

**SAVIO X. SOARES**  
**ADVOCATE**

312, 3<sup>rd</sup> Floor, Block E, Saldanha Business Towers, Near Civil & Criminal Court, Altinho, Mapusa, Bardez, Goa, INDIA.  
Tel Offi 0832 6630262 Mobile: 9822685854, E-mail : adv.soaresandassociates@gmail.com

**TITLE REPORT**

This Title Report is given by me, to **SUPERB GOAN REALTY LLP**, based on the Xerox copies of documents, made available to me for scrutiny (on the premises that the said documents are genuine and its contents are accurate, correct and unaltered), pertaining to the properties described herein below.

**I. DESCRIPTION OF THE PROPERTIES:**

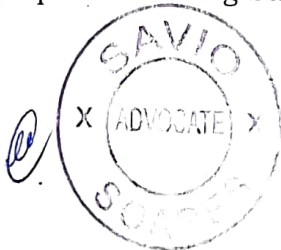
**A. SAID PROPERTY - I**

ALL THAT PROPERTY presently Surveyed under **Survey No. 325/1** of Village Anjuna, situated within the jurisdiction of Village Panchayat of Anjuna, Taluka and Sub- District of Bardez, District North Goa, State of Goa, having an area of **6000 sq.mts**, surveyed in the Old Cadastral survey under Survey No. 2732 and is forming part of the property known as "**MAQUERDEM or MAQUIRDEM**", wholly described in the Land Registration Office of Bardez under No. 8916 at folio 133V (overleaf) of Book B-23 New and not found enrolled in the Taluka Revenue Office and bounded as under:-

Towards the North: By the property bearing Survey No.330/7;

Towards the South: By the properties bearing Survey Nos. 325/3 and 325/4 ;

Towards the East: By the properties bearing Survey No. 325/2 and a Road;



Towards the West: By the properties bearing Survey Nos.327/4, 327/4-A, 326/1 and 325/4;

This property described shall hereinafter be referred to as the **SAID PROPERTY - I**, for the sake of brevity.

**B. SAID PROPERTY - II**

ALL THAT PROPERTY presently Surveyed under **Survey No. 330/4** of Village Anjuna, situated within the jurisdiction of Village Panchayat of Anjuna, Taluka and Sub- District of Bardez, District North Goa, State of Goa, having an area of **1650 sq.mts**, surveyed in the Old Cadastral survey under Survey No. 2674 and is forming part of the property known as "**MAQUERDEM or MAQUIRDEM**", wholly described in the Land Registration Office of Bardez under No. 8916 at folio 133V (overleaf) of Book B-23 New and not found enrolled in the Taluka Revenue Office and bounded as under:-

Towards the North: By the properties bearing Survey Nos.330/2 and 330/3;

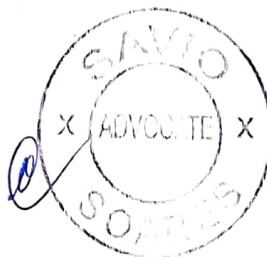
Towards the South: By the properties bearing Survey Nos. 330/7;

Towards the East: By the properties bearing Survey No.330/5, 330/5-A, and 330/6;

Towards the West: By the property bearing Survey No.327/4;

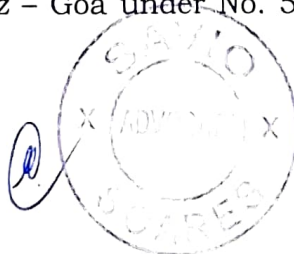
This property described shall hereinafter be referred to as the **SAID PROPERTY - II**, for the sake of brevity.

The SAID PROPERTY – I and the SAID PROPERTY – II, shall be jointly and collectively referred to as the **SAID PROPERTIES** and any reference to the term **SAID PROPERTIES** shall be deemed to mean and include both the SAID PROPERTY – I and the SAID PROPERTY – II.



