

AMEY A. SHETYE

BG.L., L.L.B.

Advocate



Office: 1st floor,
Melquides Building,
Fr. Joseph Vaz Road,
Vasco da Gama, Goa
M: 9822381919/9975259714

Date:- 28/07/2025

TITLE INVESTIGATION REPORT of Sage by Shantilal Real Estate Services a registered Partnership Firm under the Indian Partnership Act 1932 having its office at shop No. 11 Apna Bazar, First Floor and correspondence office and address at Shantilal Retail Park, 2nd Floor, Dabolim Goa 403711

1.	a) Name of the Branch /Business Unit /Office seeking opinion.	State Bank of India, Vasco Da Gama Goa
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Nil
	c) Name of the Borrower	Shantilal Real Estate Services a registered Partnership Firm under the Indian Partnership Act 1932 having its office at shop No. 11 Apna Bazar, First Floor and correspondence office and address at Shantilal Retail Park, 2 nd Floor, Dabolim Goa 403711 represented by its partner Ashwin Cholera and Hemant Cholera
2.	a) Name of the unit/concern/company/person offering the property/(ies) as security	Not applicable
	b) Constitution of the unit/concern/person/body/authority offering the property for creation of charge.	Shantilal Real Estate Services a partnership firm
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc)	Borrower/s
3.	Complete or full description of the immovable property/(ies) (along with Boundaries); offered as security including the following details.	All that Plot No. 01 having an area of 1994.25 sq mts surveyed under survey no. 31/1-A of Dabolim Village, forming part of the property which is bounded as under:


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East: By Partly by Plot No. 2 and Partly by 8 mtrs wide road;

South: By Property bearing Survey No. 31/1;

West: By existing 10 mts wide road;

North: By existing 10 mts wide road;

Which Plot No. 1 is part and parcel of an area admeasuring 11875 sq. mts presently surveyed under survey No. 31/1-A of Dabolim Village and which area is part of the property All that property known as "AFORAMENTO OITEIRAL" or "AFORAMENTO" situated at Dabolim, within the jurisdiction of the Village Panchayat of Chicalim, Taluka and Registration-Sub-District of Mormugao, District of South Goa, State of Goa, described in the in the Land Registration Office of the "Comarca" of Salcete as a whole under no. 45255 and under Taluka Revenue office under Martriz No. 87, surveyed under number 31/1 of Dabolim Village, Mormugao Taluka and is bounded as under:

East: By Land of Comunidade of Dabolim.

South: By Land of Comunidade of Dabolim.

West: By the Land of the width of 6 meters reserved for Road.

North: By Land of Comunidade of Dabolim.

The area admeasuring 11875 sq. mts is bounded as under:

East: by the property survey no 32

West: by property bearing survey no 30/1

North: by Sancoale Village Boundary



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		and road South: by property bearing survey No. 31/1
	(a) Survey No.	survey no 31/1-A of Village Dabolim
	(b) Door/House no. (in case of house property)	Plot No. 1 admeasuring an area of 1994.25 of survey no 31/1-A of Village Dabolim
	(c) Extent/area including plinth/built up area in case of house property	N.A
	(d) Locations like name of the place, villages, city, registration, sub-district etc.	Village Panchayat Chicalim , Mormugao Taluka, South Goa District , State of Goa

4. a) Particular of the documents scrutinized –serially and chronologically.
(a) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified

Name/Nature of the Document	Original/ Certified copy/ certified extract/ photocopy, etc.	In case of copies, whether the original was scrutinize d by the Advocate
1. Public Deed of division, cessions, gift, acceptance, revocation, sale, quitance and agreement dated 13/10/1920 registered before Filomena Barreto Xavier, Officiating Notary at the Comarca of Salcete, Margao in his book at folio No. 54 overleaf of Book of notes for acts and agreement inter vivos number 341.	Photocopy	No
2. Deed of Gift dated 25/1/1964	Photocopy	No
3. Judgment and order passed in Orphanological Inventory Proceeding bearing No. 43/1982	Photocopy	No
4. Form I & XIV of the property bearing	Photocopy	No



