

Sudha S. Lad

B.A.L.L.B.

ADVOCATE & NOTARY

Date: 07/11/2022

To,

M/s Perfectio Panacea LLP & others,

Registered office: 20, LGF, North Avenue Road,

Punjabi Bagh, (West), New Delhi-110026.

Local Office: Shop No. 4, GF & FF, Agarwada, Pernem, Goa-403513.

Dear Sir,

Ref: Title search report in respect of Property known as "Pimpal Mali" alias "Pimpol Moly" alias "Pimpal Malli Askawada" alias "Peepal Malli Askavada", admeasuring an area of 7,836 square meters, surveyed under Survey No. 18, Sub Division no 5 of village Mandrem, situated at village Mandrem, within the jurisdiction of village Panchayat of Mandrem, Taluka of Pernem, District North Goa, State of Goa.

1) DESCRIPTION OF PROPERTY:-

All that Property known as "Pimpal Mali" alias "Pimpol Moly" alias "Pimpal Malli Askawada" alias "Peepal Malli Askavada", bearing Survey No: 18, Sub Division no. 5, admeasuring an area of 7,836 square meters, situated within the jurisdiction of Village Panchayat of Mandrem, Taluka of Pernem, North Goa District, State of Goa and bounded as under:

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Advocate & Notary
413, 4th Floor, Shiv Towers,
Near Bus Stand
Patto, Panaji-Goa. 403 001

In accordance with the documents, preceding promulgation of survey in the State of Goa, the Said Property is bounded as follows-

EAST: By DarvalSucno alias DarvalSucunom;

WEST: By Cabir Khan alias Cubir Can;

NORTH: By Cabir Khan alias Cubir Can; and

SOUTH: By property of Batulem A. Naique alias BatulemArNaiquina

In accordance with the prevailing survey records the Said Property is bounded as follows:-

EAST. By property bearing Survey Nos.18/7, 18/6, Part of Survey No.19 and a Nallah;

WEST: By property bearing Survey Nos. 17/6-A, 17/14, 17/20 and Part of property bearing Survey No. 18/6;

NORTH: By Property bearing Survey No:18/2, 18/4, 18/3 and part of property bearing survey no: 18/6;

SOUTH: By Property bearing Survey No:154/3, 154/2, and 154/1.

Hereinafter called as the "said property".

2) DESCRIPTION OF DOCUMENTS SCRUTINISED:

- i) Order dated 25/10/1905 in Inventory proceedings (Photo Copy)

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- ii) Judgment, Order and Decree dated 12/12/1977 passed by Civil Judge Junior Division in Civil Suit 154 of 1968 alongwith record of proceedings. (Photo Copy)
- iii) Application for execution no. 9/1978/Jr. before Civil Judge Junior Division at Mapusa(Photo Copy)
- iv) Warrant to the Bailiff to give possession of land (O. 21 R. 35) dated 6/11/1985, issued by the Court of Civil Judge Junior Division at Mapusa in Execution Application no. 9/1978 along with Panchnama (Photo Copy)
- v) Order dated 30/6/1987 passed in Execution application no. 9/1978(Photo Copy)
- vi) Form I &XIV of survey no. 18/5 of village Mandrem (Photo Copy)
- vii) Application dated 12/11/87 before the Talathi of Mandrem(Photo Copy)
- viii) Order dated 21/10/1988 issued by Mamlatdar of Pernem Taluka in Case No. Mutation 2521/87 (Photo Copy)
- ix) Inventory proceeding No. 16/2017 instituted in the court of Civil Judge Junior Division at Pernem(Photo Copy).
- x) Final order and Decree dated 7/05/2018 passed by Civil Judge Junior Division at Pernem in inventory proceeding No. 16/2017(Photo Copy)