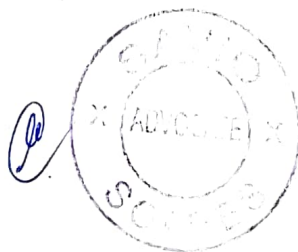
## II. DOCUMENTS PERUSED:

1. Certificate of Description bearing No. 8916 at folio 133V (overleaf) of Book B-23 New of the Land Registration Office, with its English translation.
2. Certificate of Inscription bearing No. 14082 at folio 104v of Book No. G 20 of the Land Registration Office, with its English translation.
3. Old Cadastral Plan of the Old Cadastral survey under no. 2732 and 2674 of Anjuna Village.
4. Registo do Agreemensor of the property bearing old cadastral survey no. 2732 and 2674 of Anjuna Village.
5. Inventory Proceeding bearing No. 15/1996 instituted by Jose Antonio Pepine Albuquerque, before the Court of Civil Judge Senior Division at Panaji – Goa decided vide Order dated 24/06/1996.
6. Report/Certificate of the Surveyor Prazeres A. Gonsalves, dated 1205-2000.
7. Compromise Decree dated 09/02/2005 passed by Civil Judge Senior Division at Mapusa – Goa in Regular Civil Suit bearing No. 330/1998/B.
8. Deed of Sale dated 06/11/2006, registered before the Sub-Registrar of Mapusa, Bardez – Goa under No. 5653 at pages

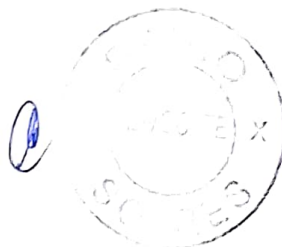


126 to 173 of Book No. I, Volume No. 1873 dated 14/11/2006.

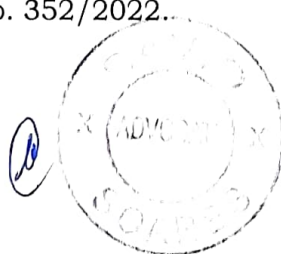
9. Order dated 06-02-2007 of the Mamlatdar of Bardez certifying the mutation of M/s Sumeru Developers Pvt. Ltd., in the Form I & XIV of the property bearing survey no. 325/1 of Anjuna Village.
10. Order dated 06-02-2007 of the Mamlatdar of Bardez certifying the mutation of M/s Sumeru Developers Pvt. Ltd., in the Form I & XIV of the property bearing survey no. 330/4 of Anjuna Village.
11. Deed of Sale dated 29/01/2007, registered before the Sub-Registrar of Mapusa, Bardez – Goa under No. 627 at pages 157 to 216 of Book No. I, Volume No. 1984, dated 15/02/2007.
12. Deed of Sale dated 22/02/2010, registered before the Sub-Registrar of Mapusa, Bardez – Goa under No. BRZ-BK1-00476-2010, CD No. BRZD44 dated 25/02/2010.
13. Deed of Rectification dated 23/01/2014, registered before the Sub- Registrar of Mapusa, Bardez – Goa, under No. BRZ-BK1-003602014, CD No. BRZD616 dated 24/01/2014.
14. No Dues Certificate dated 16/03/2019 bearing Ref. No.SARM/PKS/2018-19/1212 issued by Bank of India



15. Document of change of name of KBJ Hotels Goa Pvt. Ltd. to Anjuna Properties Private Limited, issued by the Registrar of Companies.
16. Deed of Sale dated 17/07/2019, registered before the Sub-Registrar of Mapusa, Bardez - Goa, under No. BRZ-12234-2019 dated 18/07/2019.
17. Manuel Form I & XIV of Survey No. 325/1 of Anjuna Village.
18. Computerized Form I & XIV of Survey No. 325/1 of Anjuna Village, having the name of Veera Hotels LLP, as occupant.
19. Survey Plan of Survey No. 325/1 of Anjuna Village.
20. Construction Licence dated 03/03/2011 bearing No. VP/ANJ/2010-11/3820 issued by Village Panchayat of Anjuna-Caisua, Bardez - Goa in respect of Survey No. 325/1.
21. Conversion Sanad dated 08/01/2013 bearing No. RB/CNV/BAR/COLL/57/2011 in respect of Survey No.325/1.
22. Manual Form I & XIV of Survey No. 330/4 of Village Anjuna, Barde- Goa.
23. Computerized Form I & XIV of Survey No. 330/4 of Anjuna Village, having the name of Veera Hotels LLP, as occupant.



