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&  
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Advocates & Notary



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Dated: 11/11/2021

### TITLE INVESTIGATION REPORT

This Title Investigation report is submitted at the request of M/s. Raichandani Pahal Developers-LLP, a Limited Liability Partnership Firm duly registered with the Registrar of Firms, represented by its Managing Partners Mr. Deepak Lal D. Raichandani, Mr. Anil Kumar Raichandani, Mr. Pratik Raichandani, Mr. Ashish Agarwal.

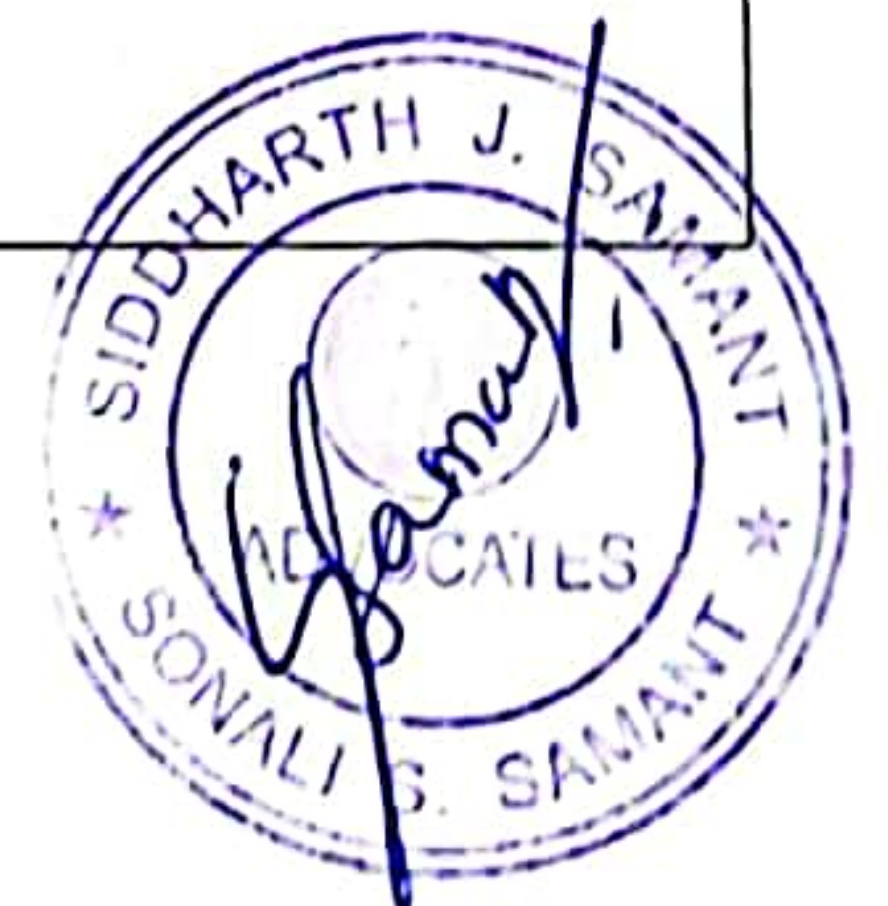
#### SUBJECT MATTER

##### **Complete or full description of the immovable property.**

All that larger property totally admeasuring **9465 sq.mts** consisting of two separate properties, one bearing Survey no.71/1 admeasuring 9250 sq.mts and the other property bearing Survey no.71/2(part) admeasuring 215 sq.mts and are described as under:

1) All that property known as ORDA admeasuring **9250 sq. mts.** surveyed under Survey no.71/1 of Village Calangute, not registered in the Land Registration office, but enrolled under Taluka Revenue office under Matriz no.735, situated at Village Calangute, Taluka and Sub District of Bardez, District of North Goa, State of Goa and is

##### **Bounded as under:**





**East:** By Survey No. 68/8

**West:** Partly by Survey No. 71/2 and partly by Village boundary of Candolim

**North:** By property bearing Survey No. 72/2

**South:** Partly by property bearing Survey No. 71/2 and partly by the creek/river and partly by Survey No. 69/1.

2) All that portion admeasuring **215 sq. mts** of the larger property known as MALKAJAN or ORDA surveyed under Survey no.71/2(part) of Village Calangute, not registered in the Land Registration office, but enrolled under Taluka Revenue office under Matriz no.735, situated at Village Calangute, Taluka and Sub District of Bardez, District of North Goa, State of Goa and said portion is

**Bounded as Under:**

**East:** Survey No. 71/1

**West:** By Road

**North:** By remaining part of the same property

**South:** By remaining part of the same property.

**DERIVATION OF TITLE:**

Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessor in title/interest to the current title holder.

1. There existed a larger property totally admeasuring 11,675





sq.mts being a coconut grove named as "**MULCASANA**" situated at Village Calangute, Ward Orda, Taluka and Sub District of Bardez, District of North Goa, State of Goa and

**BOUNDED AS UNDER:**

**East:** By plot of paddy field surveyed under no. 68/7 and 8

**West:** By plot of land surveyed under No. 72/2 and village boundary of Candolim and Confraria of Candolim Church

**North:** By plot of land surveyed under no. 72/2

**South:** By River and plot of land surveyed under no. 69/1

2. This said whole property **MULCASANA** now also known as MALKAJAN or ORDA was enrolled in the Taluka Revenue office of Mapusa under Matriz No. 735, second circumscription of Candolim and comprised of three plots 1) Paddy field surveyed under No. 71/1 name Orda admeasuring **9250 sq. mts.** 2) Plot of coconut grove surveyed under No. 71/2 admeasuring **1800 sq. mts.** and 3) plot of coconut grove surveyed under No. 70 named Kulkhajan admeasuring 625 sq. mts. Thus totally admeasuring an area is 11675 sq. mts.

3. Said whole property originally belonged to Mr. Thomas Agostinho Francisco Marcelino Barreto who was married to Mrs. Xaveriana Dias Barreto alias Brasiliana Teodorina Xaveriana Dias.