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- xi) Application dated 15/7/2021 for correction and modification of inventory proceeding No. 16/2017(Photo Copy).
- xii) Order & Decree dated 3/08/2021 passed by Civil Judge Junior Division at Pernem in inventory proceeding 16/2017 (Photo Copy)
- xiii) Inventory Proceedings bearing no. 3/2014 initiated before Civil Judge Junior Division at Pernem and its Order (Photo Copy)
- xiv) Order dated 1/09/2018 in Inventory Proceedings bearing no. 106/2016 passed by Civil Judge Junior Division at Pernem and its Order (Photo Copy)
- xv) Nil Encumbrance Certificate Dated 20/08/2021(Photo Copy)
- xvi) Paper publications dated 18/07/2021 containing notice in respect of said property(Photo Copy)
- xvii) Memorandum of Understanding dated 25/08/2021(Photo Copy)
- xviii) Deed of Sale dated 25/8/2021 duly registered before sub registrar Pernem under registration Number PNM-278-2021, Book:-1, Document, dated 26/08/2021 (Photo Copy)
- xix) Specific Power of Attorney dated 24/11/2021(Photo Copy)

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- xx) Form I & XIV of survey no. 18/5 of village Mandrem (Photo Copy) Deed of sale and Conveyance dated 30/9/2021 duly registered before sub registrar Pernem under registration no.PNM-1-344-2021, Book-1, Document dated 30/09/2021(Photo Copy)
- xxi) Deed of sale and Conveyance dated 2/12/2021 duly registered before sub registrar Pernem under registration no.PNM-1-477-2021, Book-1, Document dated 2/12/2021 (Photo Copy)
- xxii) Technical Clearance Order dated 04/07/2022 under Ref. No. DA/2732/PER/MAN/TCP/2022/799 issued by Office of the Dy. Town Planner, Town & Country Planning Department (Photo Copy)
- xxiii) Directorate of Health Services, Government of Goa, CHC Pernem Health Centre, Pernem Goa's NOC dated 15/7/2022 under Ref. No. DHS/2022/DHS0901/00050/980 (Photo Copy)
- xxiv) Sanad dated 21/9/2022 under No. RB/CNV/PER/AC-1/02/2022/5521 issued by Additional Collector-I (Photo Copy)
- xxv) Village Panchayat Mandrem's construction licence dated 19/10/2022 under Ref. No. VP/MAN/PER/Cons.ic/2022-2023/285(Photo Copy)
- xxvi) Special Power of attorney dated 31/03/2022(Photo Copy)
- xxvii) Plan (Photo Copy)

3) Flow of title:

All that Property known as "Pimpal Mali" alias "Pimpol Moly" alias "PimpalMalliAskawada" alias "PeepalMalliAskavada", bearing Survey No: 18, Sub Division no. 5, admeasuring an area of 7,836 square meters, situated within the jurisdiction of Village Panchayat of Mandrem, Taluka of Perem, North Goa District, State of Goa.

By Order dated 25/10/1905 in Inventory proceedings, confirmed that Said Property was originally inscribed in the name of Govind SivagiDessai.

Upon the death of Shri. Govind SivagiDessai, Inventory Proceedings was initiated by his legal heirs before the Civil Court of the Judicial Division of Bardez and that the Said Property "Pimpal Molly" was listed under item number six among the other properties. The said property was allotted to interested party Atem, the spinster daughter of Shri Govind Sivagi Desai.

All the expenses on the marriage of Atem as well as Dowry were borne by her brothers namely ShivagiGovinda Desai and Vasudev Desai. Therefore, Atem relinquished her rights to the property of Mandrem "Pimpal Molly" in favour of her bothers after her marriage and having received the dowry. However, no written document was executed in this regard and it was just an oral settlement as confirmed from the proceedings of Suit No.154/1968.

Thereafter the said property was possessed and enjoyed by Shivagi Govinda Dessai and family members till the year 1958.

That, in the year 1959, the Mhamal Family forcibly dispossessed Shivagi Govinda Dessai and his family members from the Said Property.