24. Survey Plan of Survey No. 330/4 of Village Anjuna, Bardez Goa, dated 30-01-2020.
25. Construction Licence dated 03/03/2011 bearing No. VP/ANJ/2010-11/3821 issued by Village Panchayat of Anjuna-Caisua, Bardez – Goa in respect of Survey No.330/4 of Anjuna.
26. Conversion Sanad dated 08/01/2013 bearing No.RB/CNV/BAR/AC-1/57/2011 in respect of Survey No. 330/4 of Anjuna.
27. Technical Clearance Order dated 20/06/2011 bearing Ref. No. VP/Anj/11-12/359 and No. VP/Anj/11-12/360 issued by Senior Town Planner.
28. Public Notice in Herald Newspaper dated 20-01-2021.
29. Public Notice in Navhind Times Newspaper dated 20-01-2021.
30. Title Report issued by Adv. Shivan S. Desai, to VEERA HOTELS LLP, dated 14-01-2020.
31. Certificate of change of name of VEERA HOTELS LLP to SUPERB GOAN REALTY LLP, issued by the Registrar of Companies, dated 03-03-2021.
32. Agreement for Joint Venture Development dated 22-01-2022, executed before the Notary Public Adv. Madhu R. Redkar, at Mapusa, and bears Reg. No. 352/2022.





**III. FACTS AVAILABLE FROM ABOVE LISTED DOCUMENTS :**

1. That SAID PROPERTIES earlier formed one larger property, known as "**MAQUERDEM or MAQUIRDEM**" described under No. 8916 of the Land Registration Office and the same was inscribed under No. 12-14052 of the Land Registration Office, in favour of Francisco Salvador Matias de Albuquerque, and according to the said Inscription Certificate bearing No. 14082, the said larger Property known as "**MAQUERDEM or MAQUIRDEM**" was purchased by the said Francisco Salvador Matias de Albuquerque in public auction, as the Judge decreed which took place on 12/01/1900, in the Civil Court.
  
2. The Registo do Agrimensor of the Old Cadastral Survey bearing No. 2732 and No. 2674 of Anjuna Village, reveals that the SAID PROPERTY-I bearing old Cadastral Survey No. 2732 and the SAID PROPERTY-II bearing old Cadastral Survey No.2674 originally belonged to Francisco Salvador Matias de Albuquerque and his wife, Edeolinda Mariquinha Mascarenhas e Albuquerque, as recorded therein.
  
3. The Correspondence Certificate dated 12/05/2000, issued by the Surveyor, Prazeres A. Gonsalves furnished for inspection, establishes that the SAID PROPERTY - I bearing Old Cadastral Survey No. 2732 of Anjuna corresponds to survey No. 325/1 of Village Anjuna, Bardez - Goa and the SAID PROPERTY-II bearing old Cadastral Survey No. 2674 of Anjuna Village corresponds to survey No. 330/4 of Village Anjuna, Bardez - Goa.



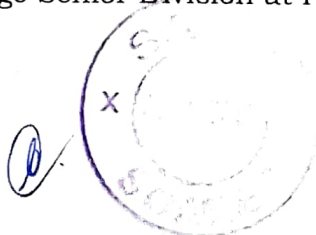
4. That from the aforesaid documents it stood established and confirmed that Francisco Salvador Matias de Albuquerque and his wife, Edeolinda Mariquinha Mascarenhas e Albuquerque, were the sole, absolute and exclusive owners of the SAID PROPERTIES.

5. The Order dated 24/06/1996 passed in Inventory Proceedings bearing No. 15/1996/A by the Civil Judge Senior Division at Panaji reveals as the following facts :

That Inventory Proceedings bearing No. 15/1996/A was filed before the Civil Judge Senior Division at Panaji on the demise of the said Francisco Salvador Matias de Albuquerque and his wife, Edeolinda Mariquinha Mascarenhas e Albuquerque, Miss Adelina Carolina Albuquerque and Miss Maria Joana Filomena Albuquerque,

That the said Francisco Salvador Matias de Albuquerque expired on 27/02/1945, the said Edeolinda Mariquinha Mascarenhas e Albuquerque expired on 16/10/1976, the said Miss Adelina Carolina Albuquerque expired on 26/12/1959 and the said Miss Maria Joana Filomena Albuquerque expired on 07/10/1967 leaving behind their only, sole and universal legal heir, Mr. Jose Antonio Pepino Albuquerque, son of Francisco Salvador Matias de Albuquerque married to Mrs. Gema Maria de Laboure Barreto Nunes alias Gema Maria Albuquerque alias Gema Albuquerque.

