JRD LEGAL

Advocates

To,

Date: 12th January 2026.

RBST VENTURES PRIVATE LIMITED.

Dear Sir,

REPORT ON TITLE

Re: All that property known as **"PALMGROVE BATIERA"** or **"BHATYER"**, situated at Village Nerul, Taluka Bardez, Sub-District North Goa, within the limits of Village Panchayat of Nerul, along with a residential house constructed thereon bearing House No. 287 admeasuring 175 sq. mts. built up area, the property totally admeasuring 1,175 sq. mts. or thereabouts, which property is described under no. 14801 drawn up at page no. 42 of Book No. B-39 (new) in the Land Registration Office of the Judicial Division of Bardez, not enrolled in the Taluka Revenue Office, surveyed in the old cadastral survey under survey no. 562 and presently bearing Survey No. 26, Sub-Division No. 4, situated at Village Nerul, Taluka Bardez, Sub-District of North Goa, State of Goa, and bounded as follows:

On the East:	By the road;
On the West:	By the properties bearing Survey Nos. 26/3 and 26/5 of Village Nerul;
On the North:	By the property bearing Survey No. 26/2 of Village Nerul;
On the South:	By the properties bearing Survey Nos. 26/7(p) and 26/8

JRD LEGAL
Advocates
of Village Nerul.

(hereinafter referred to as the "**Said Property**").

1. **DOCUMENTS PERUSED:**

i. Deed of Sale with Discharge, Declaration, Acknowledgement of Debt and Mortgage dated 29/11/1922 drawn up at folio nos. 60 to 65 overleaf of Book No. 322 in the Land Registration Office of the Judicial Division of Bardez (translated in English).

ii. Deed of Gift Intervivos dated 18/01/1923 drawn up at folio no. 96 to 97 overleaf of Book No. 323 in the Land Registration Office of the Judicial Division of Bardez (translated in English).

iii. Certificate of Description bearing No. 14801, drawn up at page no. 42 of Book B-39 (new) in the Land Registration Office of the Judicial Division of Bardez (in Portuguese along with its translation).

iv. Certificate of Inscription bearing no. 12709 dated 16/03/1923, drawn up at page no. 27 of Book No. F-21 in the Land Registration Office of the Judicial Division of Bardez (in Portuguese along with its translation).

v. Certificate of Inscription bearing no. 9393 dated 28/01/1935, drawn up at page no. 73v of Book No. G-18 in the Land Registration Office of the Judicial Division of Bardez (in Portuguese along with its translation).

vi. Old Cadastral Plan with respect to Survey No. 562 of Village Nerul Bardez Taluka issued by the office of the Directorate of Settlement and Land Records of Goa.

vii. Registo Do Agrimensor (Surveyor's Register) with respect to the property bearing Old Cadastral No. 562 of Village Nerul, Bardez Taluka (in Portuguese along with its translation).

viii. Numerical Index with respect to the property bearing Old Cadastral No. 562 of Village Nerul, Bardez Taluka (in Portuguese along with its translation).

ix. Auto de Demarcacao (Proceedings of Demarcation) with respect to the property bearing Old Cadastral No. 562 of Village Nerul, Bardez Taluka (in Portuguese along with its translation).

x. Corresponding Certificate dated 19/08/2024 bearing No. 9(02)-207/DSLR-2024/3101 issued by the office of the Directorate of Settlement & Land Records, Goa.

xi. Index of Lands / Form III issued by the office of the Talathi of Nerul with respect to the property bearing Survey No. 26, Sub-Division No. 4, of Village Nerul.

xii. Form 9 pertaining to mutation entry no. 269 issued by the office of the Talathi of Nerul with respect to the property bearing Survey No. 26, Sub-Division No. 4, of Village Nerul.

xiii. Manual Form I and XIV issued by the office of the issued by the office of the Talathi of Nerul with respect to the property bearing Survey No. 26, Sub-Division No. 4, of Village Nerul.

xiv. Deed of Declaration of Succession dated 03/06/1978 drawn up before the office of the Notary Ex-Officio in the Judicial Division of Bardez.

xv. Deed of Acquiescence dated 31/05/2002 drawn up at page nos. 23 to 24 of the Book of Deeds No. 798, before the office of the Notary Ex-Officio of Bardez.