4. Said Thomas Agostinho Francisco Marcelino Barreto expired





on 23/06/1978, without leaving any will, gift nor any doisposition of his last wish, but leaving behind his widow Mrs. Xaveriana Dias Barreto alias Brasiliana Teodorina Xaveriana Dias as his moiety holder and half sharer and his following children as his sole and universal legal heirs:

- i. Ms. Fatima Severina Xavier Dias e Barreto (unmarried)
- ii. Mr. Messias Lourenco Marcos Dias Barreto married to Mrs. Jeanette Maria Barreto
- iii. Mr. Antonio Jeremias Filomena Xavier Dias Barreto married to Mrs. Freeda Barreto
- iv. Mrs. Maria Presentacao Xavier Dias Barreto married to Mr. L.K. Chopra
- v. Mr. Rosario Xavier Dias Barreto married to Mrs. Maria Piedade Barreto
- vi. Mr. Milagres Fermino Agnelo Xavier Dias Barreto (unmarried)

The above legal heirs are confirmed vide **Inventory Proceedings No.54/86** filed in the court of the Senior Civil Judge at Mapusa in which the Said Property totally admeasuring 11,675 sq.mts was listed under **ITEM NO. 11** and was allotted to Mr. Milagres Fermino Agnelo Xavier Dias Barreto (unmarried), as per the chart of allotment which was made absolute vide **Order dated 17/04/1989**.

5. Mr. Milagres Fermino Agnelo Xavier Dias Barreto has carried out mutation and his name appears in the occupants column of **Form I & XIV** pertaining to Survey No. 71/1 of Village



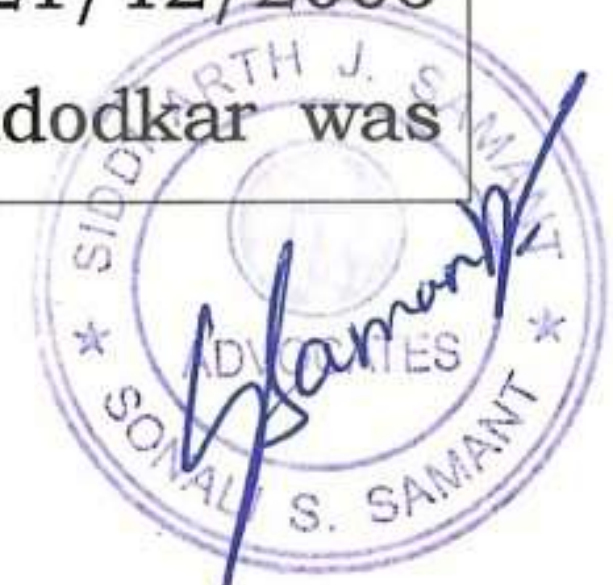


Calangute under mutation entry no. 587 for an area admeasuring 9250 sq. mts.

6. Mr. Milagres Fermino Agnelo Xavier Dias Barreto has carried out mutation and his name appears in occupants column of **Form I & XIV** pertaining to Survey No. 71/2 of Village Calangute under mutation entry no. 587.

7. Mr. Milagres Fermino Agnelo Xavier Dias Barreto was married tors. Lima R. L. Barreto alias Lima Barreto, and they filed a **Regular Civil Suit No. 21/2003/C** in the Court of the Civil Judge Senior Division 'C' Court at Mapusa for declaring that the name of one Mr. Mohadeo Puto Naik Bandodkar had been erroneously added in the said Surevy no.71/1 of village Calangute, and that he or his legal heirs were not the tenants of the suit paddy field surveyed under no. 71/1 of village Calangute, Bardez Taluka, and thereby asking for deletion of the name of said Mr. Mohadeo Puto Naik Bandodkar from the tenants column and for declaration that the said Mr. Milagres Fermino Agnelo Xavier Dias Barreto and his wife Mrs. Lima R. L. Barreto alias Lima Barreto as the absolute owners in possession of the Suit Property, which suit was decreed as per compromise terms vide **Judgment and Order dated 21/12/2006.**

8. By virtue of the said Judgment and Order dated 21/12/2006 the name of said Mr. Mohadeo Puto Naik Bandodkar was





deleted and said Mr. Milagres Fermino Agnelo Xavier Dias Barreto and his wife Mrs. Lima R. L. Barreto alias Lima Barreto were declared as the absolute owners in possession of the suit paddy field surveyed under no. 71/1 of village Calangute.

9. Vide **Deed of Sale dated 05/12/2007**, registered in the Sub Registrar of Bardez under Reg. no. 6004, at pages 238 to 260 of Book I, Vol. No. 2384 dated 10/12/2007 said Mr. Milagres Fermino Agnelo Xavier Dias Barreto alias Agnelo Barreto along with his wife Mrs. Lima R. L. Barreto alias Lima Barreto as Sellers sold the **Said Property** surveyed under Survey no.71/1 of Village Calangute admeasuring **9250 sq. mts.** to M/s. Lawande Properties, a partnership firm registered under the Indian Partnership Act represented by its Partner Mr. Nilesh Lawande as Purchaser.

**Said Property surveyed under Survey no.71/1 of Village Calangute admeasuring 9250 sq. mts., is Bounded as**

**Under:**

**East:** Survey No. 68/8

**West:** Partly by Survey No. 71/2 and partly by Village boundary of Candolim

**North:** By property bearing Survey No. 72/2

**South:** Partly by property bearing Survey No. 71/2 and partly by creek/river and partly by Survey No. 69/1.





10. Vide **Deed of Sale dated 07/12/2007**, registered in the Sub Registrar of Bardez under Reg. no. 400, at pages 70 to 100 of Book I, Vol. No. 2433 dated 17/01/2008 said Mr. Milagres Fermino Agnelo Xavier Dias Barreto alias Agnelo Barreto along with his wife Mrs. Lima R. L. Barreto alias Lima Barreto as Sellers sold the **Said Property** admeasuring **215 sq. mts**, being a portion of the larger property admeasuring 1800 sq.mts surveyed under Survey no.71/2 of Village Calangute to M/s. Lawande Properties, a partnership firm registered under the Indian Partnership Act represented by its Partner Mr. Nilesh Lawande as Purchaser.