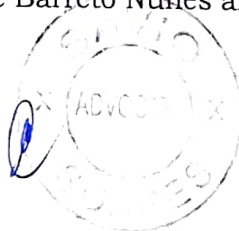
That the SAID PROPERTY -II was listed at ITEM No. 22 and the SAID PROPERTY -I was listed at ITEM No. 23 in the said Inventory Proceedings bearing No. 15/1996 which was instituted by the said Jose Antonio Pepine Albuquerque before the Court of Civil Judge Senior Division at Panaji - Goa





and vide Order dated 24/06/1996 passed in the said Inventory Proceedings bearing No. 15/1996/A by the Civil Judge Senior Division at Panaji, all the estate left behind by the said deceased persons, Francisco Salvador Matias de Albuquerque and his wife, Edeolinda Mariquinha Mascarenhas e Albuquerque, Miss Adelina Carolina Albuquerque and Miss Maria Joana Filomena Albuquerque, including the SAID PROPERTIES, were allotted to the said Jose Antonio Pepine Albuquerque and his wife Mrs. Gema Maria de Laboure Barreto Nunes alias Gema Maria Albuquerque alias Gema Albuquerque.

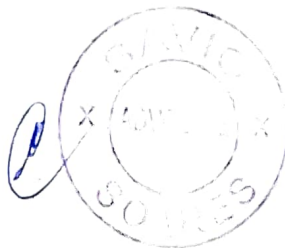
6. Thus, the said Jose Antonio Pepine Albuquerque and his wife Mrs. Gema Maria de Laboure Barreto Nunes alias Gema Maria Albuquerque alias Gema Albuquerque, came to be the sole, absolute and exclusive owners of the SAID PROPERTIES.
7. That subsequently, there was a Regular Civil Suit No. 330/98/B filed before the Civil Judge Senior Division at Mapusa, which reveals that the said Jose Antonio Pepine Albuquerque expired on 03/02/1997 leaving behind his widow and moiety holder, the said Mrs. Gema Maria de Laboure Barreto Nunes alias Gema Maria Albuquerque alias Gema Albuquerque and two sons, namely, Mr. Mathias Francis Albuquerque alias Mathias Albuquerque and Mr. Michael Joseph Albuquerque, as his sole and universal heirs.
8. That the aforesaid Regular Civil Suit No. 330/98/B was filed before the Civil Judge Senior Division at Mapusa, by the said Mrs. Gema Maria de Laboure Barreto Nunes alias Gema Maria



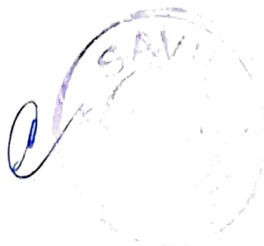
Albuquerque alias Gema Albuquerque, Mr. Mathias Francis Albuquerque alias Mathias Albuquerque and Mr. Michael Joseph Albuquerque against Philomena Pereira, Pascoal Pereira and Hilda Albuquerque, as there were some erroneous entries in survey records of the SAID PROPERTIES.

9. That upon filing of Compromise Terms, the said Regular Civil Suit No. 330/98/B was decreed vide Compromise Decree/Judgement and Decree dated 09/02/2005 passed by Civil Judge Senior Division at Mapusa – Goa in Regular Civil Suit bearing No. 330/1998/B, wherein the said Mrs. Gema Maria de Laboure Barreto Nunes alias Gema Maria Albuquerque alias Gema Albuquerque, Mr. Mathias Francis Albuquerque alias Mathias Albuquerque and Mr. Michael Joseph Albuquerque were declared as exclusive owners of the SAID PROPERTIES.

