

Sripad Vyankatesh Pai Patnekar
Advocate.

Office No. 9, First Floor,
Malbhat Heights, Malbhat, Margao Goa.
403 601.

05-07-2013

Sub:- Scrutiny of title.

Sir,

I have gone through the file of AVR Realty and perused the Xerox copies of the following documents:-

- a) Agreement of Sale/Exchange and Development executed on 01-12-2011 between Shri. Siddesh Laxmikant Alve and his wife on one side and MM/s AVR Realty as Purchasers and Shri. Ajit Ramnath Alve and others as Confirming parties. and registered under no. MGO-BK1-06346-2011 CD Number MGOD56 dated 01-12-2011.
- b) Agreement of Sale/Exchange and Development executed on 07-05-2012 between Shri. Gokuldas Ramnath Alve and ors. on one side and MM/s AVR Realty as Purchasers and registered under no. MGO-BK1-02705-2012 CD Number MGOD60 dated 08-05-2012.
- c) Irrevocable Power of attorney executed by Shri. Ajit Ramnath Alve and his wife.

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- d) document regarding cancellation of the mortgage.
- e) Plan of the property surveyed under Chalta no. 172 of P. T. Sheet No. 253 of Margao City.
- f) Nil encumbrance certificate no. 2809/2012 dated 31-12-2012.
- g) Form B of City Survey record.
- h) Description and inscription document of the property described under no. 36612.
- i) Description and inscription document of the property described under no. 41734.
- j) Chart of partition in the Inventory Proceedings No. 16910/75/IInd Addl. which was instituted upon the death of Ramnath Govind Alve.

From the Agreement for sale/Exchange and Development without possession it is mentioned in the recitals that after the death of Shri. Ramnath Govind Alve and his wife Janquibai Ramnath Alve inventory proceedings have been instituted in the Court of the IInd Addl. Civil Judge, Senior Division, Margao bearing inventory proceedings No. 18190/75/IInd Addl.

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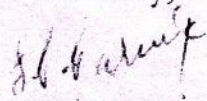
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From the copy of the said allotment made in the said proceedings it is seen that the title of the owners is clear and marketable.

The file is returned herewith.

Yours faithfully,


(S. P. Patnekar)
Advocate.