xvi. Public Will dated 31/05/2002 drawn up at page nos. 17 to 18v of Book of Wills bearing No. 229, before the office of the Notary Ex-officio of Bardez.

xvii. Public Will dated 31/05/2002 drawn up at page nos. 19 to 20v of Book of Wills bearing No. 229, before the office of the Notary Ex-officio of Bardez.

xviii. Records of the Inventory Proceedings bearing No. 538/2022/G filed before the Court of Civil Judge Junior Division at Mapusa.

xix. Computerized Form I and XIV dated 07/12/2023 with respect to the property bearing Survey No. 26, Sub-Division No. 4 of Village Nerul, Bardez Taluka.

xx. Land Use Zoning Information dated 15/07/2024 bearing Ref. No. BAR/310/Zoning/NER/TCP/2024 issued by the office of the Town & Country Planning Department of Goa.

xxi. Nil Encumbrance Certificate dated 16/07/2024 bearing No. NEC/9/2024/1953 issued by the office of the Sub-Registrar of Bardez with respect to the property bearing Survey No. 26, Sub-Division No. 4 of Village Nerul, Bardez Taluka.

xxii. Sanad dated 07/11/2024 bearing No. 4/422/CNV/AC-III/2024/1702 issued by the office of the Additional Collector – III of North Goa, Mapusa.

xxiii. Deed of Sale dated 31/01/2025 bearing Registration No. BRZ-1-695-2025 duly registered before the office of the Sub-Registrar of Bardez.

xxiv. Computerized Form I & XIV dated 16/06/2025 with respect to the property bearing Survey No. 26 Sub-Division No. 4 of Village Nerul, Bardez Taluka.

xxv. Technical Clearance Order dated 21/08/2025 bearing Ref. No. TPB/10640/NERUL/TCP-2025/7437 issued by the office of the Town & Country Planning Department of Goa.

xxvi. NOC dated 24/10/2025 bearing No. DHS/2025/DHS0901/O0013/81 issued by the Directorate of Health Services of Bardez.

xxvii. Construction License dated 07/11/2025 bearing No. V.P/NRL/2025-2026/1026 issued by the office of the Village Panchayat of Nerul.

2. Brief History:

On the perusal of the photocopy, scanned copy or electronic copy, as the case may be, of the documents mentioned in Para No. 1 above, we observe as follows:

i. Upon perusal of the Deed of Sale with Discharge, Declaration, Acknowledgement of Debt and Mortgage dated 29/11/1922 drawn up at folio nos. 60 to 65 overleaf of Book No. 322 in the Land Registration Office of the Judicial Division of Bardez, it is observed as under: -

a) The said Deed of Sale with Discharge, Declaration, Acknowledgement of Debt and Mortgage dated 29/11/1922 was executed between, (1) Mr. Visnum Gopala Sinay Bobo E Caculo; his wife, (2) Mrs. Padmavonty Sinainim; (3) Mrs. Subodry Sinainim E Caculo, widow, as the **"First Party"** therein; (4) Mr. Ambrosio Agostinho De Souza Mesquita; his wife, (5) Sinfarosa Soares, as the **"Second Party"** therein; (6) Mr. Joao Miguel Pereira, as the **"Third Party"** therein; and (7) Mr. Pedro Luis Soares, as the **"Fourth Party"** therein.

b) The First Party, i.e. (1) Mr. Visnum Gopala Sinay Bobo E Caculo; his wife, (2) Mrs. Padmavonty Sinainim; and (3) Mrs. Subodry Sinainim E Caculo were the owners of all that property known as "Parte do Palmar Sexto Lote de Batiera" (part of palmgrove of sixth lote of Batiera), situated in the Village and Parish of Nerul, described in the Land Registration office of the Judicial Division Ilhas under no. 8477 drawn up at folio no. 140v of Book No. B-22 (new) (which property is hereinafter referred to as the **"Said Entire Property"**).

