



Date: 15/07/2025

This Certificate of Title and Search is given at the request of **INTOWN SPACE CREATION LLP**, a Limited Liability Partnership, registered with LLP Identification No. ACM-3059, with Regd. Address at N-15, 4th Floor, Terrace Room, Opp Vijay Sales, Sector-18 Noida Gautam Buddha Nagar Uttar Pradesh 201301, in respect of undivided 990.00 Sq. Meters of the property admeasuring an area of 5790.00 Sq. Meters, forming part of the property DACLEMBATA surveyed under Survey No. 30/12 of Pale Village, situated at Pale, Mormugao, Goa.

CERTIFICATE OF TITLE

With reference to the above referred Property, 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 undivided 990.00 Sq. Meters of the property admeasuring an area of 5790.00 Sq. Meters, forming part of the Larger Property known as "DACLEMBATA", situated within the limits of Village Panchayat of Velsao, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa, surveyed under Survey No. 30/12 of Pale Village, not described in the Land registration Office but enrolled in the Taluka revenue office under Matriz No. 382.

The property "DACLEMBATA", is herein after referred to as "SAID LARGER PROPERTY";

The property admeasuring an area of 5790.00 Sq. Meters, is hereinafter referred to as "SAID PROPERTY";

[Handwritten signature]

The area admeasuring 990.00 Sq. Meters, is hereinafter referred to as "SAID UNDIVIDED SHARE";

B) Location:

situated within the limits of Village Panchayat of Velsao, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa.

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

The Said Property is surveyed under Survey No. 30/12 of Pale Village.

D) Boundaries of the Said Property:

East : by existing 10.00 meters wide road;
West : by part of the Said Larger Property;
North : by 10.00 meters wider road; and
South : by part of the Said Larger Property.

F) Area of the SAID PROPERTY and SAID UNDIVIDED SHARE:

The SAID PROPERTY admeasures 5790.00 Sq. Meters while the undivided share is 990.00 sq. mts of 5790.00 Sq. Meters.

Flow of Title:

Vide Deed of Sale dated 30/11/2011 duly registered in the office of the Sub-Registrar, Mormugao under Reg. No. 1659 at pages 120 to 141, Book No. I, Vol. No. 1352 dated 12/12/2011 read with Deed of Rectification dated 27/10/2022 duly registered in the office of the Sub-Registrar, Mormugao under Reg. No. MOR-1-1818-2022, Yogmaya Hostels Private Limited, became the owner of the Said Property which in turn forms part of the Said Larger Property.

With intent to develop the part of the SAID PROPERTY by constructing multi-storied buildings therein, the Yogmaya Hostels Private Limited, after obtaining all necessary permission and approvals, has constructed three Building Blocks identified as Block A, A1 and B, which Blocks are duly

constructed and completed as approved with the name of the Complex as Mercy Souja Royale also known as Oceanview Apartment.

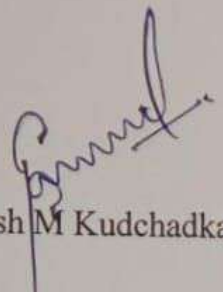
With intent to develop the remaining part of the SAID PROPERTY by constructing a Building identified as Building Block C to be consisting of Stilt Floor, First Floor, Second Floor and Roof Floor, the Yogmaya Hostels Private Limited obtained following approvals, licences and permissions:

- (i) Technical Clearance Order dated 22/01/2025 under Ref. No. DH/6916/Pale/30/12/2025/93 from the Office of the Dy. Town Planner, Town and Country Planning Department, Vasco-Da-Gama;
- (ii) NOC dated 04/02/2025 from Primary Health Centre, Cansaulim, under Ref. No. DHS/2025/DHS0901/O0014/21;
- (iii) Construction Licence dated 28/02/2025 under Ref. No. VP/VP/2024-25/33 from the Office of the Village Panchayat of Velsao-Pale-Issorcim;
- (iv) Conversion Sanad dated 28/03/2025 under Ref. No. CCMOR02-25-125/100 issued by the Office of the Collector, South-Goa, Margao.

Vide Agreement of Sale dated 29/05/2025, duly registered in the Office of the Sub-Registrar, Mormugao, under reg. No. MOR-1-1046-2025, said Yogmaya Hostels Private Limited has agreed to sell unto Intown Space Creation LLP, a Limited Liability Partnership the title of the Said Undivided Share of the SAID PROPERTY along with its development potential thereof and pending the transfer of title, Intown Space Creation LLP has been permitted to develop the Said Undivided Share.

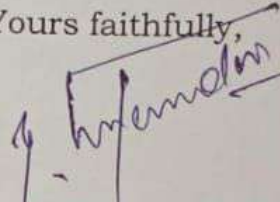
Certificate:

On the basis of the documents as referred above, I certify that in pursuance to Deed of Sale dated 30/11/2011, the ownership of the Said Property vests with Yogmaya Hostels Private Limited while Intown Space Creation LLP holds interest and development rights to the Said Undivided Share of the Said Property.


Adv. Gaurish M. Kudchadkar

This Title Report which is issued at the request of Intown Space Creation LLP is solely based on the documents submitted to me which I have referred in my report and the undersigned does not assure any liability to any person for the opinion expressed in this report.

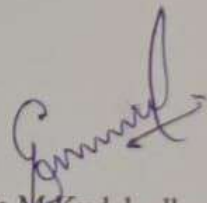
Yours faithfully,



Gaurish M. Kudchadkar
B.Com., LL.M.

ADVOCATE

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Near Shree Krishna Temple,
Pajifond, Margao Goa 403601



Adv. Gaurish M. Kudchadkar