Therefore, Late ShivagiGovindaDessai along with Smt. Ramabai Shivaji Desai, Shri. Govind Shivagi Desai, Smt. Indirabai Govind Desai, Shri. Gurunath Shivagi Desai, Smt. Shaila Gurunath Desai, Smt. Sushila Jaivanta Mahale, Shri. Jaivanta Shripada Mahale, Smt. Gopika Shakharama Nadkarni, Shri. SakharamaRavanath Nadkarni, Smt. Radhabai Gopla Nemlecar, Smt. Sushila Shantarama Akerkar, Shri. Shantaram Mahadev Akerkar, Smt. Pratibha Vassudeva Dabhelkar, Shri. Vassudeve Shantrama Dabhelkar, Smt. Madhavi Mahadev Nerurkar, Shri, Mahadev R. Nerurkar, Shri. Mohan Shivagi Desai, Mrs. Hira Mohan Desai, Shri. Raghunath Vassudeva Desai, Ladu Mahadev Rege alias Shantabai, Malini Bapu Rege alias Sushilabai, Manikbai Vishnum Dessai and Asha Vishnum Dessai (as Plaintiffs) filed a civil suit bearing no: 154 of 1968 before the Civil Judge, Junior Division at Mapusa, Goa, seeking declaration of ownership and recovery of possession of the Said Property, correction of survey records and consequential mesne profits against the Mhamal Family i.e. Kashiram Sadu Mamal Gaonkar, Gopiki Kashiram Mamal Gaonkar, Pundalik Sadu Mamal alias Raulu, Madhuri Pundalik Mamal Gaonkar, Jaganata Bagi Mamal Gaonkar, Saraswati Jaganata Mamal Gaonkar, Keshav Jairam Mamal Gaonkar, Parvati Keshav Mamal Gaonkar, Shamba Mamal Gaonkar and Mrs. Shamba Mamal Gaonkar (as Defendants).

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Vide Judgment, Order and Decree dated 12/12/1977, passed by Civil Judge Junior Division in Civil Suit 154 of 1968, the above said Plaintiff's suit is decreed with costs. The above said plaintiffs are declared as lawful owners of the suit property i.e. the said property. Further the Hon'ble court directed the Talathi of the village Mandrem to make necessary entries in the record of rights in accordance with judgment. The Plaintiffs are held to be entitled to the possession of the suit property. It is mentioned in the judgment particularly that the rights of Krishna Yeshwant Mamal shall not be affected.

Since, the parties to the Suit No.154/1968 were residing in Bombay and other parts of Maharashtra State, Late Shivagi Govinda Dessai and his son Shri. Govind Shivagi Desai alias Govind Shivaji Dessai pursuing the subsequent legal proceedings concerning Suit No.154/1968.

Thereafter, Shri. Govind Shivagi Desai filed application for execution No. 9/1978/Jr. before Civil Judge Junior Division at Mapusa for execution of the Decree dated 12/12/1977 passed by Civil Judge Junior Division in Civil Suit 154 of 1968 and prayed that possession of the Said Property be handed over to Late Govind Shivaji Desai and his family members.

An application for impleadment and adjudication of possession also came to be filed by one Laxman Babu Mhamal claiming to be the co-owner of the Said Property (Third Party).

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Warrant dated 6/11/1985 was issued directing the Bailiff to give possession of Said Property (O. 21 R. 35), by the Court of Civil Judge Junior Division at Mapusa in Execution Application no. 9/1978. The bailiff of the court was directed to put Late Govind ShivagiDessai in possession of the Said Property and to remove any person bound by the decree, who may refuse to vacate the same. Accordingly, the bailiff put Late Govind Shivagi Dessai in possession of the said property on 06.11.1985 and prepared Panchnama in the presence of witnesses. The Panchanama is attached with the said execution application.

By Order dated 30/6/1987 passed in Execution application no. 9/1978, Civil Court, Mapusa, reveals that, the Judgment, Order and Decree dated 12/12/1977 was unsuccessfully challenged by the defendants in the original suit i.e. the Mhamal family up until the Hon'ble High Court of Bombay. That, having unable to obtain a reversal of the Judgment, Order and Decree dated 12/12/1977, the same attained finality and thereby the application of the Laxman BapuMhamal (Third party) filed in the said execution application are dismissed with cost.

