

KAMALAKANT N. PAI

ADVOCATE

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Date \_\_\_\_\_

5th April 2008

### CERTIFICATE OF TITLE AND SEARCH REPORT

This certificate and opinion is given at the request of M/s. Sir Biotech India Ltd, having office at Nuvem, Salcete, Goa, in respect of the property described hereunder:

#### Description of the property:

All that Plot B of the property surveyed under No.32/1 of Gancim village of Ilhas and forming part of two contiguous properties, both adjoining one another, namely (i) Property known as "SEXTO PEDUCO DO PREDIO SEM DENOMINACAO QUE FOI DO MATIES GUILHERME GOMES", described in the Land Registration Office of Ilhas at Panaji under No.4910 at folios 111 of Book B-13 of new series, enrolled in the Land Revenue Office at Panaji under Matriz No.309 and surveyed under Cadastral Survey No.309 and (ii) Property known as "CAJUAL QUE SEXTO LOTE DE OITEIRO DE GANCIM" denominated "SURYING VALLY", described in the Land Registration office of Ilhas under No.1709 at folios 139 of Book 20 of Old series and in the Taluka Revenue office under Matriz No.56 and surveyed in the Old Survey office at Panaji under Old Survey No.24 and both situated at Gancim village, within the area of Village Panchayat of Gancim, Taluka and Sub-District of Ilhas, District of North Goa, State of Goa, and jointly surveyed under No.57/1 and 32/1 of Gancim village.

The said Plot B, forming an independent and separate property has an area of 22,915 sq.mts and bounded on the east by internal road and Plot C of entire property, on the west by properties surveyed under Nos.33 and 34 of Batim village, on the north by Plot A of the same property and property surveyed under No.34 of Batim village and on the south by Plot C of the same property and property bearing Survey No.33 of Village Batim.

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Documents scrutinised:

1. Deed of sale cum Release dt. 29.9.1951 recorded at folios 64 of Bok No.432 of Notary of Ilhas Joaquim Joao Aleixo do Rosario de Santa Rita Colaco;
2. Extract of Land Registration records of Ilhas of description and inscription of pages 139, 140 and 141 of Book B 20 (New) and page 131 of Book G-25 and folios 17 of Book G-40 and page 111v of Book B-13 (New);
3. Deed of Sale dt. 27th August 1977 registered in the office of the Sub-Registrar of Ilhas, Panaji under No.635 at pages 294 to 298 of Book No.I Vol.117 dt. 30.8.1977;
4. Consent Decree passed on 11.10.1999 by the Court of the Civil Judge, Sr. Division, Panaji, being Reg. Civil Suit No.119/99/B;
5. Deed of Succession drawn on 16.01.2008 at page 4 onwards of Deeds Book No.695 by Notary Public Ex-officio of Ilhas;
6. Form No.I & XIV and survey plan of S.No.32/0 or 32/1 of Gancim village;
7. Deed of Sale dt. 19.3.2008 registered in the office of the Sub-Registrar of Ilhas, Panaji under No.952 at pages 578 to 614 of Book No.I Vol.1936 dt. 20.3.2008;

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## SCRUTINY OF RECORDS:

From certificate of description and inscription read with Deed of Sale dt. 29.9.1951 and Deed of Sale dt. 13.12.1976 it is clear that there exists two properties, both adjoining one another, namely (i) Property known as "SEXTO PEDUCO DO PREDIO SEM DENOMINACAO QUE FOI DO MATIES GUILHERME GOMES", described in the Land Registration Office of Ilhas at Panaji under No.4910 at folios 111 of Book B-13 of new series, enrolled in the Land Revenue Office at Panaji under Matriz No.309 and surveyed under Cadastral Survey No.309 and (ii) Property known as "CAJUAL QUE SEXTO LOTE DE OITEIRO DE GANCIM denominated "SURVING VALLY", described in the Land Registration office of Ilhas under No.1709 at folios 139 of Book 20 of Old series and in the Taluka Revenue office under Matriz No.56 and surveyed in the Old Survey office at Panaji under Old Survey No.24 and both situated at Gancim village, within the area of Village Panchayat of Gancim, Taluka and Sub-District of Ilhas, District of North Goa, State of Goa, and jointly surveyed under No.57/1 and 32/1 of Gancim village and same was purchased by Dr. Jose Maximo Manuel Pedro Andre Guadalupe de Menezes from Maria Felicidade Rodrigues e Souza and her husband by Deed of Sale dt. 29.9.1951.