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survey No. 31/1-A of Dabolim Village		
5. Survey Plan of property bearing survey No. 31/1-A of Dabolim Village	Photocopy	No
6. Land Description No. 45255	Photocopy	No
7. Matriz Certificate No. 87	Photocopy	No
8. Deed of Succession dated 11/4/2006 drawn and executed in the Judicial Division of Mormugao Ex-Officio Notary under No. 171 at pages 69 to 72 dated 11/4/2006	Photocopy	No
9. Partition proceedings bearing No. LRC/PART/86/2006 and Order dated 21/6/2007 passed by the Deputy Collector /SDO	Photocopy	No
10. Corrigendum dated 8/9/2011 passed by the Deputy Collector /SDO	Photocopy	No
11. Development permission /Final NOC dated 10/9/2019 from the Office of the Village Panchayat of Chicalim bearing No. VP/CHI/90/Final NOC/2019/20/1294 and	Photocopy	No
12. Conversion Sanad dated 14/11/2018 passed by the Collector South Goa bearing No. AC-II/MOR/SG/CONV/99/20116/13154	Photocopy	No
13. Deed of Gift dated 24/5/2025 duly registered with the sub registrar of Mormugao under registration No. MOR-1-991-2025	Photocopy	No
14. NOC from Naval Head Quarters Goa dated 17/3/2025	Photocopy	No
15. Grant of Additional FAR and Height from the Chief Town Planner dated 26/3/2025 vide reference No. MPDA/9/N-115(Part)/1164	Photocopy	No



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16.	Development permission No. MPDA/9-N/115/2025-26/581 dated 13/6/2025 from Mormugao Planning & Development	Photocopy	No
17.	NOC from Electricity Department dated 20/6/2025 bearing reference NO. SDE-II/VSG/Tech/01/601/2025-26	Photocopy	No
18.	Construction license No. VP/CHI/11/2025-26/23/953 dated 26/6/2025 issued by Village Panchayat of Chicalim	Photocopy	No
19.	NOC from Director of Health Service dated 25/6/2025 bearing reference No. DHS/2025/DHS/0901/00016/102	Photocopy	No
20.	NOC from Director of Fire and Emergency Services dated 8/7/2025 bearing reference No. DFES/FP/HP/177/25-26/89	Photocopy	No
21.	Joint Venture Agreement dated 7/7/2025 duly registered with the sub registrar of Mormugao under No. MOR-1-1342-2025	Photocopy	No
22.	Nil Encumbrance Certificate issued by Sub Registrar of Mormugao.	Photocopy	No
5.	a) Whether certified copy of all title documents are obtained from the relevant sub – registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR)	Not required	
	b) i) Whether all pages in the certified copies of title documents which are obtained directly from Sub- Registrar's office have been verified page by page with the original documents submitted?	Not Applicable	
	b) ii) Where the certified copies of the title documents are not available, the copy provided should be compared with the original to ascertain whether the total page numbers in the copy tally page by	Not Applicable	



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	page with the original produced. (In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously).	
6.	(a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	No
	(b) If such online/computer records are available, whether any verification or cross checking are made the comments/findings in this regard.	Not Applicable
	(c) Whether the genuineness of the stamp paper is possible to be got verified from online portal and if so whether such verification was made?	Not Applicable
7.	(a) Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub Registrar of Mormugao
	(b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar – general. If so, please name all such offices?	Not Possible
	(c) Whether search has been made at all the offices named at (b) above?	Not Applicable
	(d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
8.	<p>Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessor in title/ interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need of clearance of such clog on the Title.</p> <p>In case of property offered as security for loans of Rs.1.00 crore and above, search for title/ encumbrances for a period of not less than 30 years is mandatory. (Separate sheets may be used)</p> <p>The said larger property originally belonged to one Jose Preciosa Nunes.</p> <p>From the perusal of the Public Deed of division, cessions, gift, acceptance, revocation, sale, quittance and agreement dated 13/10/1920</p>	

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registered before Filomeno Barreto Xavier, Officiating Notary at the Comarca of Salcete Margao in his books at folio no. 54 overleaf of book of notes for acts and agreements inter vivos number 341 it is revealed that said Jose Preciosa Nunes expired leaving behind his widow Eudociana Fernandes as his moiety holder and as his only and universal heir his father Caetano Nunes alias Joao Caetano dos Remedios Nunes.