Form I & XIV of survey no. 18/5 of village Mandrem reveals that, at the time of promulgation of survey in the year 1973, the Said Property was surveyed in the names of (1) Chandra Narayan Mhamal, (2) Shridhar Mhamal, (3) Keshav Jairam Mhamal, (4)Kashiram Sadu Mhamal, (5) Jaganath Eagi Mhamal,(6) Kashiram Yeshwant Mhamal, (7) Jaidev Hiroji Mhamal, as the occupants and (9) Krishna Yeswant Mhamal as the Mundkar, of the same.

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Shri. Govind Shivagi Desai, after taking over the possession of the property "Pimpal Molly" on 06.11.1985 through the bailiff, filed an application dated 12/11/87 before the Talathi of Mandrem requesting him to carry out mutation in his name by virtue of order dated 30/6/87 passed by the Civil Judge Junior Division and to delete the names of abovesaid Mhamals family member from the Form I & XIV of survey no. 18/5 of village Mandrem.

By order dated 21/10/1988, issued by Mamlatdar of Pernem Taluka in Case No. Mutation 2521/87, the Talathi was directed to delete the name of present occupant i.e. the Mhamals family and instead include the names of applicant (Govind Shivagi Desai) and others in the occupants columns of Form I & XIV of survey no. 18/5 of village Mandrem. Accordingly, name of Late Sh. Govind Shivaji Desai recorded in the Occupant's column of form I & XIV of survey no.18/5 of village Mandrem, who was in exclusive possession of the said property.

That, the logical corollary that can be derived after taking into consideration the facts and circumstances as stated herein above, that Late Shri. Shivaji Govind Dessai and his son Govind Shivaji Dessai, perused and borne all legal proceedings and the said property earmarked/mutated/ Relinquished in his favour with oral mutual consents and without any objections of other family members who were also co-owners/plaintiffs to civil suit No.154/1968. The Late Shri. Govind Shivaji Dessai was in the exclusive ownership and possession of the said property, since 6/11/1985 till the time of his death and thereafter his legal heirs(37 years).

Shri Govind Shivagi Desai alias Govind Shivaji Desai expired on 7/11/1989 and his wife Mrs. Indira Govind Desai expired on 17/9/1990 leaving behind legal heirs:

- a) Shri. Laxmikant Govind Desai married to Smt. Shila LaxmikantDesai.
- b) Shri. Ravindranath Govind Desai married to Smt. Teja Ravindranath Desai.
- c) Shri. Ratnakar Govind Desai married to Smt. Prafula Ratnakar Desai.
- d) Smt. Mrunali Manmohan Kulkarni married to Shri. Manmohan Prabhakar Kulkarni

Upon death of Shri Govind Shivagi Desai alias Govind Shivaji Desai and his wife Mrs. Indira Govind Desai, Inventory proceeding No. 16/2017 was instituted in the court of Civil Judge Junior Division at Pernem.

By Final Order and Decree dated 7/05/2018, passed by Civil Judge Junior Division at Pernem in Inventory proceeding No. 16/2017, the final chart of allotment is confirmed and made absolute.

In terms of above Order and Decree, the Said Property is listed in Chart of allotment at item no.5 and thereby the Said Property has been allotted by Order and Decree dated 7/05/2018 to:

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- a) Shri. Laxmikant Govind Desai and his wife Smt. ShilaLaxmikant Desai: $\frac{1}{4}$ % shares of the said property i.e. Rs. 2,97,937/-
- b) Shri. Ravindranath Govind Desai and his wife Smt. Teja Desai: $\frac{1}{4}$ % shares of the said property i.e. Rs. 2,97,937/-;
- c) Shri. Ratnakar Govind Desai and his wife Smt. Prafula Ratnakar Desai: $\frac{1}{4}$ % shares of the said property i.e. Rs. 2,97,937/-;
- d) Smt. Mrunali Manmohan Kulkarni and her husband Shri. Manmohan Prabhkar Kulkarni.: $\frac{1}{4}$ % shares of the said property i.e. Rs. 2,97,937/-

Shri. Laxmikant Govind Desai expired on 14/9/2019 leaving behind his wife Mrs. ShilaLaxmikantDeasi as moiety sharer and following sole and universal legal heirs:

- a) Shri. Chinmay Laxmikant Desai married to Kamakshi Chinmay Desai

There were following errors in inventory proceeding No. 16/2017:

- a) Area of the property.
- b) Name of interested party
- e) Addition of legal heirs

Therefore, legal heirs of Shri. Govind Shivagi Desai alias Govind Shivaji Desai and his wife Mrs. Indira Govind Desai filed application

dated 15/7/2021 for correction, modification and deletion of additional names, inadvertently filed in inventory proceeding No.16/2017.

