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Date: 07/06/2022.

To,
M/s. Prajakta Engineering &
Construction Private Limited,
Mumbai.

Ref: Title Search Report on the property/ies situated at Village Mandrem Taluka Pernem-Goa.

Sub: - Legal opinion on documents of M/s. Prajakta Engineering & Construction Private Limited, Mumbai

Sir,

At your request I on the basis of title deed forwarded to me of the immoveable property and the other information submitted by you have conducted detailed search and investigation, and, submit my report as under:-

2. **Title deed in Xerox seen by me**.

a) Inscription and description of the property with English translation. (Xerox)

b) Deed of Succession which was drawn in the Office of the Civil Registrar Cum Sub Registrar and Notary Ex-Officio Panaji, Ilhas Goa at page number 69V of Book No. 691 on 01/12/2006. (xerox)

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c) Judgement and decree passed in Regular Civil Suit No. 36/2011 by Civil Judge Junior Division of Pernem on 19/04/2007. (Xerox)

d) Form I and XIV of Survey No.3/9-A of Village Mandrem dated 23/12/2019. (Xerox)

e) Manuel Form I and XIV of Survey No.3/9 of Village Mandrem dated 19/02/2020. (Xerox)

f) House tax receipt in respect of house bearing No.94. (Xerox)

g) General power of attorney dated 24/05/2022 executed before Edmund Munluo, Embassy of India, Bangkok.(Xerox)

h) Letter for conversion Vide No.RB/CNV/PER/AC-1/01/2020/01 issued by the Office of District Collector North Goa, Panaji dated 24/01/2020. (Xerox)

i) Nil encumbrance certificate No.150/2020 issued by Sub Registrar of Pernem. (Xerox)

3.**Description of immovable property**:

ALL THAT Plot of land admeasuring 605 square meters of the property known as **"Batlem Bavin Saptem Xir"** also known as **"Batlem Bavin"** situated

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at Village Mandrem, within the limits of Village Panchayat of Mandrem, Taluka and Sub-District of Pernem, North Goa District, State of Goa, described in the Land Registration Office under No. 21735 of Book B-56 New, at folio 71v and enrolled for Matriz Predial in Taluka Revenue Office under No.3333, presently surveyed under survey No.3/9-A of Village Mandrem along with the residential house bearing house No.94 existing therein and having the following boundaries:-

East : By the property surveyed under No.3/2;

West : By an internal road;

North : By an existing access beyond which lies the part of survey No.3/9;

South: By a road.

4. **Search in Sub-Registrar Office**: -

I. Location of Sub-Registrar Office.
Govt. Multipurpose building,
Second Floor, Pernem-Goa.

II. **Search and Investigation**:-

There exists a property known as **"Batlem Bavin Saptem Xir"** also known as **"Batlem Bavin"** admeasuring 2800 square meters situated at Village Mandrem, within the limits of Village Panchayat of Mandrem, Taluka and Sub-District of Pernem, North

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Goa District, State of Goa, described in the Land Registration Office under No. 21735 of Book B-56 New, at folio 71v and enrolled for Matriz Predial in Taluka Revenue Office under No.3333, presently surveyed under survey No.3/9 of Village Mandrem along with the residential house bearing house No.94 existing therein, hereafter referred to as the "**Said Property**".

The Said Property was the self-acquired property of Shri. Esvonta Caxinata Zotixi alias Yeshwant Kashinath Joshi upon the death of his father Shri. Caxinata Sadaxiva Zotixi by virtue of Inventory Proceeding dated 09/02/1951.

There occurred a dispute of possession of the property within the family and one Smt. Sushila Ramnath Joshi and others filed a suit for permanent injunction restraining the other co-owners from enjoying the property of late Caxinata Sadaxiva Zotixi against the other heirs of late Caxinata Sadaxiva Zotixi based on the order passed in Inventory Proceeding dated 09/02/1951 as the same was not partition and the same was concluded by consent decree and accordingly the schedule property listed as Item no.33 was allotted to the sellers by its Judgement and decree passed in Regular Civil Suit No. 36/2011 by Civil Judge Junior Division of Pernem on 19/04/2007.