**Said Property surveyed under Survey no.71/2 of Village Calangute admeasuring 215 sq. mts., is Bounded as Under:**

**East:** Survey No. 71/1

**West:** By Road

**North:** By remaining part of the same property

**South:** By remaining part of the same property.

11. Vide **Deed of Partnership dated 26/12/2006** Mr. Nilesh V. Lawande as First Party, Mrs. Mohini D. Kenkre as Second Party and Mr. Gaurish V. Lawande as Third Party entered into partnership firm under the name and style of M/s. Lawande Properties.

12. Vide **Deed of Reconstitution of Partnership dated 01/04/2010** Mr. Nilesh V. Lawande as First Party, Mrs.





Mohini D. Kenkre as Second Party and Mr. Gaurish V. Lawande as Third Party were carrying out the business of real estate development, trading of properties, construction contracts, builders and development of plots for sale under the name and style of M/s. Lawande Properties agreed to admit Mr. Dileep V. Kenkre as the fourth Partner.

**13. Conversion Sanad dated 06/11/2012** under No. RB/CNV/BAR/AC-II/50/2012 was issued by the office of the Collector, North Goa District, Panaji-Goa, for conversion of land surveyed under Survey No. 71/1 and 71/2(part), for an area totally admeasuring 9465 sq. mts. for Residential use only

**14. Vide Memorandum of Understanding dated 19/08/2010,** Said M/s. Lawande Properties, a partnership firm registered under the Indian Partnership Act as Vendor had agreed to sell the Said Properties totally admeasuring 9465 sq. mts. to Mr. Rakesh K Sharma and Mrs. Manju Sharma as Purchaser.

**15. Vide Deed of Sale dated 04/12/2012** registered in the office of Sub-Registrar of Bardez in Book-1 under Document Registration No. BRZ-BK1-05296-2012, CD Number BRZD410, dated 07/12/2012, said M/s. Lawande Properties, a partnership firm registered under the Indian Partnership Act represented by its Partners 1) Mr. Nilesh V.





Lawande, 2)Mr. Gauresh V. Lawande, 3). Mrs. Mohini D. Kenkre, (all represented by their duly constituted attorney Mr. Dileep Kenkre vide Specific Power of Attorney dated 29/11/2012 executed before Notary Adv. Shivprasad Manerkar under Reg. No. 11415 dated 05/12/2012 at Panaji) and 4)Mr. Dileep Kenkre as Vendors; along with Mr. Rakesh K Sharma and Mrs. Manju Sharma (both represented by their duly constituted attorney Mr. Dileep Kenkre vide Power of Attorney dated 30/11/2012 executed before Notary Adv. Shivprasad Manerkar under Reg. No. 11256 at Panaji and vide Power of Attorney dated 26/11/2012 executed before Notary at Chandigarh) as Consenting Party/Agreement Holder sold the **Said Property** admeasuring **4625 sq. mts.** equivalent to **50 %** of the total area of the larger property surveyed under Survey no.71/1 of Village Calangute totally admeasuring 9250 sq. mts., and **half undivided share** in the Said Property surveyed under Survey no.71/2 of Village Calangute admeasuring **215 sq. mts.** to M/s. Maruti Rich Ventures Pvt. Ltd., a Company duly incorporated under the Companies Act, 1956 represented by its Director Mr. Pramod Ramrakhyani as Purchaser.

16. Vide **Deed of Sale dated 06/12/2013** registered in the office of Sub-Registrar of Bardez in Book-1, under Document Registration No. BRZ-BK1-01748-2014, CD No. BRZD664 dated 23/04/2014, Said M/s. Lawande Properties, a partnership firm registered under the Indian Partnership Act





represented by its Partners 1)Mr. Nilesh V. Lawande, 2)Mr. Gauresh V. Lawande, 3). Mrs. Mohini D. Kenkre, (*all represented by their duly constituted attorney Mr. Dileep Kenkre vide Power of Attorney dated 28/11/2013 executed before Notary Adv. Subhash P. Sawant under Reg. No. 5339/2013 at Panaji*) and 4)Mr. Dileep Kenkre as Vendors; along with Mr. Rakesh K Sharma and Mrs. Manju Sharma (*both represented by their duly constituted attorney Mr. Dileep Kenkre vide **Power of Attorney dated 30/11/2012** executed before Notary Adv. Shivprasad Manerkar under Reg. No. 11256 at Panaji and vide **Power of Attorney dated 26/11/2012** executed before Notary at Chandigarh*) as Consenting Party/Agreement Holder sold the remaining balance portion being the **Said Property** admeasuring **4625 sq. mts.** equivalent to the balance **50 %** of the total area of the larger property surveyed under Survey no.71/1 of Village Calangute admeasuring 9250 sq. mts., and balance **half undivided share** in the said property surveyed under Survey no.71/2 of Village Calangute admeasuring **215 sq. mts.** to M/s. Maruti Rich Ventures Pvt. Ltd., a Company duly incorporated under the Companies Act, 1956 represented by its Director Mr. Pramod Ramrakhyani as Purchaser.

17.Said M/s. Maruti Rich Ventures Pvt. Ltd., is a Company duly incorporated under the Companies Act, 1956 as per the **Certificate of Incorporation dated 15/04/2010** issued by the Assistant Registrar of Companies, at Hyderabad, Andhra





Pradesh.

18. Vide **Deed of Sale dated 04/09/2015** registered in the office of Sub-Registrar of Bardez in Book-1, Document Registration No. BRZ-BK1-08119-2015, CD No. BRZD773 dated 07/10/2015, said M/s. Maruti Rich Ventures Pvt. Ltd., a Company duly incorporated under the Companies Act, 1956 represented by its Director Mr. Rohit K. Matta as Vendor sold the **Said Property** admeasuring **4625 sq. mts.** equivalent to **50 %** of the total area and being the southern portion of the said larger property identified as **Plot A** surveyed under Survey no.71/1 of Village Calangute totally admeasuring 9250 sq. mts., and **half undivided share** in the Said Property identified as **Plot B** and surveyed under Survey no.71/2 of Village Calangute admeasuring **215 sq. mts.** to Ankit Biscuits Private Limited, a Company duly incorporated under the Companies Act, 1956 represented by Authorised signatory Mr. Samarth Agarwal as Vendee.