That by virtue of the said Public Deed of division, cessions, gift, acceptance, revocation, sale, quittance and agreement dated 13/10/1920, said larger property came to be divided equally between Eudociana Fernandes and Caetano Nunes alias Joao Caetano dos Remedios Nunes comprising of 4 lotes, Wherein 1st and 3rd lotes came to be allotted to said Eudociana Fernandes and 2nd and 4th lotes came to be allotted to Caetano Nunes alias Joao Caetano dos Remedios Nunes.

That by virtue of the same Public Deed of division, cessions, gift, acceptance, revocation, sale, quittance and agreement dated 13/10/1920, said Caetano Nunes alias Joao Caetano dos Remedios Nunes sold 2nd and 4th lotes to Manuel Antonio Nunes.


That said Eudociana Fernandes was married to Domingos Mariano Nunes under the second nuptial. As such by their marriage said Domingos Mariano Nunes along with Eudociana Fernandes also acquired right, title and interest in the said property. That said Eudociana Fernandes had no issues out of her second marriage. That by virtue of the Deed of Gift and Acceptance dated 25/01/1964 Domingos Mariano Nunes and Eudociana Fernandes gifted their share into the said property i.e the 1st and 3rd lote to their nephew Diogo Francisco Ressureicao Nunes i.e son of their german brother/brother in law respectively.

That by virtue of the Deed of Gift and Acceptance dated 25/01/1964, said Diogo Francisco Ressureicao Nunes became the absolute owner of the said half of the larger property i.e of the 1st and 3rd lote.

That upon promulgation of the survey records in terms of the land Revenue Code 1969 the name of Diogo Francisco Ressureicao Nunes along with Assis Nunes came to be recorded in the occupant's column of Form I & XIV.

That said Diogo Francisco Ressureicao Nunes and upon his death an orphanological inventory proceedings came to be filed by his widow Damiana Antonieta Irene Felecidade Braganca e Nunes in the Court of the Civil Judge, Senior Division, at Vasco Da Gama bearing no. 43/1982.

That in the said inventory proceedings said came to be appointed as the head of the family who filed declaration on 30/07/1982 wherein it came to be declared that said Diogo Francisco Ressureicao Nunes expired at this residence at Chicalim on 31/1/1981 leaving behind his widow as his moiety holder and as sole and universal heirs following heirs:



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- a) Cecilio Sebastiao Lourdes Mariano Nunes, bachelor
- b) Francisco Jose Nunes, bachelor
- c) Fernanda Preciosa Eudocia Nancy Nunes, Spinster
- d) Angelo Nazareth Pio Nunes, bachelor


That in the said inventory proceedings 1st lote came to be listed at item no. 10 and 3rd lote came to be listed at item no. 11. That in the said inventory proceedings half of the eastern side of 1st lote listed at item no. 10 came to be allotted to Cecilio Sebastiao Lourdes Mariano Nunes, half of the western side of 1st lote listed at item no. 10 came to be allotted to Francisco Jose Nunes. That half of the Eastern side of 3rd lote listed at item no. 11 came to be allotted to Fernanda Preciosa Eudocia Nancy Nunes and half of the western side of the 3rd lote listed at item no. 11 came to be allotted to Angelo Nazareth Pio Nunes. That said allotment came to be conclusive by order dated 10/09/1982 of the Hon'ble Court.

Deed of Succession dated 11/04/2006 also came to be drawn and executed in the Judicial Division of Mormugao in the Notary Ex-Officio at Vasco da Gama bearing registration no. 171 at pages 69 to 72 dated 11/04/2006, upon the death of Diogo Francisco Ressureicao Nunes.

