

October 07, 2019

To

M/S. AMBIENCE REAL ESTATE DEVELOPERS
CHICALIM, GOA.

Dear Sir,

Re: Title Opinion in respect of project "Residencia St. Andre" in respect of
property mentioned in Schedule I & II

SCHEDULE I

All That Property being the property named as 'BENAPEDDA' situated at Vaddem, Vasco d agama Goa Mormugao Taluka , district South Goa , Goa and Sub-Registration of Mormugao, within the jurisdiction of Mormugao Municipal Council and Mormugao Planning and Development Authority, not registered in the Land Registry of Salcete but enrolled in the Taluka revenue Office of Mormugao, Vasco d agama under 'Matriz' no 329 and entered in the survey records under Chalta no.18 to 22 of P.T. Sheet No.68 of City Survey of Vasco d agama , Goa admeasuring 2348.00sqmts which falls in Ward no.20 and bounded as follows

On the North: By top of Hill – Chalta No.83 belonging to Cuny Convent,

On the South: By Chalta no.23,

On the East: By Chalta no 25 belonging to the heirs of Mrs Maria Ismara Pereira and

On the West: By Chalta no 9.



SCHEDULE -II

ALL THAT PROPERTY being 690.00 in the property named as 'Bailo Dongor' situated at Vaddem, Vasco d agama within the jurisdiction of Mormugao Municipal Council , Taluka and registration Sub -District of Mormugao , district of South Goa , Goa, surveyed under Chalta No 83-A of P.T. Sheet No 68 of the City Survey of Vasco d agama, and bounded as under:

North By the properties of Fr .Joao Araujo of the Confraria De Santas Almas of the Church of Mormugao and of Pudeniadade Araujo,

South: By the property of Francisco Xavier Do Carmo Vas,

East: By the properties of Fabrica of Mormugao Church, the Confraria of Nossa Senhora de Guia of Fransco Xavier de Araujo of Joao Ernesto Mazarelo, Amelia Fernandes, Joao Sanches and Inacio Pedro Sanches,

West: By the Village of Mormugao

TITLE DEEDS IN ORIGINAL SEEN BY ME

1. Certificate issued by Mr. A.V. Figueiredo, Head of Taluka Revenue Office of Mormugao, Vasco da Gama, Goa dated 20/06/1997.
2. Deed of Gift dated 24/05/2018 executed by Confraria De Santissimo Sacramento E De Nossa Senhora De Guia Da Igreja De Vasco alias Confre da Confraria do Santissimo Sacramento e de Nossa Senhora de Guia in faovur of Fabrica De Igreja De Vasco da Gama alias Fabrica De Igreja De St. Andre Vasco da Gama, registered before the Sub-Registrar of Mormugao under Book-1

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Document Registration Number MOR-BK-100949-2018 CD
Number MORD31 on date 24/05/2018.

3. Deed of Sale dated 29/03/1975 executed by 1) Mrs. Nina Alvares De Souza, daughter of Vicente Alvares and her husband 2) Mr. Fred John De Souza, resident of Vasco da Gama, Goa, in favour of The Congregation of St. Joseph of Cluny, a society registered in Goa under Registration no.RS/56/73 dated 29/07/1973, registered under no.295 at pages 392 to 397 Book no.I, Volume no.25 dated 24/12/1975.
4. Exchange Deed dated 03/09/2018 executed by Institution of Congregation of St. Joseph of Cluny alias The Congregation of St. Joseph of Cluny, a society registered in Goa, having its office at Vaddem, Vasco da Gama, Goa in favour of Fabrica De Igreja De Vasco da Gama alias Fabrica De Igreja De St. Andre, Vasco da Gama registered under Book -1 Document Registration Number MOR-BK1-01592-2018 CD Number MORD33 on date 03-09-2018 before the Sub-Registrar of Mormugao, Vasco da Gama, Goa.
5. Agreement of Settlement dated 3/03/2016 executed by the Confre de Confraria Do Santissimo Sacramento E De Nossa Senhora De Guia Da Igreja de Vasco, the Settlor, Fabrica De Igreja De St. Andre, Vasco da Gama, the Confirming party in favour of Mr. Menino Rafeal Braganza and Mrs. Pasquinha Braganza, the Settlees, which agreement is notarized before Adv. Audrey E Vales, Notary, Vasco da Gama, Goa under no.3470 dated 03/03/2016.