Based on the said Inventory Proceeding dated 09/02/1951 the said property originally inscribed under No.41287 in the name of Shri. Esvonta Caxinata Zotixi alias Yeshwant Kashinath Joshi and his name was recorded in the Occupants column of Form I and XIV of survey No.3/9 of Village Mandrem and in the other right column the names of Dilip Govind Mandrekar and Dhondu Narayan Mandrekar were recorded as they are having their own houses.

The said Shri. Esvonta Caxinata Zotixi alias Yeshwant Kashinath Joshi died in-estate on 15/05/2006 leaving behind his wife Smt. Manisha Yeshwant Joshi as half sharer and moiety holder and two daughters namely Smt. Anagha Ninad Deshpande alias Deshpande Anagha Ninad married to Shri. Ninad Ravindra Deshpande alias Deshpande Ninad Ravindra and Smt. Aditi Kotnis married to Shri. Ashwin Mukund Kotnis alias Ashwin M. Kotnis as the only legal heirs to the estate left by Shri. Esvonta Caxinata Zotixi alias Yeshwant Kashinath Joshi and as the same was confirmed by deed of Succession which was drawn in the Office of the Civil Registrar Cum Sub Registrar and Notary Ex-Officio Panaji, Ilhas Goa at page number 69V of Book No. 691 on 01/12/2006.

Based on the said Succession deed, Smt. Manisha Yeshwant Joshi and her two daughters with their spouses have become the absolute owners of the said Plot and are enjoying the same with absolute right, title and interest and have clear and marketable title to the Said Plot.

The said plot originally forms part of the survey No.3/9 of Village Mandrem and subsequently Mrs. Manisha Yeshwant Joshi recorded her name in the said survey record and also got separated the said plot of land admeasuring 605 square meters from the entire survey No.3/9 of Village Mandrem by metes and bound from the office of Dy. Collector of Pernem vide its order in case No.5/178/Part/land/2015/886 dated 22/03/2016 and the said plot surveyed under distinct survey No.3/9-A of Village Mandrem.

It is found in the record of Sub-Registrar of Pernem that there is no registered mortgage/charge in respect of the said Plot described above.

CERTIFICATE:-

I have examined the Xerox title deeds relating to the aforesaid property and that the documents of title referred to in the opinion are valid evidence of right, title and interest.

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I certified that Smt. Manisha Yeshwant Joshi as half sharer and moiety holder and two daughters namely Smt. Anagha Ninad Deshpande alias Deshpande Anagha Ninad married to Shri. Ninad Ravindra Deshpande alias Deshpande Ninad Ravindra and Smt. Aditi Kotnis married to Shri. Ashwin Mukund Kotnis alias Ashwin M. Kotnis have a valid, clear, absolute and marketable title to the said plot shown above free of any encumbrances, charges or claims.

The following original /true copies of the documents to be taken from the Party.

a) Inscription and description of the property with English translation. (Original_
b) Deed of Succession which was drawn in the Office of the Civil Registrar Cum Sub Registrar and Notary Ex-Officio Panaji, Ilhas Goa at page number 69V of Book No. 691 on 01/12/2006. (True/certified copy)
c) Judgement and decree passed in Regular Civil Suit No. 36/2011 by Civil Judge Junior Division of Pernem on 19/04/2007. (Xerox)
d) General power of attorney dated 24/05/2022 executed before Edmund Munluo, Embassy of India, Bangkok.(True copy)
e) House tax receipt in respect of house bearing No.94. (Xerox)

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f) Letter for conversion Vide No.RB/CNV/PER/AC-1/01/2020/01 issued by the Office of District Collector North Goa, Panaji dated 24/01/2020. (Xerox)

g) Nil encumbrance certificate No.150/2020 issued by Sub Registrar of Pernem. (Original)

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