Comment: We have not been furnished with a copy of the said Certificate of Description bearing No. 8477 drawn up at folio no. 140v of Book No. B-22 in the Land Registration office of the Judicial Division of Ilhas.

c) The First Party, i.e. (1) Mr. Visnum Gopala Sinay Bobo E Caculo; his wife, (2) Mrs. Padmavonty Sinainim; and (3) Mrs. Subodry Sinainim E Caculo sold **one-fourth ¼ part** of the Said Entire Property known as **"PALMGROVE BATIERA"**, situated in the Village and Parish of Nerul, Bardez Taluka, now forming a distinct part in itself, and was bounded on the **North:** by the property belonging to Sebastiao Vales; on the **East:** by the public road; on the **South:** by the one-fourth ¼ part of the same property belonging to Ambrosio Agostinho de Souza and his wife; and on the **West:** by the remaining part of the same property belonging to Visnum Gopala Sinai Bobo e Caculo (which property is hereinafter referred to as the **"Said Lager Property"**), to the Third Party i.e. **Mr. Joao Miguel Pereira**.

ii. By virtue of the aforementioned Deed of Sale with Discharge, Declaration, Acknowledgement of Debt and Mortgage dated 29/11/1922, **Mr. Joao Miguel Pereira** came to be the owner of the Said Larger Property.

iii. Upon perusal of the Deed of Gift Intervivos dated 18/01/1923 drawn up at folio no. 96 to 97 overleaf of Book No. 323 in the Land Registration Office of the Judicial Division of Bardez, it is observed as under: -

a) The said Deed of Gift Intervivos dated 18/01/1923 was executed between, (1) Mr. Joao Miguel Pereira; his wife, (2) Mrs. Caridade De Souza, as the **"First Party"** therein; (3) Mr. Lourenco Mariano Pereira; and, (4) Mr. Domingos Francisco Pereira, as the **"Second Party"** therein.

b) The First Party i.e. (1) Mr. Joao Miguel Pereira; and his wife, (2) Mrs. Caridade De Souza, gifted the Said Larger Property to their sons (3) **Mr. Lourenco Mariano Pereira**; and, (4) **Mr. Domingos Francisco Pereira** in equal proportion.

iv. Subsequently, the Said Larger Property came to be described in the Certificate of Description bearing No. 14801, drawn up at page no. 42 of Book B-39 (new) in the Land Registration Office of the Judicial Division of Bardez.

v. As per the Certificate of Inscription bearing no. 12709 dated 16/03/1923, drawn up at page no. 27 of Book No. F-21 in the Land Registration Office of the Judicial Division of Bardez, it is recorded that, the Said Larger Property was provisionally inscribed in favour of (1) Mr. Lourenco

Mariano Pereira; and his brother (2) Mr. Domingos Francisco Pereira, having been gifted to them by their parents namely, Mr. Joao Miguel Pereira married to Mrs. Caridade de Souza, by virtue of a Deed of Gift dated 08/01/1923 drawn up at folio no. 96 to 97v of Book No. 323 in the Land Registration office of the Judicial Division of Bardez.

vi. Subsequently, on 18/12/1923, the aforementioned provisional inscription was converted into a definitive inscription and the Said Larger Property was definitely inscribed in favour (1) Mr. Lourenco Mariano Pereira; and his brother (2) Mr. Domingos Francisco Pereira in equal proportion.

vii. As per the Certificate of Inscription bearing no. 9393 dated 28/01/1935, drawn up at page no. 73v of Book No. G-18 in the Land Registration Office of the Judicial Division of Bardez, it is recorded that, one-half ½ of the Said Larger Property was inscribed in favour of Mrs. Sebastiana Almeida e Pereira, wife of Late Lourenco Mariano Pereira, for having purchased the same from Mr. Domingos Francisco Pereira and his wife Mrs. Lilia Naziana Carrasco by virtue of a Deed of Sale dated 18/12/1934 drawn up at page no. 70 to 71 of Book No. 411 in the Land Registration office of the Judicial Division of Bardez.