6. Agreement of Settlement dated 25/02/2016 executed by the Confraria Do Santissimo Sacramento E De Nossa Senhora De Guia Da Igreja de Vasco, the Settlor Fabrica De Igreja De St. Andre, Vasco da Gama, the Confirming party in favour of Mrs. Apolonia Bernardina Pereira, the Settles, which agreement is notarized before Adv. Audrey E Vales, Notary, Vasco da Gama, Goa under no.3455 dated 25/02/2016.
7. Agreement of Settlement dated 5/04/2016 executed by the Confraria Do Santissimo Sacramento E De Nossa Senhora De Guia Da Igreja de Vasco, the Settlor Fabrica De Igreja De St. Andre, Vasco da Gama, the Confirming party in favour of 1. Mr. Domingos Fernandes, 2. Mrs. Tanita Fernandes, 3. Miss Jenifer Fernandes 4. Miss Rachel Fernandes, 5. Miss Leau Eliza Fernandes, 6. Mr. Joel Souza, the Settles, which agreement is notarized before Adv. Audrey E Vales, Notary, Vasco da Gama, Goa under no.3529 dated 05/04/2016.
8. Agreement of Settlement dated 18/04/2016 executed by the Confraria Do Santissimo Sacramento E De Nossa Senhora De Guia Da Igreja de Vasco, the Settlor, Fabrica De Igreja De St. Andre, Vasco da Gama, the Confirming party in favour of Miss Argentina Colaco alias Argentina Colaco, the Settle, which agreement is notarized before Adv. Audrey E Vales, Notary, Vasco da Gama, Goa under no.3562 dated 18/04/2016.
9. Agreement of Settlement dated 18/04/2016 executed by the Confraria Do Santissimo Sacramento E De Nossa Senhora De



Guia Da Igreja de Vasco, the Settlor, Fabrica De Igreja De St. Andre, Vasco da Gama, the Confirming party in faovur of Mrs. Milagrina Coelho, the Settlee, which agreement is notarized before Adv. Audrey E Vales, Notary, Vasco da Gama, Goa under no.3561 dated 18/04/2016.

10. Agreement of Development dated 29/11/2018, between The Fabrica De Igreja Vasco da Gama also known as Fabrica De Igreja De St. Andre Vasco da Gama and M/s. Ambience Real Estate Developers, sole proprietary concern of Mr. John Vincent Soares, having its office at Chicalim, Goa registered before the Sub Registrar of Mormugao, Goa under Book-1 Document Registration Number MOR-BK-02390-2018 CD Number MORD36 on Date 30/11/2018

11. General Power of Attorney dated 29/11/2018 executed by The Fabrica De Igreja Vasco da Gama also known as Fabrica De Igreja De St. Andre Vasco da Gama in favour of the Developer, M/s. Ambience Real Estate Developers, sole proprietary concern of Mr. John Vincent Soares, having its office at Chicalim, Goa registered before the Sub Registrar of Mormugao, Vasco da Gama, Goa under Register of Power of Attorney Document Registration Number MOR-BKPoA-00056-2018 CD Number MORD36 on Date 30/11/2018.

12. Judgment and Order under the Court of the Dy. Collector/SDO, Mormugao Taluka, Vasco da Gama, Goa under Case No.LRC/PART/183/2018/648 dated 12/03/2019.