By order & Decree dated 3/08/2021 passed by Civil Judge Junior Division at Pernem in inventory proceeding No. 16/2017 and thereby corrected name of interested party no. 6 from 'Prafula to Prafulla' and interested party no. 7 from 'Mrunali to Mrunalini' was directed. New final chart of allotment at exb. 35 was accepted and confirmed and made absolute.

In view of above, the Said Property was listed in Chart of allotment at item no.5. The same was allotted by Order and Decree dated 3/08/2021 to the following persons: -

- a) Shri. Chinmay Laxmikant Desai and his wife Mrs. Kamakshi Chinmay Desai: half of $1/4^{\text{th}}$ share i.e. $1/8^{\text{th}}$ the share in the said property.
- b) Smt. Sheela Laxmikant Desai: half of $1/4^{\text{th}}$ share i.e $1/8^{\text{th}}$ the share in the said property;
- c) Shri. Ravindranath Govind Desai and his wife Smt. Teja Ravindranath Desai: $1/4^{\text{th}}$ shares of the said property;
- d) Shri. Ratnakar Govind Desai and his wife Smt. Prafulla Ratnakar Desai: $1/4^{\text{th}}$ shares of the said property;
- e) Smt. Mrunalini Manmohan Kulkarni and her husband Shri. Manmohan Prabhkar Kulkarni.: $1/4^{\text{th}}$ shares of the said property.

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The name of one Mr. Krishna Yeshwant Mhamal alias Krushna Yeshwant Mhamal Goankar, is recorded in the other rights column of the manual and digitized Form 1 & XIV of the Said Property. The nature of the right as surveyed, pertains to the existence of a Mundkarial House in the Said Property. In accordance with the prevailing law in the State of Goa, the Mundkarial rights in any property is limited to the extent of 300 square meters.

Specific power of attorney dated 7/08/2021 executed before Notary K.C. Dwivedi under Reg. No. 187/2021 dated 07/08/2021 by Shri. Ravindranath Govind Desai and Smt. Teja Ravindranath Desai in favour of Mr. Ratnakar Govind Desai.

Specific power of attorney dated 7/08/2021 executed before Notary K.C. Dwivedi under Reg. No. 187/2021 dated 07/08/2021 by Smt. Sheela alias Shila, Shri. Chinmay Laxmikant Desai, Mrs. Kamakshi Chinmay Desai in favour of Mr. Ratnakar Govind Desai.

Nil encumbrance certificate dated 20/8/2021 issued by sub registrar Pernem and certified that there is no encumbrance on the said Property for the period From 1/7/2007 to 18/8/2021 i.e 14 Years.

Newspaper Publications dated 18/07/2021 for seeking any objections or claims by any person or persons, in respect of Property i.e. "Pimpal Mali" alias "Pimpol Moly" alias "PimpalMalliAskawada" alias "PeepalMalliAskavada", bearing Survey No: 18, Sub Division no. 5, admeasuring an area of 7,836 square meters, situated within the jurisdiction of Village Panchayat of Mandrem, Taluka of Perem, North Goa District, State of Goa.

Till date there are no objections or any claim received by any third party in respect of Newspaper Publications dated 18/07/2021.

Scrutinised the inventory proceedings of other family members (Inventory proceeding no. 106/2016 and 3/2014 before civil Judge Junior Division at Pernem) who were the co-owners/plaintiffs in suit no. 154/1958, for more clarity and confirmation of exclusive ownership of Late Sh. Govind Shivaji Dessai and thereafter his legal heirs over the said property. There is no existence of Property i.e. "Pimpal Mali" alias "Pimpol Moly" alias "Pimpal Malli Askawada" alias "Peepal Malli Askavada", bearing Survey No: 18, Sub Division no. 5, admeasuring an area of 7,836 square meters, situated within the jurisdiction of Village Panchayat of Mandrem, Taluka of Perem, North Goa District, State of Goa, in any of item list & scheme of partitioned in the said Inventories.