That said Cecilio Sebastiao Lourdes Mariano Nunes, Francisco Jose Nunes, Fernanda Preciosa Eudocia Nancy Nunes, Angelo Nazareth Pio Nunes, initiated partition proceedings bearing no. LRC/PART/86/2006 before the Court of the Deputy Collector/SDO, Mormugao, Vasco Goa and by virtue of the order dated 21/06/2007 r/w corrigendum dated 08/09/2011 passed in the said partition proceedings whereby half of the eastern side and half of the western side of the 1st lote allotted to Cecilio Sebastiao Lourdes Mariano Nunes and Francisco Jose Nunes respectively, came to be surveyed under survey no. 31/1-A having an area of 11875 sq mts and the half of the eastern side of the 3rd lote and half of the western side of the 3rd lote allotted to Fernanda Preciosa Eudocia Nancy Nunes and Angelo Nazareth Pio Nunes respectively, came to be surveyed under survey no. 31/1-B having an area of 8825 sq mts.

As such by virtue of the allotment done in the said inventory proceedings bearing no. 43/1982 and by virtue of the order dated 21/06/2007 r/w corrigendum dated 08/09/2011 passed in the said partition LRC/PART/86/2006 before the Court of the Deputy Collector/SDO, Mormugao, Vasco Goa, said Cecilio Sebastiao Lourdes Mariano Nunes and Francisco Jose Nunes respectively became the absolute owner in possession of the 1st lote presently surveyed under survey no. 31/1-A having an area of 11875 sq mts of Dabolim Village.

That said Francisco Jose Nunes and Cecilio Sebastiao Lourdes Mariano Nunes obtained the Development Permission/Final NOC dated 10/09/2019 bearing ref. no. VP/CHI/90/FinalNOC/2019-20/1294 from the Office of the Village Panchayat Chicalim, Mormugao Goa to sub divide the land for the said property as per S-1 ZONE in ODP-2026, by virtue of



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which the said property came to be sub-divided into total 27 plots.

That a Conversion Sanad dated 14/11/2018 has been issued by the Office of the Collector, South Goa District bearing no. AC-II/MOR/SG/CONV/99/20116/13154.

That by virtue of Gift Deed dated 24/05/2025 duly registered before the Sub-Registrar of Mormugao bearing registration no. MOR-1-991-2025, document serial no. 2025-MOR-1049 dated 27/05/2025, said Cecilio Sebastiao Lourdes Mariano Nunes and his wife Mrs. Lina Iven De Souza, gifted the said Plot 1 having an area of 1994.25 sq mts to Francisco Jose Nunes and his wife Mrs. Venant Rosy Fernandes. That the Plot 1 having area of 1994.25 sq mts presently surveyed under survey no. 31/1-A of situated at Dabolim.

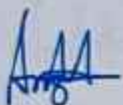
That by virtue of the said Gift Deed dated 24/05/2025, said Mr. Francisco Jose Nunes and his wife Mrs. Venant Rosy Fernandes, became the absolute owner in respect of the said Project Land and that their names are recorded as the owners and in possession of the Project Land in all the records of governmental authority.

Mr. Francisco Jose Nunes and his wife Mrs. Venant Rosy Fernandes, being the owners are well and sufficiently entitled to the said project Land and the title of the said Project land.