**Said Property** admeasuring **4625 sq. mts.** equivalent to **50 %** of the total area and being the southern portion of the said larger property identified as **Plot A** is

**Bounded as under:**

**East:** By Survey No. 68/8

**West:** Partly by Survey No. 71/2 and partly by Village boundary of Candolim

**North:** By remaining part of the same property bearing 71/1

**South:** Partly by property bearing Survey No. 71/2 and





partly by the creek/river and partly by Survey No. 69/1.

19. Vide **Deed of Sale dated 29/05/2017** registered in the office of Sub-Registrar of Bardez in Book-1, under Document Registration No. BRZ-BK1-02717-2017, CD No. BRZD788 dated 29/06/2017, said M/s. Maruti Rich Ventures Pvt. Ltd., a Company duly incorporated under the Companies Act, 1956 represented by its Director Mr. Rohit K. Matta as Vendor, sold the **Said Property** admeasuring **4625 sq. mts.** equivalent to **50 %** of the total area and being the northern portion of the said larger property identified as **Plot A** surveyed under Survey no.71/1 of Village Calangute admeasuring 9250 sq. mts., and balance **half undivided share** in the said property surveyed under Survey no.71/2 of Village Calangute admeasuring **215 sq. mts.** to Sri Siddivinayak Ventures, a partnership firm registered under the Indian Partnership Act represented by its Partners 1) Ankit Biscuits Private Limited, a Company duly incorporated under the Companies Act, 1956 represented by its Director Mr. Ashish Agarwal ; 2) Sri Anand Kumar Agarwal as Vendee.

**Said Property** admeasuring **4625 sq. mts.** equivalent to **50 %** of the total area and being the northern portion of the said larger property identified as **Plot A** is

**Bounded as under:**

**East:** By land in Survey No. 68

**West:** By land under Survey No. 69

**North:** By land covered under Survey No. 72 and partly





village boundary of Candolim

**South:** Partly by land under Survey No. 71/2

20. Sri Siddivinayak Ventures and Ankit Biscuits Private Limited has carried out mutation and the names appear in occupants column of **Form I & XIV pertaining to Survey No. 71/1** of Village Calangute under mutation entry no. 63256 and 63384 respectively.

21. Sri Siddivinayak Ventures and Ankit Biscuits Private Limited has carried out mutation and the names appear in occupants column of **Form I & XIV pertaining to Survey No. 71/2** of Village Calangute under mutation entry no. 63255 and 63385 respectively.

22. M/s. Ankit Biscuits Private Limited and Siddivinayak Ventures with the intention of construction of Residential Building have obtained necessary permissions and approvals from the concerned authorities:

- i. Technical Clearance Order dated 16/09/2020 under No. NGPDA/Cal/44/574/2227/2020 issued by North Goa Planning and Development Authority, Panaji Goa to carry out proposed construction of Multifamily Residential building (Revision), Compound Wall & Swimming Pool in Survey No. 71/1 & 71/2 (part) of Village Candolim.

**(Details of said Technical Clearance Order dated**

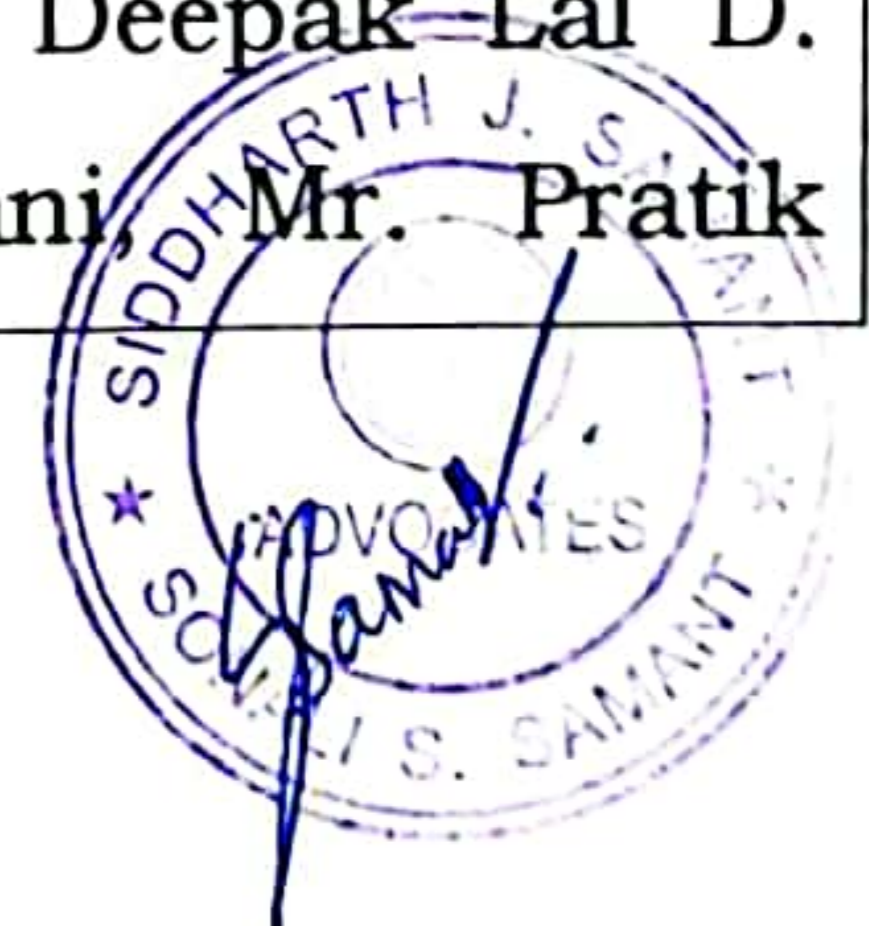




16/09/2020 is mentioned on Construction Licence dated 10/11/2020)

- ii. **Construction Licence dated 10/11/2020** under Licence No. VP/32/11/1793/8/2020-2021 issued by the office of the Village Panchayat of Candolim to carry out proposed construction of Multifamily Residential building (Revision), Compound Wall & Swimming Pool in Survey No. 71/1 & 71/2 (part) of Village Candolim which is valid for the period of **THREE YEARS**.