Memorandum of Understanding dated 25/8/2021 executed before Notary Hanumant G. Gawandi registered under No. 3710/2021 executed between Mr. Ratnakar Govind Desai as "First Party" and Mrs. Smt. Prafulla Ratnakar Desai alias Prafula Ratnakar Desai as "Second Party", Smt. Sheela Laxmikant Desai as "Third Party", Shri. Chinmay Laxmikant Desai as "Fourth Party", Mrs. Kamakshi Chinmay Desai as "Fifth Party", Shri. Ravindranath Govind Desai as "Sixth Party", Smt. Teja Ravindranath Desai as "Seventh Party", Smt. Mrunalini Manmohan Kulkarni as "Eighth Party" and Shri. Manmohan Prabhkar Kulkarni as "Nineth Party" in respect of the said property for their mutual understanding and thereby resolved that all the receipt towards satisfaction of the consideration amount of towards the sell of sale property in favour of all the parties shall be

collectively received in the joint account and all the payments received shall be construed to be acknowledgement of payment in favour of all the parties collectively.

Deed of sale and Conveyance dated 25/08/2021 duly registered before sub registrar Pernem under registration Number :PNM-278-2021, Book:- 1, Document, dated 26/08/2021, Shri. Ratnakar Govind Desai, Mrs. Smt. Prafulla Ratnakar Desai alias Prafula Ratnakar Desai, Smt. Sheela Laxmikant Desai, Shri. Chinmay Laxmikant Desai, Mrs. Kamakshi Chinmay Desai, Shri. Ravindranath Govind Desai, Smt. Teja Ravindranath Desai, Smt. Mrunalini Manmohan Kulkarni and Shri. Manmohan Prabhkar Kulkarni sold and conveyed the property to M/s Perfectio Panacea LLP, a Limited Liabilities partnership Company.

In form I & XIV of survey no. 18/5 of village Mandrem name of M/s Perfectio Panacea LLP recorded in the Occupant's column under mutation no. 31722.

In view of Deed of sale and Conveyance dated 25/08/2021 M/s Perfectio Panacea LLP, a Limited Liabilities partnership Company became absolute owner of the said property.

Vide Deed of sale and Conveyance dated 30/9/2021 duly registered before sub registrar Pernem under registration no.PNM-1-344-2021,Book-1, Document dated 30/09/2021 executed between M/s Perfectio Panacea LLP as "Vendor" and Mr. Arun Malhotra, Mr. Ankur Pruthi, Mr. Deepak Dhawan as " Purchasers" in respect of 3/10" undivided share i.e. area admeasuring 2,350.8 out of the said property.

In view of above Mr.Arun Malhotra and his wife (if married under law of communion of assets applicable to State of Goa), Mr. Ankur Pruthi and his wife (if married under law of communion of assets applicable to State of Goa), Mr. Deepak Dhawan and his wife (if married under law of communion of assets applicable to State of Goa) became absolute owner of 3/10 undivided share ie. area admeasuring 2350.8 out of the said property.

Vide Deed of sale and Conveyance dated 2/12/2021 duly registered before sub registrar Pernem under registration no.PNM-1-477-2021, Book-1, Document dated 2/12/2021 executed between M/s Perfectio Panacea LLP as "Vendor" and Ms.Preeti Jain as " Purchaser" in respect of 1/10thundivided share (10% undivided share) i.e. area admeasuring 783.6 out of the said property.

Specific Power of Attorney dated 24/11/2021 executed before Notary R. P. Gupta by Ms. Preeti Jain in favour of her brother Vishal Agarwal in respect of purchase of 1/10thundivided share (10% undivided share) i.e. area admeasuring 783.6 out of the said property for executing abovesaid Deed of Sale.

In view of above Ms. Preeti Jain became absolute owner of 1/10thundivided share (10% undivided share) i.e. area admeasuring 783.6 out of the said property.