The Shantilal Real Estate Services are in the process of setting up high profile residential cum commercial project with sophisticated amenities on said project land;

The Shantilal Real Estate Services with an intention to construct a residential complex in the Said Project Land has obtained necessary permission, approvals and Licences in the name of the owners from the competent authorities namely:

- a. N.O.C from Headquarters, Goa Naval Area vide Ref. No. 46/210/1/2025/51/1242 dated 17/03/2025.
- b. Grant of additional F.A.R and Height from the Chief Town Planner (Planning) vide Ref. No. MPDA/9-N-115(Part)/1164 dated 26/03/2025.
- c. Development Permission from the Mormugao Planning and Department Authority, Vasco-da-Gama, Goa vide Ref. No. MPDA/9-N-115/2025-26/581 dated 13/06/2025.
- d. N.O.C from the office of the Sub-Divisional Engineer II@, Electricity Department, Vasco-Da-Gama, Goa vide Ref No. SDE-II/VSG/Tech-01/601/2025-26 dated 20/06/2025.
- e. N.O.C from the Directorate of Health Services, Primary Health Centre, Cortalim, Goa vide Ref. No. DHS/2025/DHS0901/O0016/102 dated 25/06/2025.
- f. Construction License from the Office of the Village Panchayat of Chicalim vide Ref. No. VP/CHI/11/Const/2025-26/23/953 dated 26/06/2025.



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g. N.O.C from the Directorate of Fire & Emergency Services vide Ref. No. DFES/FP/HB/177/25-26/89 dated 08/07/2025.

That by virtue of a Joint Development Agreement dated 07/07/2025, registered in the Office of Sub-Registrar of Mormugao, bearing registration no. MOR-1-1342-2025 Book No 1 document serial no. 2025-MOR-1432 dated 09/07/2025, the Owners therein i.e Mr. Francisco Jose Nunes and his wife Mrs. Venant Rosy Fernandes agreed to sell the Said Project Land and entrust the development of the Said Project Land to the Builder/Developer i.e. Shantilal Real Estate Services herein on the terms and conditions mentioned therein.

That pursuant to the said Joint Development Agreement dated 07/07/2025, the Builder/Developer i.e. Shantilal Real Estate Services has floated a residential project in the name and style of "**Sage by Shantilal**" consisting of "**Residential Cum Commercial Building**" in the Said Project Land.

The Owners i.e Mr. Francisco Jose Nunes and his wife Mrs. Venant Rosy Fernandes and the Builder/Developer herein has not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on the said project land and the said project land is not subject to any claim or demand, encumbrance, attachment or any process issued by any Court or Authority.

The Owners i.e Mr. Francisco Jose Nunes and his wife Mrs. Venant Rosy Fernandes and the Builder/Developer herein has not entered into any agreement or arrangement with regard to the sale and/or development of the said project land.

1. There exists no encumbrance on the said Plot No. 1 admeasuring an area of 1994.25 sq. mts of survey No. 31/1-A of Dabolim Village.

2. Based upon the documents produced and the searches conducted I opine that Francisco Jose Nunes and his wife Venant Rosy Fernandes have clear and marketable title to Plot No. 1 admeasuring an area of 1994.25 sq. mts of survey No. 31/1-A of Dabolim Village . The Joint Venture Agreement dated 7/7/2025 duly registered with the sub registrar of Mormugao under no MOR-1-1342-2025 is valid and can be legally acted upon.

h. Francisco Jose Nunes and his wife Venant Rosy Fernandes has obtained N.O.C from Headquarters, Goa Naval Area vide Ref. No. 46/210/1/2025/51/1242 dated 17/03/2025.

i. Grant of additional F.A.R and Height from the Chief Town Planner (Planning) vide Ref. No. MPDA/9-N-115(Part)/1164 dated 26/03/2025.