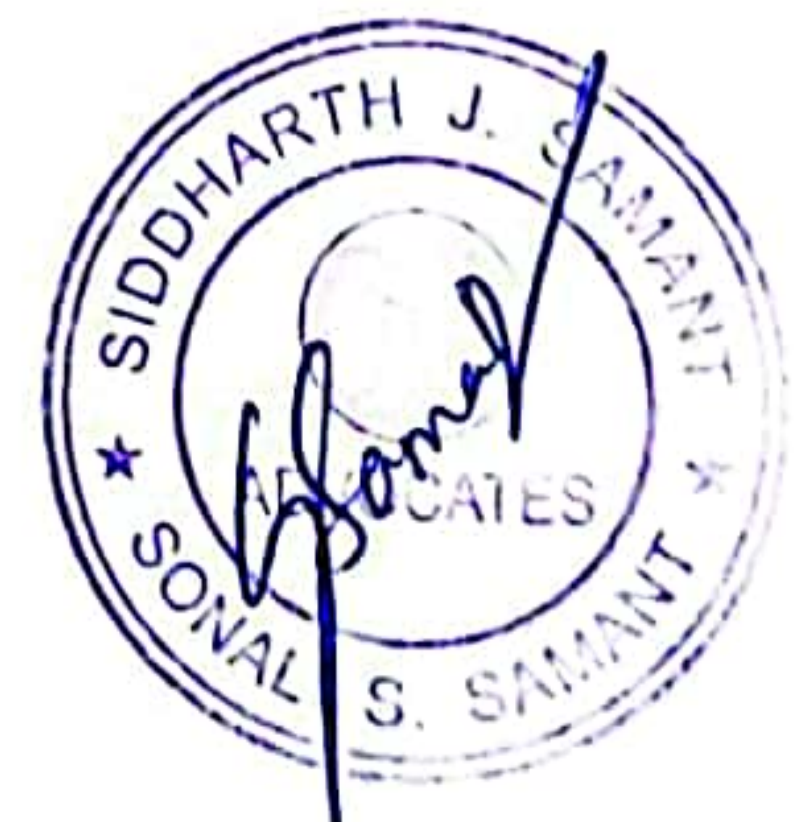
23. **Vide Memorandum of Understanding & Agreement For Joint Venture Development dated 10/03/2021** executed before Notary Adv. Nishigandha N. Shet under Sr. No. 12934 dated 11/06/2021 at Panaji said M/s. Sri Siddivinayak Ventures, a Partnership firm represented by its Partner Mr. Anand Kumar Agarwal as Owners/Vendor No. 1 and M/s. Ankit Biscuits Private Limited, a Company registered under the Companies Act, represented by its Director Mrs. Neha Agarwal as Owners/Vendor No. 2 agreed for development of the said larger property totally admeasuring **9465 sq.mts** consisting of two separate properties, one bearing Survey no.71/1 admeasuring 9250 sq.mts and the other property bearing Survey no.71/2(part) admeasuring 215 sq.mts. to M/s. Raichandani Pahal Developers-LLP, a Limited Liability Partnership Firm duly registered with the Registrar of Firms, represented by its Managing Partners Mr. Deepak Lal D. Raichandani, Mr. Anil Kumar Raichandani, Mr. Pratik





Raichandani, Mr. Ashish Agarwal as Developers.

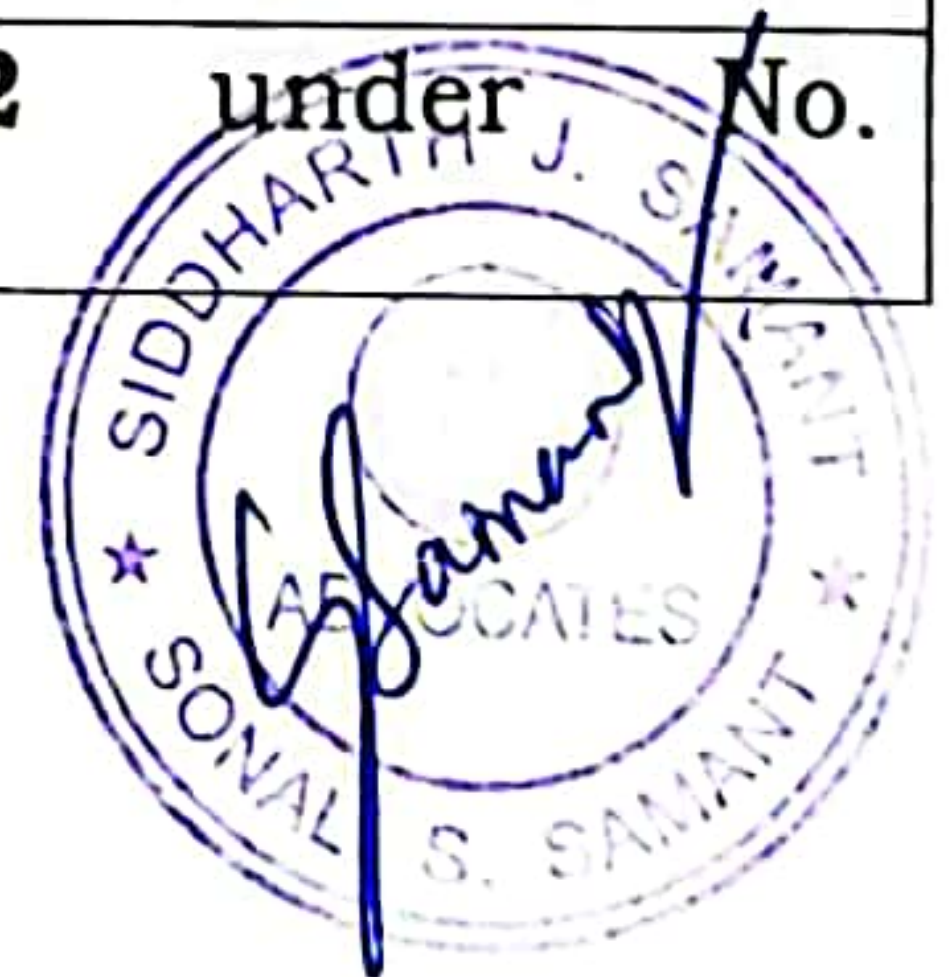
24. Based upon the documents produced and the searches conducted I opine that **M/s. Ankit Biscuits Private Limited and Siddivinayak Ventures** have a clear and marketable title to the said larger property totally admeasuring **9465 sq.mts** consisting of two separate properties, one bearing Survey no.71/1 admeasuring 9250 sq.mts and the other property bearing Survey no.71/2(part) admeasuring 215 sq.mts and **M/s. Raichandani Pahal Developers-LLP**, a Limited Liability Partnership Firm duly registered with the Registrar of Firms, represented by its Managing Partners Mr. Deepak Lal D. Raichandani, Mr. Anil Kumar Raichandani, Mr. Pratik Raichandani, Mr. Ashish Agarwal, have development rights and is entitled to develop the said property