In form I & XIV of survey no. 18/5 of village Mandrem name of M/s Perfectio Panacea LLP recorded in the Occupant's column under mutation no. 31722, name of Preeti Jain recorded in the Occupant's

column under mutation no. 32147, and names of Arun Malhotra, Ankur Pruthi and Deepak Dhawan recorded in the Occupant's column under mutation no. 32027.

M/s Perfectio Panacea LLP, Ms. Preeti Jain, Mr. Arun Malhotra, Mr. Ankur Pruthi, Mr. Deepak Dhawan jointly desires to develop 6501 sqmtrs, out of 7836 sq. mtrs. of the said property,

Special Power of attorney dated 31/03/2022 duly executed before Notary Manoj Kumar under S.L. No. 22 dated 31/03/2022 by Mr. Arun Malhotra, Mr. Ankur Pruthi, Mr. Deepak Dhawan, Ms. Preeti Jain in favour of Mr. Hemant Sahani in respect of their share in the said property.

Technical Clearance Order dated 04/07/2022 under Ref. No. DA/2732/PER/MAN/TCP/2022/799 issued by Office of the Dy. Town Planner, Town & Country Planning Department and granted clearance for carrying out the proposed construction of residential villas 1 to 13, swimming pool and compound wall in the said property bearing survey no. 18/5 of village Mandrem.

Directorate of Health Services, Government of Goa, CHC Pernem Health Centre, Pernem Goa issued NOC dated 15/7/2022 under Ref. No. DHS/2022/DHS0901/00050/980 and granted No objection from sanitary point of view for carrying out the proposed construction of residential villas 1 to 13, swimming pool and compound wall in the said property bearing survey no. 18/5 of village Mandrem.

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Sanad dated 21/9/2022 under No. RB/CNV/PER/AC-1/02/2022/5521 issued by Additional Collector -I and granted permission to use the area admeasuring 6501 sq. mtrs, of survey no. 18/5 of village Mandrem for residential use.

Village Panchayat Mandrem issued construction licence dated 19/10/2022 under Ref. No. VP/MAN/PER/Cons.ic/2022-2023/285 and granted permission for construction of residential villas 1 to 13, swimming pool and compound wall in the said property bearing survey no. 18/5 of village Mandrem.

CERTIFICATE

I have examined the title of said property known as "Pimpal Mali" alias "Pimpol Moly" alias "Pimpal Malli Askawada" alias "Peepal Malli Askavada", bearing Survey No: 18, Sub Division no: 5, admeasuring an area of 7,836 square meters, situated within the jurisdiction of village panchayat of Mandrem, Taluka of Pernem, North Goa District-State of Goa.

I have mentioned hereinabove that the name of M/s Perfectio Panacea LLP is recorded in form I & XIV of survey no. 18/5 of village Mandrem under mutation no. 31722 in the Occupant's column and the name of one Mr. Krishna Yeshwant Mhamal is recorded in the other rights column as Mundkarial House, limited to the extend 300 sq. mtrs.

Having perused the aforementioned documents and records, and on a proper scrutiny of the same, I am of the opinion that, M/s Perfectio

Panaces LLP is owner of the said property (60%) along with Mr. Arun Malhotra and his wife (if married under law of communion of assets applicable to State of Goa), Mr. Ankur Pruthi and his wife (if married under law of communion of assets applicable to State of Goa), Mr. Deepak Dhawan and his wife (if married under law of communion of assets applicable to State of Goa) are owner of 3/10 (30%) undivided share out of the said property and Ms. Preeti Jain and her husband (if married under law of communion of assets applicable to State of Goa) became absolute owner of 1/10 undivided share (10% undivided share) out of the said property known as "Pimpal Mali" alias "Pimpol Moly" alias "Pimpal Malli Askawada" alias "Peepal Malli Askavada", bearing Survey No: 18, Sub Division no: 5, admeasuring an area of 7,836 square meters, situated within the jurisdiction of Village Panchayat of Mandrem, Taluka of Pernem, North Goa District, State of Goa, and hold a clear marketable title, free from any encumbrances on the said property.

Yours faithfully

(Adv. Sudha Lad)

SUDHA S. LAD

Advocate & Notary

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