Development Permission from the Mormugao Planning and



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	<p>Department Authority, Vasco-da-Gama, Goa vide Ref. No. MPDA/9-N-115/2025-26/581 dated 13/06/2025.</p> <p>k. N.O.C from the office of the Sub-Divisional Engineer II@, Electricity Department, Vasco-Da-Gama, Goa vide Ref No. SDE-II/VSG/Tech-01/601/2025-26 dated 20/06/2025.</p> <p>l. N.O.C from the Directorate of Health Services, Primary Health Centre, Cortalim, Goa vide Ref. No. DHS/2025/DHS0901/O0016/102 dated 25/06/2025.</p> <p>m. Construction License from the Office of the Village Panchayat of Chicalim vide Ref. No. VP/CHI/11/Const/2025-26/23/953 dated 26/06/2025.</p> <p>N.O.C from the Directorate of Fire & Emergency Services vide Ref. No. DFES/FP/HB/177/25-26/89 dated 08/07/2025</p> <p>The construction by Francisco Jose Nunes and Venant Rosy Fernandes through the Developer i.e. Shantilal Real Estate Services is legal.</p>	
9.	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder of Govt. Grantee/ Allottee etc.)	Ownership
10.	If leasehold, whether;	Not Applicable
	(a) Lease Deed is duly stamped and registered	Not Applicable
	(b) Lessee is permitted to mortgage the Leasehold right,	Not Applicable
	(c) Duration of the Lease/unexpired period of lease	Not Applicable
	(d) If, a Sub-lease, check the lease deed in favor of Lessee as to whether Lease Deed permits Sub-Leasing and Mortgage by Sub-Lessee also.	Not Applicable
	(e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	Not Applicable
11.	If Govt. grant/allotment/Lease-cum/Sale Agreement, whether; Grant/agreement etc. provides for alienable right to the mortgagor with or without conditions, the mortgagor is competent to create charge on such property, whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Not Applicable
12.	If occupancy right, whether;	Not Applicable
	(a) Such right is heritable and transferable,	Not Applicable



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	(b) Mortgage can be created	Not Applicable
13.	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	Not Applicable
14.	If the property has been transferred by way of Gift/Settlement Deed, whether:	No
	(a) The Gift/Settlement Deed is duly stamped & registered;	Not Applicable
	(b) The Gift/Settlement Deed attested by two witnesses;	Not Applicable
	(c) The Gift/Settlement Deed transfers the property to Donee;	Not Applicable
	(d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by action;	Not Applicable
	(e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	Not Applicable
	(f) Whether the Donee is in possession of the gifted property;	Not Applicable
	(g) Whether any life interest reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	Not Applicable
	(h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not Applicable
15.	(a) In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	No
	(b) Whether after partition mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	Not Applicable
	(c) Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title.	Not Applicable
	(d) In respect of partition by a decree of Court, whether such decree has become final and all other conditions/formalities are completed/complied with.	Not Applicable



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	(e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	Not Applicable
16.	Whether the title documents to be mortgaged include any testamentary documents will?	No
	(a) In case of wills, whether the will is registered will or unregistered will?	Not Applicable
	(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	Not Applicable
	(c) Whether property is mutated on the basis of will?	Not Applicable
	(d) Whether the original will is available?	Not Applicable
	(e) Whether the original death certificate of the testator is available?	Not Applicable
	(f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained).	Not Applicable
17.	(a) Whether the property is subject to any wakf rights?	No
	(b) Whether the property belongs to church/temple or any religious/other institutions having any restriction in creation of charges on such properties?	Not Applicable
	Precautions/permissions, if any in respect of the above cases for creations of mortgage?	Not required
18.	(a) where the property is a HUF/joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution minor's share if any, rights of female members etc.	No
	(b) Please also comment on any other aspect which may adversely affect the validity of security	Not required



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	in such cases?	
19.	(a) Whether the property belongs to any trust or is subject to the rights of any trust?	No
	(b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not Applicable
	(c) If so additional precautions/permissions to be obtained for creation of valid mortgage?	Not Applicable
	(d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not Applicable
20.	(a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	Not Applicable
	(b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	Not Applicable
	(c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	
21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.),	No
22.	(a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	(b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	Not Applicable
23.	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
	(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not Applicable



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	(c) Whether the title documents have any court seal/ marking which points out any litigation/ attachment/ security to court in respect of the property in question? In such case please comment on such Seal/ marking.	Not Applicable
24.	(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	Not Applicable
	(b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	Not Applicable
	(c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	Not Applicable
25.	a) Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Register (ROC), Articles of Association /provision for common seal etc.	Not Applicable
	b) i) Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm? Yes/No.	Yes by Joint Venture Agreement dated 7/7/2025 duly registered with the sub registrar of Mormugao under reg no MOR-1-1342 -2025
	ii) If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company/LLP (seller) and the vendee company (purchaser)?	Yes
	iii) Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller)? Yes/No	No
	iv) If the search reveals encumbrances/charges, whether such charges/encumbrances have been	Not Applicable