Comment: We have not been furnished with a copy of the said Deed of Sale dated 18/12/1934 drawn up at page no. 70 to 71 of Book No. 411 in the Land Registration office of the Judicial Division of Bardez.

viii. By virtue of the aforementioned Certificates of Inscription bearing Nos. 12709 and 9393, Mr. Lourenco Mariano Pereira and his wife Mrs. Sebastiana Almeida e Pereira came to be owners of the Said Larger Property.

ix. Pursuant to the above, the Said Larger Property was initially surveyed under Old Cadastral No. 562 of Village Nerul.

x. In the Registo Do Agrimensor (Surveyor's Register) of Village Nerul Bardez Taluka, with respect to the Said Larger Property, it appears that the name of Mr. Lourenco Mariano Pereira was recorded as the landowner therein.

xi. In the Numerical Index of Village Nerul, Bardez Taluka, with respect to the Said Larger Property, it appears that the name of, Mr. Lourenco Mariano Pereira was recorded as the landowner therein.

xii. In the Auto de Demarcacao (Proceedings of Demarcation) dated 17/12/1935 with respect to the Said Larger Property, it appears that the name of Mr. Lourenco Mariano Pereira was recorded as the landowner therein. It is further recorded that, the Land Surveyor proceeded to verify the boundaries of the Said Larger Property in terms of Legislative Diploma No. 764 dated 26th November 1934, as the boundaries of the Said Larger Property were imperfectly demarcated. Hence, the same

were verified and demarcated as per the details appearing in the respective plan bearing no. 562, with 5 (five) marking stones of laterite.

xiii. As per the Corresponding Certificate dated 19/08/2024 bearing No. 9(02)-207/DSLR-2024/3101 issued by the office of the Directorate of Settlement & Land Records, Goa, the Said Larger Property bearing Old Cadastral No. 562 corresponds to the property presently bearing Survey No. 26, Sub-Division No. 4 of Village Nerul, Bardez Taluka.

xiv. The property known as **"PALMGROVE BATIERA"** or **"BHATYER"** bearing old Cadastral No. 562, is surveyed in the survey records under Survey No. 26, Sub-Division No. 4, admeasuring 1,175 sq. mts., along with a residential house constructed thereon, bearing House No. 287 admeasuring 175 sq. mts. built up area, situated at Village Nerul, Bardez Taluka, within the local limits of the Village Panchayat of Nerul, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa (hereinafter referred to as the **"Said Property"**).

xv. Vide the Index of Lands / Form III issued by the office of the Talathi of Nerul with respect to the **Said Property**, it is observed that the name of Mr. Lourenco Pereira was recorded in the Occupant's Column vide mutation entry no. 269.

xvi. Upon perusal of the Form 9 with respect to the **Said Property** issued by the office of the Talathi of Nerul, it is observed that the name of Mr. Lourenco Pereira was recorded therein vide mutation entry no. 269, as the Occupant of the **Said Property** since before survey.

xvii. Upon perusal of the Manual Form I & XIV issued by the office of the Talathi of Nerul with respect to the **Said Property**, it is observed that the name of Mr. Lourenco Pereira was recorded in the Occupant's Column vide mutation entry no. 269.

xviii. Upon perusal of the Deed of Declaration of Succession dated 03/06/1978 drawn up before the office of the Notary Ex-Officio in the Judicial Division of Bardez, it is observed as under: -

a) The said Deed of Declaration of Succession dated 03/06/1978 was executed by Mr. Marcus Miguel Jeronimo Pereira, son of Late Lourenco Mariano Pereira as the **"Interested Party"** therein.

b) Late Lourenco Mariano Pereira expired on 16/02/1974 without a will or any other testamentary disposition of his assets, leaving behind Mrs. Sebastiana Almeida as his widow and moiety holder and his only son, Mr. Marcus Miguel Jeronimo Pereira as his sole and universal heir.

xix. Upon perusal of the Deed of Acquiescence dated 31/05/2002 drawn up at page nos. 23 to 24 of the Book of Deeds No. 798, before the office of the Notary Ex-Officio of Bardez, it is observed as under: -

a) The said Deed of Acquiescence dated 31/05/2002 was executed by, (1) Mr. Marcus Miguel Jerenimo Pereira, son of Late Lourenco Mariano Pereira; and his wife (2) Mrs. Melita Esmeralda Pereira as the **"Parties"** therein.

b) Mr. Marcus Miguel Jerenimo Pereira was married to Mrs. Melita Esmeralda Pereira under the regime of communion of assets and had one son namely, Mr. Savio Mario Anthony Pereira married to Mrs. Susana Pereira out of their wedlock.