13. Form D of Property surveyed under Chalta no.83 P.T. Sheet no.68.
14. Form D of Property surveyed under Chalta no.83-A P.T. Sheet no.68.
15. Form D Survey records under Chalta no.18 to 22 of P.T. Sheet No.68 of City Survey of Vasco da gama, Goa
16. Survey Plan of Property surveyed under Chalta no.83 P.T. Sheet no.68.
17. Survey Plan of Property surveyed under Chalta no.83-A P.T. Sheet no.68.
18. Survey Plan of Property surveyed under Chalta no.18 to 22 of P.T. Sheet No.68 of City Survey of Vasco da gama, Goa
19. Sanad issued by the Office of the Collector, South Goa District, Margao under no.AC-I/MR/SG/CONV/ 10/2019/ 11026 dated 01/10/2019.
20. Development Permission issued by the Mormugao Planning and Development Authority, Vasco da Gama, Goa under ref . no.MPDA/1A-F-18/2018-19/173 dated 29/03/2019.
21. Construction Licence issued by the Mormugao Municipal Council, Vasco da Gama, Goa under Licence no.07/2019 dated 10/05/2019.
22. Approved Plan of Building.

Description of Immovable Property

SCHEDULE I

All That Property being the property named as 'BENAPEDDA' situated at Vaddem, Vasco da gama Goa Mormugao Taluka , district South Goa , Goa and Sub-Registration of Mormugao, within the jurisdiction of Mormugao Municipal Council and Mormugao Planning and Development

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Authority, not registered in the Land Registry of Salcete but enrolled in the Taluka revenue Office of Mormugao, Vasco d agama under matriz no 329 and entered in the survey records under Chalta no.18 to 22 of P.T. Sheet No.68 of City Survey of Vasco d agama , Goa admeasuring 2348.00sqmts which falls in Ward no .20 and bounded as follows

On the North: By top of Hill – Chalta No.83 belonging to Cuny Convent,

On the South: By Chalta no.23,

On the East: By Chalta no 25 belonging to the heirs of Mrs Maria Ismara Pereira,

On the West: By Chalta no 9.

SCHEDULE –II

ALL THAT PROPERTY being 690.00/5493.00sqmts undivided share in the property named as 'Bailo Dongor' situated at Vaddem, Vasco d agama within the jurisdiction of Mormugao Municipal Council , Taluka and registration Sub –District of Mormugao , district of South Goa , Goa, surveyed under Chalta No .83 of P.T. Sheet No 68 of the City Survey of Vasco d agama, and bounded as under:

North By the properties of Fr .Joao Araujo of the Confraria De Santas Almas of the Church of Mormugao and of Pudenliadade Araujo,

South: By the property of Francisco Xavier Do Carmo Vas,

East: By the properties of Fabrica of Mormugao Church, the Confraria of Nossa Senhora de Guia of Fransco Xavier de Araujo of Joao Ernesto Mazarelo, Amelia Fernandes, Joao Sanches and Inacio Pedro Sanches,

West: By the Village of Mormugao.



INVESTIGATION, FLOW/TRACING OF TITLE AND SEARCH:

Title of Property mentioned in Schedule I

All that the Property being the property named as 'BENAPEDDA' situated at Vaddem, Vasco d agama Goa Mormugao Taluka, District South Goa. Sub - Registration of Mormugao, within the jurisdiction of Mormugao Municipal Council and Mormugao Planning and Development Authority, not registered in the Land Registry of Salceie but enrolled in the Taluka revenue Office of Mormugao, Vasco d agama under matriz no 329 and entered in the survey records under Chalta no.18 to 22 of P.T. Sheet No.68 of City Survey of Vasco da gama, Goa admeasuring 2348.00sqmts which falls in Ward no .20 originally belonged to Confre da Confraria do Santissimo Sacramento e de Nossa Senhora de Guia.