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	satisfied? Yes/No	
26.	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	Not Applicable
27.	(a) Whether any POA is involved in the chain of title?	Yes
	(b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	Not Applicable
	(c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/ Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/ units (Builders POA) or (ii) other type of POA (Common POA)	Not Applicable
	(d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	Not Applicable
	(e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA. i. Whether the original POA is verified and the title investigation is done on the basis of original POA?	Not Applicable
	ii. Whether the POA is a registered one?	Not Applicable
	iii. Whether the POA is a special or general one?	Not Applicable
	iv. Whether the POA contains a specific authority for execution of title document in question?	Not Applicable
	(f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please	Not Applicable



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	clarify whether the same has been ascertained from the office of sub-registrar also?)	
	(g) Please comment on the genuineness of POA?	Not Applicable
	(h) The unequivocal opinion on the enforceability and validity of the POA?	Not Applicable
28.	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	Not Applicable
29.	If the property is a flat/ apartment or residential/commercial complex, check and comment on the following:	Not Applicable
	(a) Promoter's/Land owner's title to the land/building	Checked
	(b) Development Agreement / Power of Attorney;	Checked
	(c) Extent of authority of the Developer/ builder	Checked
	(d) Independent title verification of the Land and/or building in question	Checked
	(e) Agreement of sale/Sale Deed (duly registered)	Joint Development Agreement
	(f) Payment of proper stamp duty	Checked
	(g) Requirement of registration of sale agreement, development agreement, POA, etc	Checked
	(h) Approval of building plan, permission of appropriate/ local authority etc	Checked
	(i) Conveyance in favour of Society/ Condominium concerned	Not applicable
	(j) Occupancy Certificate/ allotment letter/ letter of possession	Checked
	(k) Membership details in the Society etc	Not Applicable
	(l) Share Certificates	Not Applicable
	(m) No Objection Letter from the Society	Not Applicable



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	(n) All legal requirements under the local/Municipal laws, regarding ownership of flats/ Apartments/ Building Regulations, Development Control Regulations, Co-operative Societies Laws etc	All requirements are observed
	(o) Requirements, for noting the Bank charges on the records of the Housing Society, if any	Not Applicable
	(p) If property is vacant land & construction is not yet made, approval of lay-out & other precautions, if any	Not Applicable
	(q) Whether numbering pattern of the units/flats tally in all documents(approved plan/agreement plan, etc)	Yes
30.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities of Third Party claims, Liens etc. and details thereof.	Nil Encumbrance Certificate issued by the sub registrar Mormugao .
31.	The Period covered under Encumbrances Certificate and the name of the person in whose favour the encumbrances is created and if so, satisfaction of charge, if any.	30 years
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Not Applicable
33.	(a) Urban land ceiling clearance, whether required and if so, details thereon. (b) Whether No Objection Certificate under the Income Tax Act is required / obtained.	Not Applicable
34.	Details of RTC extracts/ mutation extracts/ Katha extract pertaining to the property in question.	
35.	Whether the name of mortgagor is reflected as owner in the revenue/ Municipal/ Village records?	Not Applicable
36.	(a) Whether the property offered as security is clearly demarcated? (b) Whether the demarcation/ partition of the property is legally valid? (c) Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories/	Yes Yes Yes


