



Gaurish M. Kudchadkar
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Date: 19/11/2016

This Certificate of Title and Search is given at the request of M/S KAYJI REAL ESTATE PRIVATE LIMITED, a company duly registered under the Indian Companies Act, 1956, with CIN U70109GA1976PTC000269 PAN AAACK8048H, having its Registered office at Anand Bhavan, 1st floor, Old Station Road, Margao, Goa,, in respect of the Plot of Land identified as Plot A-4 admeasuring 12182.00 Sq. meters, surveyed under Survey No. 94/3-B of Varca Village, Salcete, Goa.

CERTIFICATE OF TITLE

With reference to the above referred Plot, after scrutinizing the documents submitted to me, I submit herewith my legal opinion as under:-

I. Description of the Property:

A) Property under Scrutiny:

The property under scrutiny is the property known as LANGOTEM admeasuring 12182.00 Sq. meters and is hereinafter referred to as "SAID PROPERTY".

B) Location:

The SAID PROPERTY now forms an independent and separate property in itself but erstwhile was identified as Plot No. A-4 and erstwhile formed part of the property known as "LANGOTEM" also known as "LANGTEM" situated at Varca, within the Village Panchayat of Varcae, Taluka and Sub-District of Salcete and District of South Goa, State of Goa.

This property known as "LANGOTEM" also known as "LANGTEM" is hereinafter referred to as "SAID ENTIRE PROPERTY".

Office Address: Office No. 203, K.Square, Upper Ground Floor, Pajifond, Margao-Goa. 403601
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C) Registration details of SAID ENTIRE PROPERTY:

The SAID ENTIRE PROPERTY is described as a whole under no. 6665 in erstwhile Land Registration Office of Salcete.

D) Survey Number of the property as per new Land Revenue Code:

The SAID ENTIRE PROPERTY is surveyed under Survey No. 94/3 of Varca Village, while the SAID PROPERTY under Survey No. 94/3-B of Varca Village.

E) Boundaries of the SAID ENTIRE PROPERTY; SAID PROPERTY, Said Portion and the Said Strip:

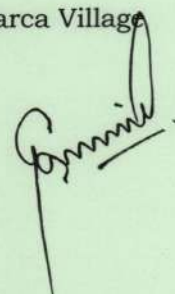
Of the SAID ENTIRE PROPERTY

EAST : By boundary of Village Orlim;
WEST : By the property surveyed under survey No. 98/2;
NORTH : By road;
SOUTH : By the property surveyed under survey Nos. 100/1 and 100/2.

Of the SAID PROPERTY

EAST : partly by remaining part of Survey No. 94/3 and partly by road;
WEST : partly by property under Survey No. 94/2 and partly by Survey No. 98/2;
SOUTH : by remaining part of the property under Survey No. 94/3 of Varca Village;
NORTH : by property under Survey No. 94/3-F of Varca Village

F) Area of the Property under scrutiny:



The property under scrutiny i.e. the Plot A/4 admeasures 12182.00 Sq. metres.

II. Scrutiny of Documents-Search and Investigation:

- That the SAID ENTIRE PROPERTY initially belonged to Smt. Xantabai Gauncar having been allotted to her upon the death of her husband Mr. Madu Venctexa Porobo Gauncar, in pursuance to which the same was inscribed in her name under Inscription No. 43822.

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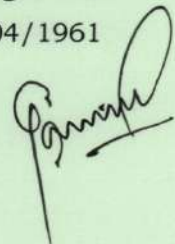
- That said Smt. Xantabai Gauncar vide Public Deed of Sale dated 02.12.1948 at folio 15 onwards of Book No. 710 and Public Deed of Sale dated 11.09.1950 at folio 45 overleaf of Book No. 773, duly registered before the former notary of Judicial Division of Salcete, sold the Said Entire Property to Shri. Puto Bablo Naique.

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- That in pursuance thereto, the SAID ENTIRE PROPERTY described under No. 6665 came to be inscribed in favour of Shri. Puto Bablo Naique under Inscription No. 43823 of Book G-50, he having purchased the same from his predecessor in title vide above referred Sale deed of 1948 and 1950.