c) Mr. Marcus Miguel Jerenimo Pereira and his wife Mrs. Melita Esmeralda Pereira were desirous of bequeathing all their disposable right title and interest in the **Said Property** to their Mr. Savio Mario Anthony Pereira married to Mrs. Susana Pereira and thus they authorized each other to make their respective wills by virtue of the said Deed of Acquiescence dated 31/05/2002.

xx. Upon perusal of the Public Will dated 31/05/2002 drawn up at page nos. 17 to 18v of Book of Wills bearing No. 229, before the office of the Notary Ex-officio of Bardez, it is observed as under: -

a) The said Public Will dated 31/05/2002 was executed by Mr. Marcus Miguel Jerenimo Pereira as the **"Testator"** therein.

b) Mr. Marcus Miguel Jerenimo Pereira, on account of his disposable share, bequeathed all his rights, title and interest in the **Said Property** to his son, Mr. Savio Mario Anthony Pereira married to Mrs. Susana Pereira, by virtue of the said Public Will dated 31/05/2002.

xxi. Upon perusal of the Public Will dated 31/05/2002 drawn up at page nos. 19 to 20v of Book of Wills bearing No. 229, before the office of the Notary Ex-officio of Bardez, it is observed as under: -

a) The said Public Will dated 31/05/2002 was executed by Mrs. Melita Exmeralda Pereira as the **"Testatrix"** therein.

b) Mrs. Melita Exmeralda Pereira, on account of her disposable share, bequeathed all her rights, title and interest in the **Said Property** to her son, Mr. Savio Mario Anthony Pereira married

to Mrs. Susana Pereira, by virtue of the said Public Will dated 31/05/2002.

xxii. Upon perusal of the records of the Inventory Proceedings bearing No. 538/2022/G filed before the Court of Civil Judge Junior Division at Mapusa, it is observed as under: -

a) The said Inventory Proceedings bearing No. 538/2022/G was filed by Mr. Savio Mario Anthony Pereira alias Savio Mario A Pereira on the demise of the following people: -

1) Late Lourenco Pereira alias Lourenco Mariano Pereira alias Laurenco Pereira alias Lawrence Mariano Pereira alias Lawrence Pereira alias Lawrence Pereira alias Lorenco Pereira alias Mariano Pereira;

2) Late Sebastiana Almeida Pereira alias Sebastiana Almeida;

3) Late Marcus Lawrence Pereira alias Marcus Pereira alias Markus Pereira alias Marcos Miguel Jerenimo Pereira alias Marcus Miguel Jerenimo Pereira;

4) Late Melita Pereira alias Melita alias Melita Esmeralda Pereira.

b) Late Lourenco Pereira alias Lourenco Mariano Pereira alias Laurenco Pereira alias Lawrence Mariano Pereira alias Lawrence Pereira alias Lawrence Pereira alias Lorenco Pereira alias Mariano Pereira and his wife Late Sebastiana Almeida Pereira alias Sebastiana Almeida expired on 16/02/1974 and 28/06/1989 respectively, without a will or any testamentary disposition of their last wish, leaving behind their only child Mr. Marcus Lawrence Pereira alias Marcus Pereira alias Markus Pereira alias Marcos Miguel Jerenimo Pereira alias Marcus Miguel Jerenimo Pereira married to Mrs. Melita Pereira alias Melita alias Melita Esmeralda Pereira as their sole and universal heir.

c) Late Marcus Lawrence Pereira alias Marcus Pereira alias Markus Pereira alias Marcos Miguel Jerenimo Pereira alias Marcus Miguel Jerenimo Pereira and his wife Late Melita Pereira alias Melita alias Melita Esmeralda Pereira expired on 07/04/2006 and 27/12/2018 respectively, leaving behind their only child Mr. Savio Mario Anthony Pereira alias Savio Mario A Pereira married to Mrs. Susana Olinda Pereira alias Susana Pereira as their sole and universal heir.