As per Certificate issued by Mr. A.V. Figueiredo, Head of Taluka Revenue Office of Mormugao, Vasco da Gama, Goa on reviewing the property matriz of the Ward Vadem that here is enrolled in favour of Confre da Confraria do Santissimo Sacramento e de Nossa Senhora de Guia under number three hundred twenty nine, the rustic property "Benapedda" situated at ward sixth of the said ward, bounded on the East with the property "Benapedda" of Maria Ismara Pereira, On the West: with the nullah, On the North with the top of the hill and on the South with the property 'Benapedda' of the Fabrica of the Church of Mormugao, with collection income of Rupees One Hundred Fifty Six.

By a Deed of Gift dated 24/05/2018, Confraria De Santissimo Sacramento E De Nossa Senhora De Guia Da Igreja De Vasco alias Confre da Confraria do Santissimo Sacramento e de Nossa Senhora de Guia gifted the said property to Fabrica De Igreja De Vasco da Gama laias Fabrica

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De Igreja De St. Andre Vasco da Gama, registered before the Sub-Regiatar of Mormugao under Book-1 Document Registration Number MOR-BK-100949-2018 CD Number MORD31 on date 24/05/2018.

Thus, Fabrica De Igreja De Vasco da Gama laias Fabrica De Igreja De St. Andre Vasco da Gama became the true owner in possession of all that the Property being the property named as 'BENAPEDDA' situated at Vaddem, Vasco d agama Goa Mormugao Taluka, District South Goa. Sub - Registration of Mormugao, within the jurisdiction of Mormugao Municipal Council and Mormugao Planning and Development Authority not registered in the Land Registry of Salcete but enrolled in the Taluka revenue Office of Mormugao, Vasco d agama under matriz no 329 and entered in the survey records under Chalta no.18 to 22 of P.T. Sheet No.68 of City Survey of Vasco da gama, Goa admeasuring 2348.00sqmts which falls in Ward no.20 more particularly described in Schedule I.

Title of Property mentioned in Schedule II

All that piece of land which is situated at Vaddem of Vasco da Gama, Mormugao Taluka within the Municipal area, sub-district of Mormugao, District Goa, bearing Land Registration number 44551 Book B. New and Revenue number 365 and admeasuring approx twenty one thousand seven hundred ninety one sq. trs and bounded as under:

East – By the properties of Fabrica of Mormugao Church, the Confraria of Nossa Senhora de Guia of Francisco Xavier de Araujo of Joao Ernesto Mazarelo, Amalia Fernandes, Joao Sanches, and Inacio Pedro Sanches.

West: By the Village of Mormugao



North: By the properties of Fr. Joao Brito Araujo of the Confraria de Santas Almas of the Church of Mormugao, and of Pudeniadade Araujo and

South: By the property of Francisco Xavier do Carmo Vaz.

The said above property originally belonged to 1) Mrs. Nina Alvares De Souza, daughter of Vicente Alvares and her husband 2) Mr. Fred John De Souza, resident of Vasco da Gama, Goa.

By a Deed of Sale dated 29/03/1975, 1) Mrs. Nina Alvares De Souza, daughter of Vicente Alvares and her husband 2) Mr. Fred John De Souza, resident of Vasco da Gama, Goa sold the southern portion of the land of the above mentioned property admeasuring 7000 sq. mtrs. and included the are covered on the Plot nos. 1 to 9 including the road shown in the plan annexed to the said deed and bounded by East By the properties of Fabrica da Igreja de Mormugao, Confraria do Nossa Senhocrade Guia of Francisco Xavier Araujo, Joao Ernesto Mazarela Amalla Fernandes, Joao Sanches and Inacio Pedro Sanches, West: By the Village of Mormugao, and North: by the remaining portion of the piece of land fully described in the Schedule I above and by another piece of land which is owned by the original owners in favour of The Congregation of St. Joseph of Cluny, a society registered in Goa under Registration no. RS/56/73 dated 29/07/1973, represented by its duly appointed agent, Rev. Sister Eugenie Fanovard, daughter of Mr. Joseph Fanovard, resident of Vasco da Gama, Goa registered under no. 295 at pages 392 to 397 Book no. I, Volume no 25 dated 24/12/1975.