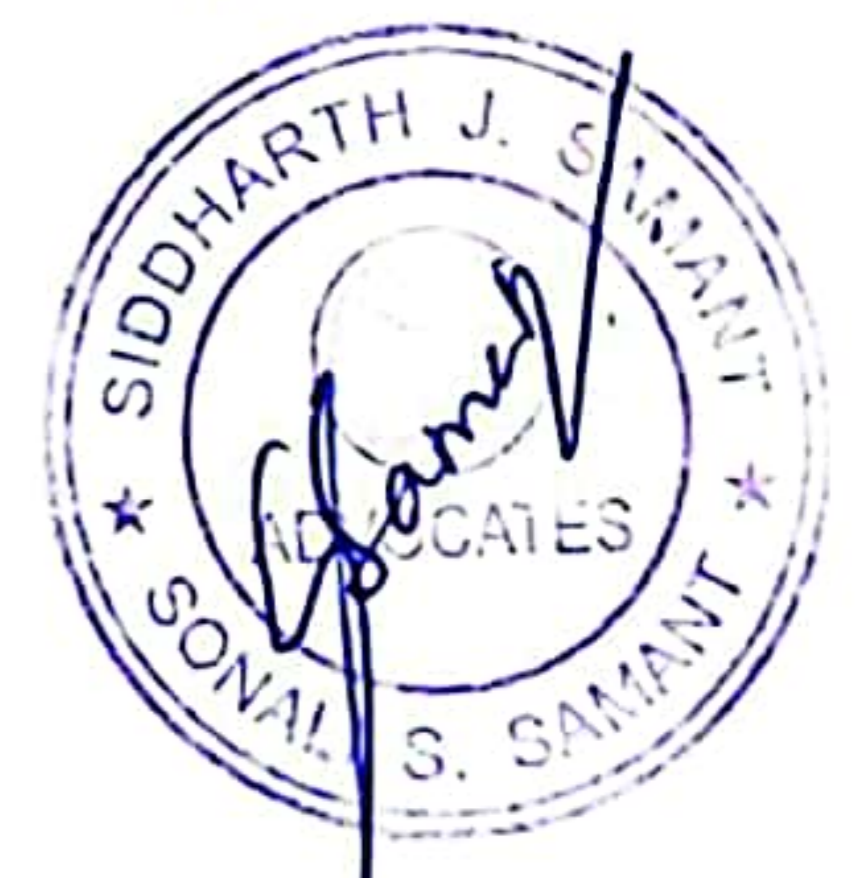
**LIST OF PHOTOCOPIES OF DOCUMENTS VERIFIED**

|   |
|---|
| <p><b>1. Memorandum of Understanding &amp; Agreement For Joint Venture Development dated 10/03/2021</b> executed before Notary Adv. Nishigandha N. Shet under Sr. No. 12934 dated 11/06/2021 at Panaji.</p> |
| <p><b>2. Construction Licence dated 10/11/2020</b> under Licence No. VP/32/11/179318/2020-2021 issued by the office of the Village Panchayat of Candolim.</p>   |
| <p><b>3. Deed of Sale dated 29/05/2017</b> registered in the office of Sub-Registrar of Bardez in Book-1, under Document Registration No. BRZ-BK1-02717-2017, CD No. BRZD788 dated 29/06/2017.</p>          |
| <p><b>4. Deed of Sale dated 04/09/2015</b> registered in the office of Sub-Registrar of Bardez in Book-1, Document Registration No. BRZ-BK1-08119-2015, CD No. BRZD773 dated 07/10/2015</p>                 |
| <p><b>5. Deed of Sale dated 06/12/2013</b> registered in the office of Sub-Registrar of Bardez in Book-1, under Document Registration No. BRZ-BK1-01748-2014, CD No. BRZD664 dated 23/04/2014.</p>          |
| <p><b>6. Deed of Sale dated 04/12/2012</b> registered in the office of Sub-Registrar of Bardez in Book-1 under Document Registration No. BRZ-BK1 05296-2012, CD Number BRZD410, dated 07/12/2012</p>        |
| <p><b>7. Specific Power of Attorney dated 29/11/2012</b> executed before Notary Adv. Shivprasad Manerkar under Reg. No. 11415 dated 05/12/2012 at Panaji.</p>   |
| <p><b>8. Power of Attorney dated 30/11/2012</b> executed before Notary Adv. Shivprasad Manerkar under Reg. No. 11256 at Panaji.</p>   |
| <p><b>9. Conversion Sanad dated 06/11/2012</b> under No.</p>  |





|   |
|---|
| RB/CNV/BAR/AC-II/50/2012 issued by the office of the Collector, North Goa District, Panaji-Goa  |
| <b>10. Certificate of Incorporation dated 15/04/2010</b> issued by the Assistant Registrar of Companies, at Hyderabad, Andra Pradesh.                                   |
| <b>11. Deed of Reconstitution of Partnership dated 01/04/2010.</b>  |
| <b>12. Deed of Sale dated 07/12/2007</b> , registered in the Sub Registrar of Bardez under Reg. no. 400, at pages 70 to 100 of Book I, Vol. No. 2433 dated 17/01/2008.  |
| <b>13. Deed of Sale dated 05/12/2007</b> , registered in the Sub Registrar of Bardez under Reg. no. 6004, at pages 238 to 260 of Book I, Vol. No. 2384 dated 10/12/2007 |
| <b>14. Deed of Partnership dated 26/12/2006</b>   |
| <b>15. Judgment and Order dated 21/12/2006</b> in Regular Civil Suit No. 21/2003/C filed in the Court of the Civil Judge Senior Division 'C' Court at Mapusa            |
| <b>16. Form I &amp; XIV</b> pertaining to Survey No. 71/1 of Village Calangute  |
| <b>17. Form I &amp; XIV</b> pertaining to Survey No. 71/2 of Village Calangute  |
| <b>18. Order dated 17/04/1989 in Inventory Proceedings No.54/86</b> filed in the court of the Senior Civil Judge at Mapusa.   |





## CERTIFICATE

I have examined the photocopies of documents referred to in the Opinion, given to me with the records/copy of it in the office of the Sub Registrar and has found both tallying with each other. I do not find anything adverse which would prevent the Title holders from selling the said property in question.

