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Date: 26/06/2026

1) OPINION SOUGHT BY

MD Square Realty LLP,

Ponda Goa.

2) DESCRIPTION OF THE PROPERTY

i) All that sub divided plot being Plot no. 35 admeasuring 310 sq.mts, and bounded as under:

East : By Plot No. 34

West : By Plot No. 36

North : By 6.00 mts. Wide Road

South : By Plot No. 26 and partly by plot no. 25

AND

ii) All that sub divided Plot being plot no. 36, admeasuring 310 sq. mts. and bounded as under:

East : By Plot No. 35

West : By Plot No. 37

North : By 6.00 mts. Wide Road

South : By Plot No. 25 and partly by sub divided Plot No. 24



Both the above plots lying adjacent to each other and forming distinct portions of the land under new Survey no.17/1 of Village Queula, Ponda which in turn forms part of larger landed properties known as Borod- Premeiro Adicao, Borod – Segundo Adicao, Borod Terceiro Adicao, Bangal Borod and Careacodil Morod being parts of a single property known as Oxgalchem Borod or Algodchem Borod situated at Dhavali, Village Queula, Taluka Ponda bearing old cadastral Survey no. 356 and 361 and bounded on the east by the hill belonging to the Department of Forest (God de Mata Nacional), on the west by plots belonging to Rogunath Vitol Boto, Narain Gongador Boto, Devalaya Mahadeo Govind Deo and stream of water, on the north by plot of Xencora Crisna Boto and others and on the South by plot of Saju Gaudo, divided into two parts by Ponda- Margao road.

3) List of documents verified.

- i) Deed of gift, dated 27/9/1963
- ii) Deed of partition, dated 31st July 1975.
- iii) Survey records of Survey No. 17/1 of Village Queula, Taluka Ponda Goa.
- iv) NOC No. PWD/SD-I/WDXVIII/F20/106/86-87/85-86, dated 14/8/1986
- iv) Final approval of village Panchayat Queula vide No.5/87-88, dated 2/4/1987.
- v) Deed of succession and Qualification of heirs, dated 10/2/2021.
- vi) Deed of sale, dated 10th June 2025.
- vii) Construction licence No.VP/Que/Pon/1406/2025-26,dated 2/1/2026.
- viii) Technical clearance order ,dated 30/12/2025
- ix) Nil Certificate of Encumbrances.

4) The title history of last over 30 years from this date shows the following chain of transactions:

i) There exist at village Dhavli of Ponda taluka landed properties known as (i) Borod- Premeiro Adicao, (ii) Borod – Segundo Adicao, (iii) Borod Terceiro Adicao, (iv) Bangal Borod and (v) Careacodil Morod, being parts of a single property known as Oxgalchem Borod or Algodchem Borod and hereinafter referred to as THE SAID PROPERTIES, situated at Dhavali, Village Queula, Taluka Ponda bearing old cadastral survey no.356 and 361 and bounded on the East by the hill belonging to the Department of Forest (God de Mata Nacional), on the West by plots belonging to Rogunath Vitol Boto, Narain Gongador Boto, Devalaya Mahadeo Govind Deo and stream of water, on the North by plot of Xencora Crisna Boto and others and on the South by plot of Saju Gauda, divided into two parts by Ponda - Margao road and owned by the joint family of Dovolcars also known as Boto Dovolkar also as Dhavlikar.

ii) In terms of a deed of gift, dated 27/09/1963 and recorded in the office of Notary Ex Officio at page 34 (v) of Notarial book a No. 356 for the year 1963, the members of said family of Dovolcar @Dhavlikar viz.

- (i) Shri. Purxotoma Vasudev Dhavlikar gifted to their son Rogunata, the right on one fifth of each one of the said properties.
- (ii) Shri. Sadassiva Gopinata Dhavlikar and wife gifted to their son Balcrisna, right to one fifth of each one of the mentioned five properties.
- (iii) Shri.Camalacar Dhavlikar and wife gifted to their son Gopalcrisna Camalacar Boto Dovolcar, right to one fifth of each one of the mentioned five properties.
- (iv) Shri. Durgarama Dhavlikar gifted to his brother Amaranath Visnu Boto Dovolcar, one fifth of the said five properties.