By a Exchange Deed dated 03/09/2018, Institution of Congregation of St. Joseph of Cluny alias The Congregation of St. Joseph of Cluny, a society registered in Goa, having its office at Vaddem, Vasco da Gama, Goa exchanged all that undivided share of property admeasuring 690.00/5493.00 sq.mts. undivided share in the property named as 'Bailo Dongor' situated at Vaddem, Vasco da Gama within the jurisdiction of Mormugao Municipal Council, Taluka and registration Sub-District of Mormugao, district of South Goa, Goa, surveyed under Chalta No.83 of P.T. Sheet No 68 of the City Survey of Vasco da Gama mentioned in Schedule II hereinabove for all that double bedroom flat admeasuring around 100 sq. mtrs. as comprised in exchange after completion of the project in favour of Fabrica De Igreja De Vasco da Gama alias Fabrica De Igreja De St. Andre, Vasco da Gama registered under Book -1 Document Registration Number MOR-BK1-01592-2018 CD Number MORD33 on date 03-09-2018 before the Sub-Registrar of Mormugao, Vasco da Gama, Goa.

Fabrica De Igreja de Vasco da Gama under Section 61 of Land Revenue Code, 1968 moved an Application dated 16/11/2018 for partition of property surveyed under Chalta no.83 of P.T. Sheet no.68 of Vasco City in Mormugao Taluka, Goa before the Court of the Dy. Collector/SDO, Mormugao Taluka, Vasco da Gama

On confirmation by the report submitted by the Inspector of Survey & Land Records, Vasco da Gama vide letter no.3/ISLR/CTS/VAS/PART/10/2019/648 dated 08/03/2019, the Court of the Dy. Collector/SDO, Mormugao Taluka, Vasco da Gama, Goa passed an Judgment and Order has confirmed and allotted new Chalta no.83-A of



P.T. Sheet no.68 after partitioning existing Chalta no.83 of P.T Sheet No.68 on 12/03/2019.

Fabrica De Igreja De Vasco da Gama alias Fabrica De Igreja De St. Andre, Vasco da Gama is the true owners in possession of Chalta no.83-A P. T. Sheet No.68 of City of Vasco da Gama, Goa admeasuring 690 sq. mtrs.

Agreements of Settlement with Tenants by Fabrica De Igreja De St. Andre Vasco da Gama:

By an Agreement of Settlement dated 3/03/2016, the Confre de Confraria Do Santissimo Sacramento E De Nossa Senhora De Guia Da Igreja de Vasco, the Settlor, Fabrica De Igreja De St. Andre, Vasco da Gama, the Confirming party have agreed to construct for Mr. Menino Rafeal Braganza and Mrs. Pasquinha Braganza, the Settlees who are the tenants living in house no.1253, to allot new two bedroom flat on the first floor admeasuring 85 sq. mtrs in the proposed construction of multi-dwelling building in the said property, which agreement is notarized before Adv. Audrey E Vales, Notary, Vasco da Gama, Goa under no.3470 dated 03/03/2016.

By an Agreement of Settlement dated 25/02/2016, the Confre de Confraria Do Santissimo Sacramento E De Nossa Senhora De Guia Da Igreja de Vasco, the Settlor Fabrica De Igreja De St. Andre, Vasco da Gama, the Confirming party have agreed to construct for Mr. Joao Benedicto Pereira and Mrs. Apolonia Bernardina Pereira, the Settlees who are the tenants living in house no.621, to allot new two bedroom flat on the first floor admeasuring 85 sq. mtrs. in the proposed construction of multi-dwelling



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building in the said property, which agreement is notarized before Adv. Audrey E Vales, Notary, Vasco da Gama, Goa under no.3455 dated 25/02/2016.