### **LATEST NIL ENCUMBRANCE CERTIFICATE TO BE OBTAINED.**

I certify that **M/s. Raichandani Pahal Developers-LLP**, a Limited Liability Partnership Firm duly registered with the Registrar of Firms, represented by its Managing Partners Mr. Deepak Lal D. Raichandani, Mr. Anil Kumar Raichandani, Mr. Pratik Raichandani, Mr. Ashish Agarwal, have development rights and is entitled to develop the said below mentioned property, of which **M/s. Ankit Biscuits Private Limited and Siddivinayak Ventures** have an absolute right and a clear and marketable title to all that larger property totally admeasuring **9465 sq.mts** consisting of two separate properties, one bearing Survey no.71/1 admeasuring 9250 sq.mts and the other property bearing Survey no.71/2(part) admeasuring 215 sq.mts and are described as under:

1) All that property known as ORDA admeasuring **9250 sq. mts.** surveyed under Survey no.71/1 of Village Calangute, not registered in the Land Registration office, but enrolled under Taluka Revenue office under Matriz no.735, situated at Village





Calangute, Taluka and Sub District of Bardez, District of North Goa, State of Goa and is

**Bounded as under:**

**East:** By Survey No. 68/8

**West:** Partly by Survey No. 71/2 and partly by Village boundary of Candolim

**North:** By property bearing Survey No. 72/2

**South:** Partly by property bearing Survey No. 71/2 and partly by the creek/river and partly by Survey No. 69/1.

2) All that portion admeasuring **215 sq. mts** of the larger property known as MALKAJAN or ORDA surveyed under Survey no.71/2(part) of Village Calangute, not registered in the Land Registration office, but enrolled under Taluka Revenue office under Matriz no.735, situated at Village Calangute, Taluka and Sub District of Bardez, District of North Goa, State of Goa and said portion is

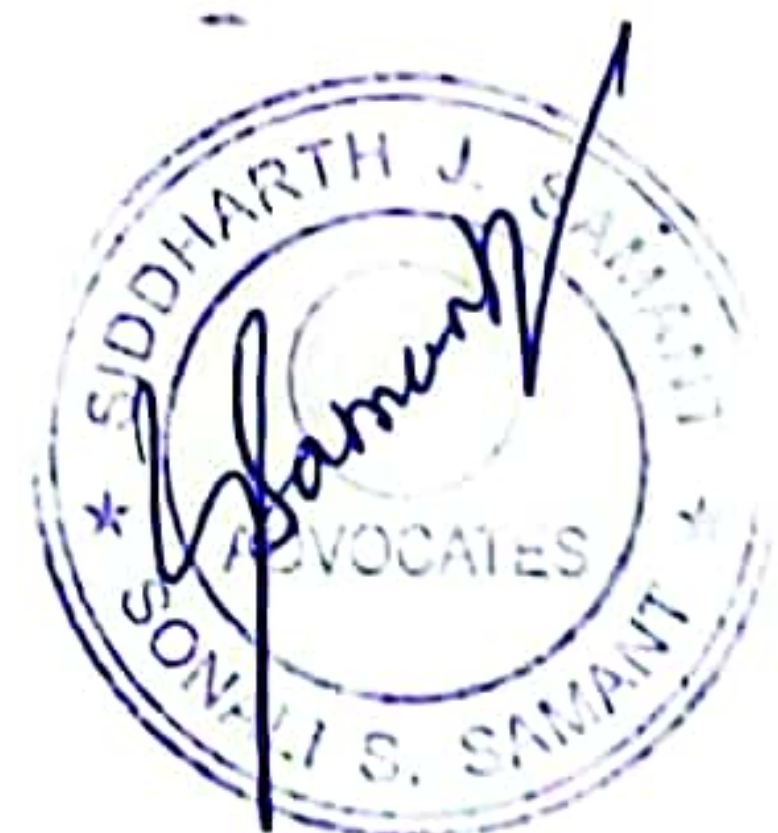
**Bounded as Under:**

**East:** Survey No. 71/1

**West:** By Road

**North:** By remaining part of the same property

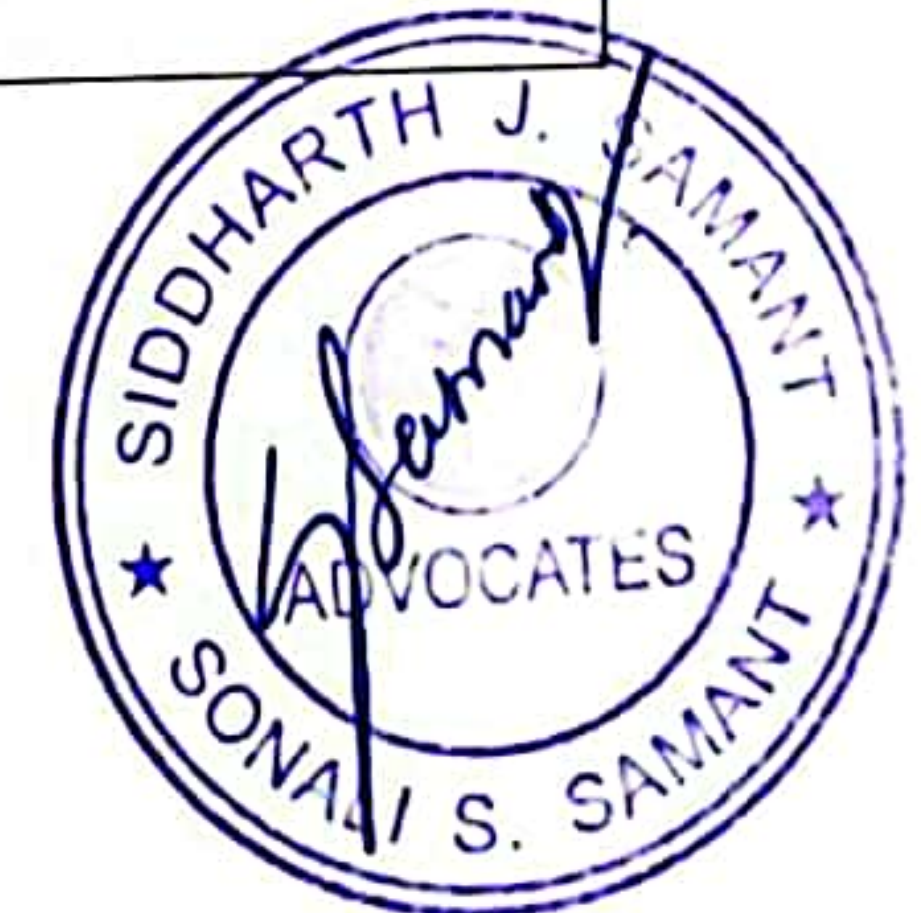
**South:** By remaining part of the same property.