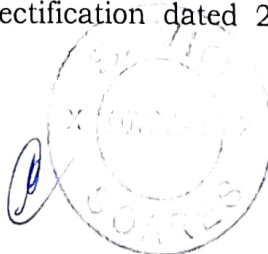
10. That vide a Deed of Sale dated 06/11/2006, registered before the Sub-Registrar of Mapusa, Bardez – Goa under No. 5653 at pages 126 to 173 of Book No. I, Volume No.1873 dated 14/11/2006, the said Mrs. Gema Maria de Laboure Barreto Nunes alias Gema Maria Albuquerque alias Gema Albuquerque, Mr. Mathias Francis Albuquerque alias Mathias Albuquerque and Mr. Michael Joseph Albuquerque, representing to be the sole, absolute and exclusive owners of the SAID PROPERTIES, sold the SAID PROPERTY-I and the SAID PROPERTY-II, in favour of M/s. Sumeru Developers Pvt. Ltd.



11. That the Mamlatdar of Bardez, vide two independent orders, both dated 06-02-2007, mutated the name of M/s. Sumeru Developers Pvt. Ltd., in the survey records of the property bearing survey no. 325/1 of Anjuna Village and survey no. 330/4 of Anjuna Village and thereby also deleted the erroneous entries from the respective two survey records.
12. That it appears from the survey records available, that the deletions of the erroneous entries from the survey records of the SAID PROPERTIES have remained unchallenged and the aforesaid orders have become final. It thus stood confirmed that the said M/s. Sumeru Developers Pvt. Ltd., came to be the sole owner of the SAID PROPERTIES.
13. That vide Deed of Sale dated 29/01/2007, registered before the Sub-Registrar of Mapusa, Bardez – Goa under No. 627 at pages 157 to 216 of Book No. I, Volume No.1984 dated 15/02/2007, the said M/s. Sumeru Developers Pvt. Ltd., as the sole, absolute and exclusive owner, sold the SAID PROPERTY-I and the SAID PROPERTY-II, in favour of Infinity Developers Private Limited.
14. That vide Deed of Sale dated 22/02/2010, registered before the Sub-Registrar of Mapusa, Bardez – Goa under No. BRZ-BK1-00476-2010, CD No. BRZD44 dated 25/02/2010, the said Infinity Developers Private Limited, as the sole, absolute and exclusive owner, sold the SAID PROPERTY-I and the SAID PROPERTY-II, in favour of KBJ Hotels Goa Pvt. Ltd.



15. That KBJ Hotels Goa Pvt. Ltd., as the owner of the SAID PROPERTIES, obtained Technical Clearance Order dated 09/05/2011 bearing Ref. No. VP/Anj/11-12/359 and No.VP/Anj/11-12/360, which was issued by Senior Town Planner Mapusa, to the said KBJ Hotels Goa Pvt. Ltd., for construction of Hotel, Residential Building, Swimming Pool and Compound Wall, in the SAID PROPERTY-I and the SAID PROPERTY-II.
16. That the KBJ Hotels Goa Pvt. Ltd., thereafter as owner of SAID PROPERTIES, obtained a Construction License dated 03/03/2011 bearing No. VP/ANJ/2010-11/3820 was issued by Village Panchayat of Anjuna-Caisua, Bardez – Goa to the said KBJ Hotels Goa Pvt. Ltd. and Construction License dated 03/03/2011 bearing No. VP/ANJ/2010-11/3821, was issued by the Village Panchayat of Anjuna-Caisua, Bardez – Goa to the said KBJ Hotels Goa Pvt. Ltd., for construction of Hotel, Residential Building, Compound Wall and Swimming Pool in the SAID PROPERTY-I and the SAID PROPERTY-II.
17. That KBJ Hotels Goa Pvt. Ltd., obtained Conversion Sanad dated 08/01/2013 bearing No. RB/CNV/BAR/COLL/57/2011 in respect of Survey No. 325/1 and Conversion Sanad dated 08/01/2013 bearing No. RB/CNV/BAR/AC-I/57/2011 in respect of Survey No. 330/4 of Anjuna.
18. That, there was typographical error in the said Deed of Sale dated 22/02/2010 with respect to the description of the previous “Deed of Sale dated 19/01/2007” and the said error was rectified vide Deed of Rectification dated 23/01/2014,



registered before the Sub Registrar of Mapusa, Bardez – Goa under No. BRZ BK1 00360 2014, CD No. BRZD616 dated 24/01/2014.