By an Agreement of Settlement dated 5/04/2016, the Confre de Confraria Do Santissimo Sacramento E De Nossa Senhora De Guia Da Igreja de Vasco, the Settlor Fabrica De Igreja De St. Andre, Vasco da Gama, the Confirming party have agreed to construct for 1. Mr. Domingos Fernandes, 2. Mrs. Tanita Fernandes, 3. Miss Jenifer Fernandes 4. Miss Rachel Fernandes, 5. Miss Leau Eliza Fernandes, 6. Mr. Joel Souza, the Settlees who are the tenants living in house no.619, to allot new two bedroom flat on the first floor admeasuring 85 sq. mtrs. in the proposed construction of multi-dwelling building in the said property, which agreement is notarized before Adv. Audrey E Vales, Notary, Vasco da Gama, Goa under no.3529 dated 05/04/2016.

By an Agreement of Settlement dated 18/04/2016, the Confre de Confraria Do Santissimo Sacramento E De Nossa Senhora De Guia Da Igreja de Vasco, the Settlor Fabrica De Igreja De St. Andre, Vasco da Gama, the Confirming party have agreed to construct for Miss Argentina Colaco alias Arjentina Colaco, the Settlees who is the tenant living in house no.620, to allot new two bedroom flat on the first floor admeasuring 85 sq. mtrs. in the proposed construction of multi-dwelling building in the said property, which agreement is notarized before Adv. Audrey E Vales, Notary, Vasco da Gama, Goa under no.3562 dated 18/04/2016.

By an Agreement of Settlement dated 18/04/2016, the Confre de Confraria Do Santissimo Sacramento E De Nossa Senhora De Guia Da Igreja de



Vasco, the Settlor Fabrica De Igreja De St. Andre, Vasco da Gama, the Confirming party have agreed to construct for Mrs. Milagrina Coelho, the Settlee who are the tenant living in house no.621, to allot new two bedroom flat on the first floor admeasuring 85 sq. mtrs. in the proposed construction of multi-dwelling building in the said property, which agreement is notarized before Adv. Audrey E Vales, Notary, Vasco da Gama, Goa under no.3561 dated 18/04/2016.

Development with Builders by Fabrica De Igreja De St. Andre Vasco da Gama, Goa.

The Property surveyed under Chalta no.18 admeasuring 2111sq. mtrs., Chalta no.19 admeasuring 73 sq. mtrs., Chalta no.20 admeasuring 12 sq. mtrs. Chalta no.21 admeasuring 76 sq. mtrs. Chalta no.22 admeasuring 76 sq. mtrs. and Chalta no.83 admeasuring 690 of P.T. Sheet No.68 totally admeasuring 3038 sq. mtrs. of City Survey of Vasco da Gama, Goa.

An area of 815 sq. mtrs. is retained by the owners for their personal use, leaving an area admeasuring 2223 sq. mtrs. which is available for Development. However, the FAR of the full area admeasuring 3038 sq. mtrs. is available for development.

The owners have agreed to enter into Agreement of Development with the Developer to develop the said property and enable him to carry out the development by constructing multistoried building, etc.



By an Agreement of Development dated 29/11/2018, registered before the Sub Registrar of Mormugao, Goa under Book-1 Document Registration Number MOR-BK-02390-2018 CD Number MORD36 on Date 30/11/2018, The Fabrica De Igreja Vasco da Gama also known as Fabrica De Igreja De St. Andre Vasco da Gama expressly permit the Developer, M/s. Ambience Real Estate Developers, sole proprietary concern of Mr. John Vincent Soares, having its office at Chicalim, Goa to undertake, develop and construct units/buildings in the said property at the expense of the developer and further have no objection for the Developer to agree to sell such constructions/units with proportionate undivided rights in the said property to such purchasers/buyers except 35% of the total built-up area, free of cost which includes five double bedroom flats to be handed over to the occupiers of houses in the said property and one double bedroom flat with minimum 100 sq. mtrs. area to be handed over to the Institution of Congregation of St. Joseph of Cluny and on the terms and conditions mentioned in the said agreement.