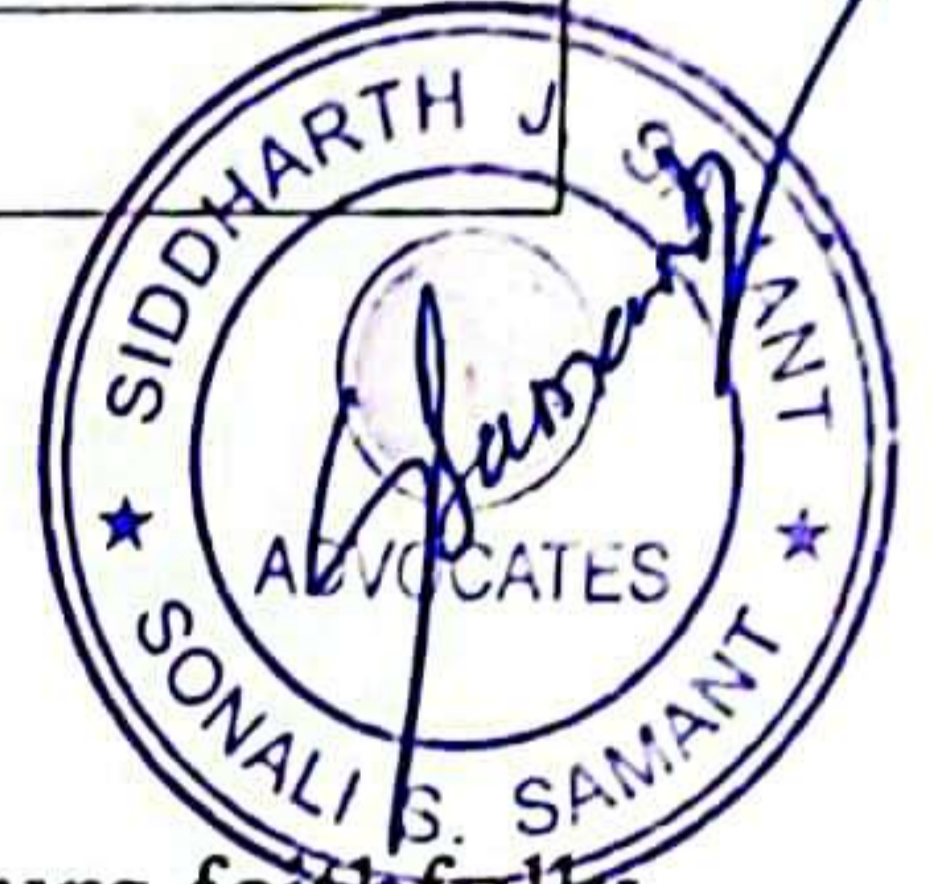
The following documents in **ORIGINAL** have to be in possession of **M/s. Ankit Biscuits Private Limited and Siddvinayak Ventures.**

|    |   |
|----|---|
| 1. | <b>Memorandum of Understanding &amp; Agreement For Joint Venture Development dated 10/03/2021</b> executed before Notary Adv. Nishigandha N. Shet under Sr. No. 12934 dated 11/06/2021 at Panaji. |
| 2. | <b>Deed of Sale dated 29/05/2017</b> registered in the office of Sub-Registrar of Bardez in Book-1, under Document Registration No. BRZ-BK1-02717-2017, CD No. BRZD788 dated 29/06/2017.          |
| 3. | <b>Deed of Sale dated 04/09/2015</b> registered in the office of Sub-Registrar of Bardez in Book-1, Document Registration No. BRZ-BK1-08119-2015, CD No. BRZD773 dated 07/10/2015.                |
| 4. | <b>Deed of Sale dated 06/12/2013</b> registered in the office of Sub-Registrar of Bardez in Book-1, under Document Registration No. BRZ-BK1-01748-2014, CD No. BRZD664 dated 23/04/2014.          |
| 5. | <b>Deed of Sale dated 04/12/2012</b> registered in the office of Sub-Registrar of Bardez in Book-1 under Document Registration No. BRZ-BK1 05296-2012, CD Number BRZD410, dated 07/12/2012.       |
| 6. | <b>Deed of Sale dated 07/12/2007</b> , registered in the Sub Registrar of Bardez under Reg. no. 400, at pages 70 to 100 of Book I, Vol. No. 2433 dated 17/01/2008.                                |





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| 7.  | <b>Deed of Sale dated 05/12/2007</b> , registered in the Sub Registrar of Bardez under Reg. no. 6004, at pages 238 to 260 of Book I, Vol. No. 2384 dated 10/12/2007 |
| 8.  | <b>Latest Survey Plan of the property.</b>  |
| 9.  | <b>Latest Forms I and XIV.</b>  |
| 10. | <b>Latest Nil Encumbrance Certificate.</b>  |



Yours faithfully,

**Signature of Advocate  
ADV. SONALI S. SAMANT  
503, Edcon Mindspace  
Opp. Vivanta by Taj,  
Campal - Panaji-  
Tiswadi-Goa, 403001  
8390676367**