Mrs. Satyabhama Crisna Sinainim, their 1/6th share in the SAID PROPERTIES was inherited by their son Mr. Sridora Sinai Bobo and he was consequently vested with 1/3rd share (1/6th



share+1/6th share) in the SAID PROPERTIES being the 1/6th share gifted as aforesaid and the 1/6th share inherited on the demise of his said parents.

17. On demise of the said Mr. Sridora Sinai Bobo and his wife Mrs. Indira Sridora Bobo, his 1/3rd share in the SAID PROPERTIES was inherited by his three children in the ratio as follows:

- (i) Mr. Kamlakar Shridhar Sinai Bhobe,
and his wife Mrs. Sunetra Kamlakar
Sinai Bhobe - 1/9th share
- (ii) Miss. Mangala Shridhar Bhobe - 1/9th share
- (iii) Mrs. Sushma Suresh Shanbhag
and her husband Mr. Suresh
Shanbhag - 1/9th share

18. On demise of Mr. Janardana Padmanabha Sinay Bobo and his wife Mrs. Romabhai Janardana Sinainim, their 1/3rd share in the SAID PROPERTIES came to be inherited by their son Mr. Soiru Janardhan Sinai Bobo who was married to Mrs. Laximibai Soiru Sinainim and on the demise of the said Mr. Soiru Janardhan Sinai Bobo and his wife Mrs. Laximibai Soiru Sinainim, their 1/3rd share in the SAID PROPERTIES came to be inherited by their son Mr. Padmanaba Soiru Sinay Bhobe who was married to Mrs. Madhubala Padmanabh Bhobe alias Ramabai Bhobe.

19. On demise of the said Mr. Padmanabh Soiru Sinay Bhobe, his moiety i.e. the 1/6th share in the SAID PROPERTIES came to be inherited by his heirs in the following ratio:

- (i) Mrs. Laxmi Pradeep Kaissary,
married to
Mr. Pradeep Madhukar Kaissary - 1/12th share



(ii) Mrs. Sulochana Krishnanath Naik,
married to

Mr. Krishananath Vasudev Naik - 1/12th share

20. As a consequence of the aforesaid, the ownership, right, title and possession of 5/6th share in the SAID PROPERTIES constituting 28,787.5/34,545 sq.mtrs of undivided share in the SAID PROPERTIES came to be vested in the following ratios as under:

- | | | |
|--|---|--------------------------|
| i. (a) Mr. Kamlakar Shridhar Sinai Bhobe | - | 1/18 th share |
| (b) Mrs. Sunetra Kamlakar Sinai Bhobe | - | 1/8 th share |
| ii. Miss. Mangala Shridhar Bhobe | - | 1/9 th share |
| iii. Mrs. Sushma Suresh Shanbhag | - | 1/18 th share |
| iv. Mr. Suresh Shanbhag | - | 1/18 th share |
| v. Mrs. Madhubala Padmanabh Bhobe | - | 1/6 th share |
| vi. Mrs. Laxmi Pradeep Kaissary | - | 1/24 th share |
| vii. Mr. Pradeep Madhukar Kaissary | - | 1/24 th share |
| viii. Mrs. Sulochana Krishnanath Naik | - | 1/24 th share |
| ix. Mr. Krishananath Vasudev Naik | - | 1/24 th share |
| x. Mr. Gajanand Pandurang Pai Vernekar | - | 1/12 th share |
| xi. Mr. Mahesh Gajanand Pai Vernekar | - | 1/12 th share |

21. The TITLEHOLDERS then proceeded to purchase the aforesaid 5/6th share in the SAID PROPERTIES equivalent to 28,787.5/34,545 sq.mtrs of undivided share in the SAID PROPERTIES from the aforesaid predecessors in title vide Deed of Sale dated 19th October, 2006, registered in the Office of the Sub-Registrar of Bardez, at Mapusa.

22. Therefore, the TITLEHOLDERS in consequence of the two Deeds of Sale dated 19-10-2006 and 24-04-2015 came to be vested with



right, title and interest in the SAID PROPERTIES and are in exclusive possession of the SAID PROPERTIES.

II. OPINION:

Therefore, the TITLEHOLDERS herein are vested with the right, title and interest in the SAID PROPERTIES known as 'BAMONGALY', situated at Saipem, Candolim, Bardez, Goa, bearing survey no. 92/1, admeasuring 31,370 sq. mtrs & survey no. 92/17, admeasuring 3175 sq.mtrs, within the limits of the Village Panchayat of Candolim, Bardez, Goa and are in exclusive possession of the SAID PROPERTIES.

Panaji - Goa

25th August, 2015


Adv. LINUS EMMANUEL