The Fabrica De Igreja Vasco da Gama also known as 'Fabrica De Igreja De St. Andre Vasco da Gama' has granted General Power of Attorney to M/s. Ambience Real Estate Developers, sole proprietary concern of Mr. John Vincent Soares, having its office at Chicalim, Goa for development and construction of the property as per the Agreement for Development dated 29/11/2018, which POA is registered before the Sub-Registrar of Mormugao, Vasco da Gama, Goa under Book-1 Document Registration Number MOR-BKPoA-00056-2018 CD Number MORD36 on Date 30/11/2018.

Legality of Construction of Building:

In order to put up construction in the said property the following approvals, permissions are to be approved by competent authority as under:

1. Sanad issued by the Office of the Collector, South Goa District, Margao under no.AC-I/MR/SG/CONV/ 10/2019/ 11026 dated 01/10/2019.
2. Development Permission issued by the Mormugao Planning and Development Authority, Vasco da Gama, Goa under ref . no.MPDA/1A-F-18/2018-19/173 dated 29/03/2019.
3. Construction Licence issued by the Mormugao Municipal Council, Vasco da Gama, Goa under Licence no.07/2019 dated 10/05/2019.

Thus, the proposed construction of the building "Residencia St. Andre" is legal.

ENCUMBRANCES, IF ANY

After carrying out a due search in the property in the Office of the Sub Registrar at Mormugao, Vasco da Gama I did not find any recorded encumbrances affecting or touching the said property thereby indicating that the said property is free from encumbrances.



OPINION

On the perusal of the above documents, I certify as under:-

➤ **About clear and marketable title to the subject property:**

1. **As regards Property No.1** , Fabrica De Igreja De Vasco da Gama alias Fabrica De Igreja De St. Andre Vasco da Gama became the true owner in possession of all that the Property being the property named as 'BENAPEDDA' situated at Vaddem, Vasco d agama Goa Mormugao Taluka, District South Goa, Sub - Registration of Mormugao, within the jurisdiction of Mormugao Municipal Council and Mormugao Planning and Development Authority not registered in the Land Registry of Salcete but enrolled in the Taluka revenue Office of Mormugao, Vasco d agama under matriz no 329 and entered in the survey records under Chalta no.18 to 22 of P.T. Sheet No.68 of City Survey of Vasco da Gama, Goa admeasuring 2348.00sqmts which falls in Ward no.20 more particularly described in Schedule I.
2. **As regards Property No.2** , The Fabrica De Igreja De Vasco da Gama alias Fabrica De Igreja De St. Andre, Vasco da Gama is the true owners in possession of Chalta no.83-A P. T. Sheet No.68 of City of Vasco da Gama, Goa admeasuring 690 sq. mtrs.
3. The Fabrica De Igreja Vasco da Gama also known as Fabrica De Igreja De St. Andre Vasco da Gama expressly permitted the Developer, M/s. Ambience Real Estate Developers, sole proprietary concern of Mr. John Vincent Soares, having its office at Chicalim,



Goa to undertake, develop and construct units/buildings in the said property at the expense of the developer and further have no objection for the Developer to agree to sell such constructions/units with proportionate undivided rights in the said property to such purchasers/buyers except 35% of the total built-up area, free of cost which includes five 2 - bedroom flats of minimum area of 85 sq.mtrs. to be handed over to the occupiers of houses in the said property and one 2- bedroom flat with minimum 100 sq. mtrs. area to be handed over to the Institution of Congregation of St. Joseph of Cluny and on the terms and conditions mentioned in the said agreements hereinabove .

4. The Fabrica De Igreja Vasco da Gama also known as Fabrica De Igreja De St. Andre Vasco da Gama has granted General Power of attorney in favour of the Developer, M/s. Ambience Real Estate Developers, sole proprietary concern of Mr. John Vincent Soares, having its office at Chicalim, Goa to undertake, develop and construct units/buildings in the said property and on the terms and conditions mentioned in the said power of attorney.



Adv. Dnyanesh P. Karpe