d) Late Marcus Lawrence Pereira alias Marcus Pereira alias Markus Pereira alias Marcos Miguel Jerenimo Pereira alias Marcus Miguel Jerenimo Pereira and his wife Late Melita Pereira alias Melita alias Melita Esmeralda Pereira expired leaving behind their respective Wills dated 31/05/2002, by virtue of which they bequeathed the **Said Property** to their son Mr. Savio Mario Anthony Pereira alias Savio Mario A Pereira.

e) The **Said Property** was listed at Item No. 1 of the Final List of Assets dated 31/03/2023 filed in the said Inventory Proceedings bearing No. 538/2022/G.

f) As per the Final Chart of Partition dated 19/04/2023, the **Said Property** was allotted to Mr. Savio Mario Anthony Pereira alias Savio Mario A Pereira married to Mrs. Susana Olinda Pereira alias Susana Pereira.

g) The Final Chart of Partition dated 19/04/2023 was confirmed and made absolute by virtue of the Order dated 05/05/2023 passed in the said Inventory proceedings bearing No. 538/2022/G.

xxiii. By virtue of the aforementioned Inventory proceedings bearing No. 538/2022/G, **Mr. Savio Mario Anthony Pereira alias Savio Mario A**

Pereira and his wife **Mrs. Susana Olinda Pereira alias Susana Pereira** came to be the owners of the **Said Property**.

xxiv. Upon perusal of the Computerized Form I & XIV dated 07/12/2023, it is observed that the name of Lourenco Pereira was deleted therefrom and the names of, **(1) Mr. Savio Anthony Pereira alias Savio Mario A Pereira**; and **(2) Mrs. Susana Olinda Pereira alias Susana Olinda Fernandes** were recorded in the Occupant's Column with respect to the **Said Property** vide mutation entry no. 89975.

xxv. Upon perusal of the Land Use Zoning Information dated 15/07/2024 bearing Ref. No. BAR/310/Zoning/NER/TCP/2024 issued by the office of the Town & Country Planning Department of Goa, it is observed that the **Said Property** is earmarked as ***"Settlement Zone having VP-1 status with Permissible FAR-80"*** as per the Regional Plan for Goa 2021.

xxvi. Upon perusal of the Nil Encumbrance Certificate dated 16/07/2024 bearing No. NEC/9/2024/1953 issued by the office of the Sub-Registrar of Bardez, it is observed that, there are no encumbrances on the **Said Property** for a period of nine (9) years i.e. from 01/02/2015 till 04/07/2024.

xxvii. Upon perusal of the Sanad dated 07/11/2024 bearing No. 4/422/CNV/AC-III/2024/1702 issued by the office of the Additional Collector – III of North Goa, Mapusa, it is observed that, they have granted their permission to Mr. Savio Mario Anthony Pereira and his wife Mrs. Susana Olinda Pereira to use an area admeasuring 1,000 sq. mts. out of the **Said Property** for residential purposes.

xxviii. Vide a Deed of Sale dated 31/01/2025 bearing Registration No. BRZ-1-695-2025 duly registered before the office of the Sub-Registrar of Bardez, Mr. Savio Mario Anthony Pereira alias Savio Mario A Pereira and his wife Mrs. Susana Olinda Pereira alias Susana Pereira alias Susana Olinda Fernandes as the **"Vendors"** therein, M/s. Lifestyle Realiity; and Mr. Mario Savio Ignatius D'Sa as the **"Confirming Parties"**, sold the **Said Property** to **RBST Ventures Private Limited** for a monetary consideration mentioned therein.

xxix. Upon perusal of the Computerized Form I & XIV dated 16/06/2025 with respect to the **Said Property**, it is observed that the name of **RBST Ventures Private Limited** was recorded in the Occupant's Column vide mutation entry no. 101153 having purchased the **Said Property** by virtue of the aforementioned Deed of Sale dated 31/01/2025.

xxx. Upon perusal of the Technical Clearance Order dated 21/08/2025 bearing Ref. No. TPB/10640/NERUL/TCP-2025/7437 issued by the office of the Town & Country Planning Department of Goa, it is observed that, they have granted their permission to **RBST Ventures Private Limited** to carry out the proposed construction of residential building, swimming pool & compound wall as per the approved plans on the **Said Property**.

xxxi. Upon perusal of the NOC dated 24/10/2025 bearing No. DHS/2025/DHS0901/O0013/81 issued by the Directorate of Health Services of Bardez, it is observed that they have granted their no objection from sanitary point of view to RBST Ventures Private Limited to carry out the proposed construction of residential building, swimming pool & compound wall as per the approved plans on the **Said Property**.

xxxii. Upon perusal of the Construction License dated 07/11/2025 bearing No. V.P/NRL/2025-2026/1026 issued by the office of the Village Panchayat of Nerul, it is observed that they have granted license to RBST Ventures Private Limited to carry out the proposed construction of residential building swimming pool and compound wall on the **Said Property**.