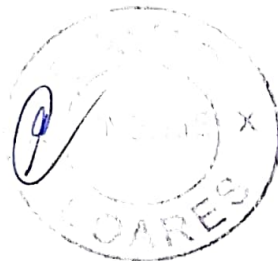
19. That, in pursuance to the said Deed of Sale dated 22/02/2010 read with Deed of Rectification in Deed of Sale dated 22/02/2010, the said KBJ Hotels Goa Pvt. Ltd. became absolute owner in possession of the SAID PROPERTY-I and the SAID PROPERTY-II, collectively referred to as the SAID PROPERTIES.
20. That the various permissions issued by the Office of the Collector, the Town & Country Planning Department and the Village Panchayat, further established that the said KBJ Hotels Goa Pvt. Ltd., was the sole, absolute and exclusive owner of the SAID PROPERTIES and that the said KBJ Hotels Goa Pvt. Ltd., was in absolute and exclusive possession of the SAID PROPERTIES.
21. That the name of KBJ Hotels Goa Pvt. Ltd. was changed to Anjuna Properties Private Limited, and the same was certified by the Registrar of Companies.
22. That the Bank of India has issued No Dues Certificate dated 16/03/2019 bearing Ref. No. SARM/PKS/201819/1212, to the said Anjuna Properties Private Limited earlier known as KBJ Hotels Goa Pvt. Ltd.
23. That vide a Deed of Sale dated 17/07/2019, registered before the Sub-Registrar of Mapusa, Bardez – Goa under No. BRZ-1-2234-2019 dated 18/07/2019, the said Anjuna Properties



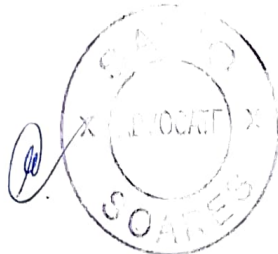


Private Limited earlier known as KBJ Hotels Goa Pvt. Ltd., as the sole and exclusive owner of the SAID PROPERTIES, sold the SAID PROPERTY-I and the SAID PROPERTY-II (collectively referred to as the SAID PROPERTIES) to M/s. Veera Hotels LLP and accordingly, the said Anjuna Properties Private Limited earlier known as KBJ Hotels Goa Pvt. Ltd., conveyed the absolute and exclusive, ownership and possession of the SAID PROPERTY-I and the SAID PROPERTY-II (collectively referred to as the SAID PROPERTIES) to M/s. Veera Hotels LLP., thus the said Veera Hotels LLP, came to be sole and absolute owner of the SAID PROPERTY-I and the SAID PROPERTY-II (collectively referred to as the SAID PROPERTIES).

24. That the survey records of the SAID PROPERTY-I, bearing Survey No. 325/1 of Anjuna Village and the SAID PROPERTY-II, bearing Survey No. 330/4 of Anjuna Village, reflects exclusively, the name of **M/s.VEERA HOTELS LLP**, in Form I & XIV, issued by the Department of Survey, Government of Goa which establishes the possession of the SAID PROPERTIES, in favour of **M/s.VEERA HOTELS LLP**.
25. That from a scrutiny of the survey records of the SAID PROPERTY, the conversion sanad, the Town & Country Planning N.O.C.'s and the Construction Licenses issued by the Village Panchayat of Anjuna, its stands established that there are no tenants or other rights holders of and/or to the SAID PROPERTIES.