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	houses, as the case may be).	
37.	Whether the property can be identified from the following documents, and discrepancy/ doubtful circumstances, if any revealed on such scrutiny? (a) Document in relation to electricity connection; (b) Document in relation to water connection; (c) Document in relation to Sales Tax Registration, if any applicable. (d) Other utility bills, if any.	Available
38.	In respect of the boundaries of the property, whether there is a difference/ discrepancy in any of the title documents or any other documents (Such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/ comment on the same.	No
39.	If the valuation report and/or approved/ sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said documents and that in the title deeds. (If the valuation report and/or approved pan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	Not made available
40.	Any bar/restriction for creation of mortgage under any local / special enactments, details / proper registration of documents, payment of proper stamp duty etc.	No
41.	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Yes, the property is SARFAESI compliant
	Property is SARFAESI compliant (Y/N)	YES.
42.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Mortgage will be created by prospective purchasers
43.	Whether the governing law/ constitutional documents of the mortgagor (other than natural	Mortgage can be


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	persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	created
44.	Additional aspects, relevant for investigation of title as per local laws.	Not required
45.	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	Not required
46.	The specific persons who are required to create mortgage/ to deposit documents creating mortgage.	
47.	1) Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Yes/ No.	The said project is not yet registered with RERA
	2) Whether the project is registered with the Real Estate Regulatory Authority? if so, the details of such registration are to be furnished. Whether the registered Agreement for Sale as prescribed in the above Act / Rules there under is executed?	Not applicable
	3) Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	Not applicable

Date: 28/07/2025
Place: Vasco da Gama


Signature of the Advocate

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CERTIFICATE OF TITLE

I have examined the **Copies of Title Deeds** intended to be deposited relating to the schedule property/(ies) and offered as security by way of **Equitable Mortgage** and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that:

1. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.
2. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices, /Sub-Registrar(s) Office(s), Revenue Records, Municipal /Panchayat Office. I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable/ responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
3. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deed. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.
4. There are no prior Mortgage/ Charges/ encumbrances whatsoever, pertaining to the Immovable Property/(ies) covered by the above said Title Deeds. The property is free from all Encumbrances.
5. The Mortgage if created will be available to the Bank for the Liability of the intending Borrower/s,
6. I certify that **will have** absolute, clear and Marketable title over the Schedule property/ (ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.



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7. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/ documents in **ORIGINAL** would create a valid and enforceable mortgage.

1. Original Joint Development Agreement dated 7/7/2025 duly registered with the sub registrar of Mormugao under No. MOR-1-1342-2025 between Francisco Jose Nunes and his wife Venant Rosy Fernandes and Shantilal Real Estate Services through its partner Ashwin Cholera.

2. Latest Nil Encumbrance certificate issued by the sub registrar of Mormugao

8. There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.
9. It is certified that the property is SARFAESI compliant.

SCHEDULE OF THE PROPERTY/IES

All that Plot No. 01 having an area of 1994.25 sq mts surveyed under survey no. 31/1-A of Dabolim Village, forming part of the property which is bounded as under:

East: By Partly by Plot No. 2 and Partly by 8 mtrs wide road;

South: By Property bearing Survey No. 31/1;

West: By existing 10 mts wide road;

North: By existing 10 mts wide road;

Which Plot No. 1 is part and parcel of an area admeasuring 11875 sq. mts presently surveyed under survey No. 31/1-A of Dabolim Village and which area is part of the property All that property known as "AFORAMENTO OITEIRAL" or "AFORAMENTO" situated at Dabolim, within the jurisdiction of the Village Panchayat of Chicalim, Taluka and Registration-Sub-District of Mormugao, District of South Goa, State of Goa, described in the in the Land Registration Office of the "Comarca" of Salcete as a whole under no. 45255 and under Taluka Revenue office under Martriz No. 87, surveyed under number 31/1 of Dabolim Village, Mormugao Taluka and is bounded as under:

East: By Land of Comunidade of Dabolim.

South: By Land of Comunidade of Dabolim.

West: By the Land of the width of 6 meters reserved for Road.

North: By Land of Comunidade of Dabolim.



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The area admeasuring 11875 sq. mts is bounded as under:

East: by the property survey no 32

West: by property bearing survey no 30/1

North: by Sancoale Village Boundary and road

South: by property bearing survey No. 31/1

Date: 28/07/2025

Place: Vasco da Gama



Signature of the Advocate

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