3. Public Notice:

i. On behalf of RBST Ventures Private Limited, we issued a Public Notice dated 12/10/2024 with respect to the **Said Property** in two newspapers namely, (1) The Navhind Times (in English); and (2) Gomantak (in Marathi), for inviting any objections or claims pertaining to the title of (1) Mr. Savio Mario Anthony Pereira alias Savio Mario A Pereira; and (2) Mrs. Susana Olinda Pereira alias Susana Olinda Fernandes with respect to the **Said Property** within a period of 15 (fifteen) days from the date of the said Public Notice and no objection/s with respect to the Public Notice has been received till date.

4. Form I & XIV / Revenue Records of Survey No. 26, Sub-Division No. 4, of Village Nerul, Bardez Taluka:

i. It appears from the Manual Form I & XIV with respect to the property bearing Survey No. 26, Sub-Division No. 4, admeasuring 1,175 sq. mts., that the name of Mr. Lourenco Pereira was recorded in the Occupant's Column vide mutation entry no. 269.

ii. It appears from the Computerized Form I & XIV dated 07/12/2023 with respect to the property bearing Survey No. 26, Sub-Division No. 4, admeasuring 1,175 sq. mts., that the name of Mr. Lourenco Pereira was deleted therefrom and the names of (1) Mr. Savio Anthony Pereira alias Savio Mario A Pereira; and (2) Mrs. Susana Olinda Pereira alias Susana

Olinda Fernandes were recorded in the Occupant's Column vide mutation entry no. 89975.

iii. It appears from the Computerized Form I & XIV dated 16/06/2025 with respect to the property bearing Survey No. 26, Sub-Division No. 4, admeasuring 1,175 sq. mts. that the names of, (1) Mr. Savio Anthony Pereira alias Savio Mario A Pereira; and (2) Mrs. Susana Olinda Pereira alias Susana Olinda Fernandes were deleted therefrom and the name of **RBST Ventures Private Limited** was recorded in the Occupant's Column vide mutation entry no. 101153.

5. QUALIFICATIONS / VERIFICATIONS:

i. We have not carried out any independent searches, unless otherwise specifically mentioned herein.

ii. We have perused through the aforementioned documents as mentioned in Clause 1.

6. CRITICAL OBSERVATIONS: None.

7. CONCLUSION:

In view of what is stated hereinabove, we are of the opinion that the title of **RBST Ventures Private Limited** with respect to the **Said Property** admeasuring **1,175 sq. mts.** is clear and marketable.

8. GENERAL:

a. This Title Report merely certifies the matters expressly dealt with in the Report. The Title Report does not consider or certify any other questions not expressly answered in the Report.

b. This Title Report is issued solely on the basis of the documents you have provided to date, as specifically mentioned in this Title Report, and we are under no obligation to update this Title Report with any information, replies or documents we receive after this date.

c. Save as specifically stated in this Title Report, we have not inspected or reviewed the original documents in respect of the Said Property.

d. We have not been provided with any plans or photocopies of plans [including as annexures to any documents] except as specifically mentioned in this Title Report.

e. We have not verified whether appropriate stamp duty has been paid on the various documents referred to in this Title Report.

f. In accordance with our scope of work and our qualifications:

i) We have not visited the site on which the Property is situated.

ii) We have not independently verified the area or boundaries of the Property. We have referred to and retained the measurements in hectares, acres and square meters, and the boundaries, of the Property, as we have found them in various documents.

iii) We also do not express our opinion on matters related to actual physical use of the Property.

iv) We have not verified the market value of the Property or/and we do not express any opinion on this issue.

v) We do not express an opinion relating to plan permissions, approvals or development potential of the Property.