- 26 That the name of **VEERA HOTELS LLP** has been subsequently, changed to **SUPERB GOAN REALTY LLP**, which is confirmed by a certificate of re incorporation issued by the Registrar of Companies, dated 03-03-2021.
- 27 In light of the above, and considering the fact that the Order dated 24/06/1996 passed in Inventory Proceedings bearing No. 15/1996/A by the Civil Judge Senior Division at Panaji, Compromise Decree/Judgement and Decree dated 09/02/2005 passed by Civil Judge Senior Division at Mapusa - Goa in Regular Civil Suit bearing No. 330/1998/B, Deed of Sale dated 06/11/2006, Deed of Sale dated 29/01/2007, Deed of Sale dated 22/02/2010 read with Deed of Rectification dated 22-02-2010 and Deed of Sale dated 17/07/2019 and the Survey Records in respect of SAID PROPERTY-I and the SAID PROPERTY-II (collectively referred to as the **SAID PROPERTIES**), have remained unchallenged and the survey records corresponds to the devolution of title and is consistent with the ownership of the present owners and considering the fact that No Objection have been received in pursuance to the public notice dated 20-01-2021, issued in the Navhind Times Newspaper and the Herald Newspaper, it is clear that **SUPERB GOAN REALTY LLP** earlier known as **M/S. VEERA HOTELS LLP** is entitled to the SAID PROPERTY-I and the SAID PROPERTY-II (collectively referred to as the SAID PROPERTIES), by title and prescription and thus, I am of the opinion that **SUPERB GOAN REALTY LLP** earlier known as **M/S. VEERA HOTELS REALTY LLP** has a clear and marketable title in respect of SAID PROPERTY-I and



the SAID PROPERTY-II (collectively referred to as the SAID PROPERTIES), subject to what follows herein below.

That **SUPERB GOAN REALTY LLP** had entered into a Agreement for Joint Venture development of the **SAID PROPERTY-I**, bearing survey no. 325/1 of Anjuna Village, with M/s Newera Solutions Private Limited, for the development of the SAID PROPERTY - I, vide Agreement for Joint Venture Development dated 22-01-2022, executed before the Notary Public Adv. Madhu R. Redkar, at Mapusa, bearing Reg. No. 352/2022, whereby **SUPERB GOAN REALTY LLP** have created rights in favour of the said M/s Newera Solutions Private Limited, with respect to the **SAID PROPERTY -I**, and therefore M/s Newera Solutions Private Limited has rights to the SAID PROPERTY-I, bearing survey no. 325/1 of Anjuna Village, as mentioned in the Agreement for Joint Venture Development dated 22-01-2022, executed before the Notary Public Adv. Madhu R. Redkar, at Mapusa, bearing Reg. No.352/2022 and the rights, interests and title of the said **SUPERB GOAN REALTY LLP** to the **SAID PROPERTY-I**, bearing survey no. 325/1 of Anjuna Village is therefore subject to the rights created in favour of M/s Newera Solutions Private Limited by virtue of the Agreement for Joint Venture Development dated 22-01-2022, executed before the Notary Public Adv. Madhu R. Redkar, at Mapusa, bearing Reg. No. 352/2022.

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**NOTEING / OBSERVATION :**

The accuracy of this report on title necessarily depends on the documents furnished to me and the information provided to me during the course of my discussions, being true, complete and accurate and which I have assumed to be the case. I therefore disclaim any responsibility for any misinformation or incorrect or incomplete or false information arising out of the documents, responses and other information furnished to me.

**REPORT/CERTIFICATE OF TITLE:**

It is, now therefore, opined and certified by me, in view of the facts brought out by the documents cited above and observation made therein, that SUPERB GOAN REALTY LLP earlier known as VEERA HOTELS LLP, a Limited Liability Partnership, is presently the owner of the SAID PROPERTY-I, bearing survey no. 325/1 of Anjuna Village and of SAID PROPERTY-II, bearing survey no. 330/4 of Anjuna Village, and SUPERB GOAN REALTY LLP has a clear title to the SAID PROPERTIES, while the SAID PROPERTY-I, bearing survey no. 325/1 of Anjuna Village is subject to the rights of M/s Newera Solutions Private Limited to the SAID PROPERTY-I, bearing survey no. 325/1 of Anjuna Village as referred to in the Agreement for Joint Venture Development dated 22-01-2022, executed before the Notary Public Adv. Madhu R. Redkar, at Mapusa, bearing Reg. No. 352/2022 and subject to obtaining of the latest Nil Encumbrance Certificate.

Mapusa - Goa

25<sup>th</sup> February, 2022



*Savio X. Soares*  
Adv. Savio X. Soares

A circular ink stamp of the notary public, Adv. Savio X. Soares, with a handwritten signature in blue ink over it. The text 'SAVIO X. SOARES' is visible around the perimeter of the stamp.