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- That the SAID ENTIRE PROPERTY was mortgaged by Shri. Puto Bablo Naique to Mr. Jose Exaltacao de Anunciacao Brito, in pursuance to which the same was inscribed in the name of said Mr. Britto vide Inscription No. 22446 as on 07/04/1960, however, vide Deed of Quittance 03/04/1961 the said mortgage was released and endorsement to that effect was made on 25/04/1961 thereby cancelling the Inscription of Mortgage No. 22446.



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- That said Shri. Puto Bablo Naique who was also known as Shri. Putu Khandekar was married under the regime of communion of assets to Manekbai Khandekar, the later expired on 09/12/1973, leaving behind her widower and moiety holder said Putu Khandekar and sole son Shri. Surendra Khandekar married to Sujata Khandekar.

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- That said Shri. Surendra Khandekar expired on 21/12/1977, leaving behind his widow and moiety holder said Sujata Khandekar and three children Miss. Sarika Khandekar, Miss. Latika Khandekar and Mr. Ashutosh Khandekar.

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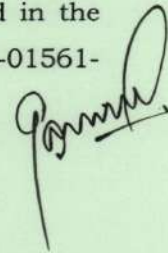
- That on 01/11/1979 said Putu Khandekar also expired leaving behind his only daughter-in-law said Sujata S. Khandekar and three grandchildren named above.

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- That upon the death of above named deceased, an Inventory Proceedings were instituted in the Court of Civil Judge, Senior Division, Ponda, under Inventory Proceedings No. 1/1995, for the partition of the assets left behind by them, wherein the Said Entire Property was listed and described under Item No. 5 of the List and Description of the Assets and vide Judgment and Decree dated 08/01/1996 the Said Entire Property was allotted exclusively to Sujata S. Khandekar.

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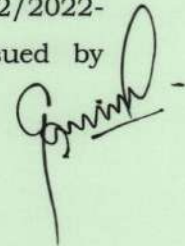
- That vide Deed of Sale dated 17/03/2011 duly registered in the Office of Sub-Registrar of Salcete under no. MGO-BK1-01561-



2011, M/S KAYJI REAL ESTATE PRIVATE LIMITED, purchased the Plot of land identified as A-4 admeasuring 12182.00 Sq. metres, being part of the SAID ENTIRE PROPERTY, which upon partition thereof has been surveyed under Survey No. 94/3-B of Village Varca in pursuance to Order passed by the Dy. Collector & S.D.O of Salcete at Margao Goa, in Partition Case No. LRC/PART/469/2012/8790 dated 22/09/2017

- That M/S KAYJI REAL ESTATE PRIVATE LIMITED, obtained following licences and permission, with intent to develop the SAID PROPERTY by constructing commercial and residential complex being Blocks X, Block Y1, Block Y2, Block Y3, Block Z, Block No. 03 and Block No. 4(part):

- i. Technical Clearance Order under Ref. No. TPM/33568/Var/94/2/2022/1140 dated 09/03/2022 issued by Town and Country Planning Department, South Goa;
- ii. Conversion Sanad under Ref. No. COL/SAL/CONV/56/2021/4811 dated 30/03/2022 issued by the Office of the Collector, South Goa;
- iii. NOC from Health under Ref. No. PHC-CHIN/NOC/22-23/466 dated 30/07/2022 issued by Primary Health Centre, Chinchinim;
- iv. Construction Licence No. VP/VAR/2022-2023/09 dated 18/05/2022 issued by Village Panchayat of Varca;
- v. Consent to Establish under Ref. No. 12/2022-PCB/1328794/O00010043 dated 27/07/2022 issued by Goa State Pollution Control Board

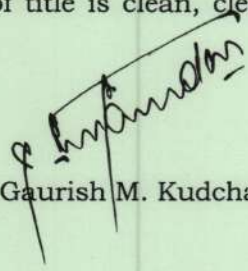


Thus, M/S KAYJI REAL ESTATE PRIVATE LIMITED is the owner of the SAID PROPERTY holding development rights thereto.

Certificate:

I hereby certify that I have personally searched and verified the information furnished in this report. The statements and other information given in this report are correct and true.

I certify that M/S KAYJI REAL ESTATE PRIVATE LIMITED is the owners of the SAID PROPERTY and the flow of title is clean, clear and marketable.


Adv. Gaurish M. Kudchadkar