g. We express no view about the zoning, user, reservations or FSI of the Property.

h. Save as otherwise stated in this Title Report, we express no view with respect to any structures or buildings standing on the Said Property.

i. We have been informed by you that you have not been served with or received any notice from the government or any other local body or authority with respect to the **Said Property** or any portion of it, including with respect to the acquisition, requisition, reservation or setback of the Property or any portion of it. We have assumed the genuineness of these assertions and have not verified issues relating to acquisition, requisition, reservation or setback of the Property or any portion of the Property by governmental authorities.

j. We have not independently validated the taxes / cess / duties / charges payable in respect of the Property and make no comment with respect to these.

JRD LEGAL

Advocates

k. We have not carried out a search of the registers or records maintained with the concerned offices or websites of the Registrar / Sub-Registrar of Assurances or any other authorities.

l. We have not carried out any searches at the offices or websites of the Registrar of Companies.

m. We have not carried out any searches on any websites or in the records of any courts or governmental or regulatory agencies, authorities or bodies and have accepted based on your assertions that there are no pending litigations, proceedings, enquiries etc. before any court of law, tribunal, authority etc. in respect of the Said Property.

n. We have not conducted any searches with respect to the information available with the Goa Real Estate Regulatory Authority (RERA) or on the website of the Goa RERA relating to the Said Property.

o. We have not independently verified the information submitted to the Goa RERA or displayed on the website of the Goa RERA in relation to the Property.

p. For the purpose of this Title Report, we have assumed:

i) the legal capacity of all-natural persons, genuineness of all signatures, and authenticity and completeness of all documents submitted to us as certified or photocopies;

ii) that the persons executing documents have the necessary authority to execute them;

iii) that wherever any minors' rights are involved, these have been dealt with by their right / natural guardian for legal necessity and have not been challenged by such minors upon their attaining majority;

iv) that all amounts required to be paid to landowners under sale deeds / development agreements have been paid;

v) that there have been no amendments or changes to the documents we have examined;

vi) that all prior documents have been adequately stamped and duly registered;

vii) that each document binds the parties intended to be bound by it;

viii) that the photocopies provided to us are accurate photocopies of originals;

ix) that all translations of documents provided to us are complete and accurate;

x) the accuracy and completeness of all the factual statements and representations made in the documents;

xi) that all of the information (including the documents) supplied to us was, when given, and remains true, complete, accurate and not misleading;

xii) that any statements in the documents, authorisation or any Reports or confirmations that we have relied upon to issue this Title Report are correct and otherwise genuine;

q. For the purposes of this Title Report, we have relied upon:

i) Photocopies / typed copy of documents where original documents were not available.

ii) Photocopies of the documents provided to us as enlisted in clause 2 above.

r. For the purpose of this Title Report, we have relied upon information relating to lineage as available in the revenue records and as provided by you.

s. A Report, determination, notification, opinion or the like provided by any professional will not be binding on an Indian court or any arbitrator or judicial or regulatory body, which would have to be independently satisfied, despite any provision to the contrary in such a document.

t. Even though this document is titled "Title Report", it is in fact an opinion based on the documents we have reviewed. This Title Report has been provided at the request of the client to whom it is addressed.

u. This Title Report is limited to matters related to Indian law alone (as on the date of this Title Report) and we express no opinion on laws of any other jurisdiction.

4. This opinion is addressed to **RBST Ventures Private Limited** alone. This opinion may not be disclosed, furnished, quoted or relied on by any person or entity other than **RBST Ventures Private Limited**, alone for any purpose without our prior written consent. It may however be disclosed or furnished by **RBST Ventures Private Limited** as may be required in connection with any transaction or legal process or in relation to an inquiry or demand by any Indian governmental or regulatory authority.

5. Our liability relating to the services provided in connection with the preparation **of this opinion on title shall not exceed fifty percent (50%) of the professional fees** paid by **RBST Ventures Private Limited** alone for these services. In no event shall we be liable for any consequential, special, incidental

JRD LEGAL

Advocates

or punitive loss, damage or expense, even if we have been advised of the possibility of such loss, damage or expense.

JRD Legal.

Ms. Sujai Joshi

Managing Partner