(v) Shri. Ramachondra Dhavlikar and wife, gifted to (a) Narana Ramachondra Dhavlikar, (b) Shri. Gopalcrisna Ramachondra Dhavlikar (c) Vassudeva Ramachondra Boto Dovolcar, (d) Shri. Gurudas Ramchondra Boto Dovolcar, jointly and in equal parts, their rights to one fifteenth of each one of the mentioned five properties,

(vi) Shri. Sadashiv Ganesh Dhavlikar and his wife gifted to their grand son Raviraj Narana Boto Dovolcar, their right to one fifteenth of each one of the mentioned five properties, and

(vii) Shri. Madeva Ramacrisna Dhavlikar and his wife gifted to their son Mohan Madeva Boto Dovolcar, their remaining right to one fifteenth of each one of the mentioned five properties.

iii) In terms of a deed of partition, dated 31st July 1975 and registered in the office of Sub-Registrar Ponda under no.222 at page 116 of book 1. vol. XXXII, all the members of the said Dhavlikar family who were the donees under the said deed of gift dated 27/09/1963 partitioned the estates held by them jointly by metes and bounds and in terms thereof smaller portions of the said properties and identified as plots nos. 3B, 14 and 14-A and forming parts of land surveyed under old cadastral survey no.356 and totally admeasuring 27217 sq.mts. more particularly described in the third schedule as allotted to party no. 7 therein and shown in the plan annexed to the said deed of partition, was allotted to said Shri Mohan Madhav Dhavlikar towards his 1/5th share in the said properties held by him.

iv) In the course of survey conducted under the Goa Land Revenue Code the said Plots, 14 and 14-A so allotted to said Shri. Mohan M. Dhavalikar was surveyed under new Survey No. 17/1 of Village Queula, Taluka Ponda Goa.

v) Said Shri. Mohan Madhav Dhavlikar sub divided the said Plots, 14 and 14A into various sub plots with due access roads, open spaces, gutters etc., and which subdivision has been duly approved by the Public Works Department vide NOC No. PWD/SD-I/WDXVIII/F20/106/86-87/85-86, dated 14/8/1986 and finally approved by village Panchayat Queula vide No.5/87-88, dated 2/4/1987.

vi) Shri. Mohan Madhav Dhavlikar expired and in terms of a deed of succession and Qualification of heirs, dated 10/02/2021 and recorded at pages 09 to 14 of Notarial book for deeds no.429 of the Notary ex officio Ponda, Smt. Milan, Smt. Mrugaya and Smt. Mrunali were qualified as his moiety holder and heirs,

vii) As above, the said Smt. Milan, Smt. Mrugaya and Smt. Mrunali along with their respective spouses, own and are seized and possessed of and otherwise well and sufficiently entitled to the subdivided plots of the said land under new survey number 17/1 of village Ponda as the moiety holder heirs and their spouses, save and except the plots/portions thereof already sold.

- viii) By Deed of Sale dated 10/06/2025 registered before the Office of the Sub Registrar Ponda Goa under no. PON-1-929-2025 dated 16/06/2025 the said Smt. Milan, Smt. Mrugaya and Smt. Mrunali along with their respective spouses sold to MD Square Realty LLP, two (2) of such sub divided plots being plot Nos. 35 and 36 described above and as such M/S. M.D. Square Realty LLP acquired absolute ownership of the said plots.
- ix) Said firm M/S/ M.D. Square Realty LLP has obtained licence for construction of residential building on the said plots nos. 35 and 36, which is dated 22/01/2026.
- x) From the nil certificate of encumbrances it is found that there are no recorded encumbrances on the said Plots.
- 5) The links in the chain of title have been properly established. The title is traced based on the copies of documents submitted.
- 6) On the basis of documents placed before me, I certify that the property referred above is owned M.D. Square Realty LLP. The said property is free from any charges and encumbrances.
- 7) That the relevant documents of title placed me are Copies.
- 8) I am satisfied that the property is heritable and transferable and the transferors had right to transfer. All necessary parties have been joined in the documents and documents have desired effect. Facts and events material to title have been satisfactorily proved.
- 9) I have perused the Conveyance entered into between the M.D. Square Realty LLP and its Predecessors in title i.e. Smt. Milan, Smt. Mrugaya and Smt. Mrunali and their respective spouses.
- 10) I certify that all 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.

OPINION

Considering the chain of title as derived above I do hereby opine that M.D. Square Realty LLP. has a clean, clear, absolute and readily marketable title over said plots

i) All that sub divided plot being Plot no. 35 admeasuring 310 sq.mts, and bounded as under:

East : By Plot No. 34

West : By Plot No. 36

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(Adv. Pranav. P. P. Tendolkar)