Dr. Jose Maximo Manuel Pedro Andre Guadalupe de Menezes alias Maximo de Menezes and his wife from Goa Velha, Ilhas, Goa, who became sole owners and possessors of the said entire property by Deed of Sale dt. 27th August 1977 registered in the office of the Sub-Registrar of Ilhas, Panaji under No.635 at pages 294 to 298 of Book No.I Vol.117 dt. 30.8.1977 sold and conveyed one fourth undivided right, share and interest in the said property to Mrs.Milagrina Cunha alias Milagrina Fernandes.

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From proceedings of Reg. Civil Suit No.119/99/B it is clear that said Dr. Jose Maximo Manuel Pedro Andre Guadalupe de Menezes and his wife sold and conveyed remaining 3/4th right, share and interest in the said entire property to Mrs. Maria Fernandes and others by separate deeds;

In said suit for partition filed by said Mrs. Milagrina Fernandes and her husband in the Court of the Civil Judge, Sr. Division, Panaji, being Reg. Civil Suit No.119/99/B against the other co-owners, including said Mariano Lucas Fernandes and his wife, the said entire property was partitioned among the said co-owners by Consent Decree passed on 11.10.1999, whereby the Plot B of the portion surveyed under No.32/0 of Gancim village, admeasuring 22,915 sq. mts alongwith the proportionate part of the reserved access to the extent of share of 384 sq. mts was allotted to said Mrs. Milagrina Cunha alias Milagrina Fernandes and her husband.

In survey records under Survey No.32/0 of Gancim village, name of said Mrs. Milagrina Cunha stands recorded as co-occupant.

From Deed of Succession dt. 16.1.2008 it is clear that said Mrs. Milagrina Cunha alias Milagrina Fernandes expired on 23rd October 2006 and her husband Mr. Joao Fernandes expired on 6th November 2006 leaving behind (a) MR. MARIO FERNANDES and his wife (b) MRS. MILAGRINA FERNANDES, (c) MR. EGIDIO FERNANDES and his wife (d) MRS. MARIA FLAVIANA BRIGIDA PEREIRA, (e) MRS. ROSY FERNANDES E DIAS and her husband (f) MR. DIOGO ANTONIO JOAO DIAS, (g) MRS. SARITA FERNANDES and her husband (h) MR. ROMEO FERNANDES, (i) MRS. LUCY LOURENCO FERNANDES and her husband (j) MR. FRANCISCO INACIO PILLAY as their only heirs and successors and they have been qualified so by Deed of Succession drawn on 16.01.2008 at page 4 onwards of Deeds Book No.695 by Notary Public Ex-officio of Ilhas.

From Deed of Sale dt. 19.3.2008 it is clear that said (a) MR. MARIO FERNANDES and his wife (b) MRS. MILAGRINA FERNANDES, (c) MR. EGIDIO FERNANDES

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and his wife (d) MRS. MARIA FLAVIANA BRIGIDA PEREIRA, (e) MRS. ROSY FERNANDES E DIAS and her husband (f) MR. DIOGO ANTONIO JOAO DIAS, (g) MRS. SARITA FERNANDES and her husband (h) MR. ROMEO FERNANDES, (i) MRS. LUCY LOURENCO FERNANDES and her husband (j) MR. FRANCISCO INACIO PILLAY sold and conveyed the said Plot B alongwith the proportionate part of the reserved access to M/s. Sir Biotech India Ltd.

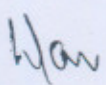
CONCLUSION AND OPINION:

From the documents discussed above I certify and opine that -

a) M/s. Sir Biotech India Ltd are sole owners and possessors of the said Plot D described hereinabove alongwith the proportionate part of reserved access and their title to the same is free, clear and marketable;

b) the said Plot D is free from all encumbrances, charges, liens and defects in title whatsoever.

Margao, 5th April 2008

  
(KAMALAKANT N. PAI)  
Advocate



KAMALAKANT N. PAI

ADVOCATE

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Date 5th April 2008

CERTIFICATE OF TITLE AND SEARCH REPORT

This certificate and opinion is given at the request of M/s. Sir Biotech India Ltd, having office at Nuvem, Salcete, Goa, in respect of the property described hereunder:

Description of the property:

All that Plot C of the property surveyed under No.32/1 of Gancim village of Ilhas and forming part of two contiguous properties, both adjoining one another, namely (i) Property known as "SEXTO PEDUCO DO PREDIO SEM DENOMINACAO QUE FOI DO MATIES GUILHERME GOMES", described in the Land Registration Office of Ilhas at Panaji under No.4910 at folios 111 of Book B-13 of new series, enrolled in the Land Revenue Office at Panaji under Matriz No.309 and surveyed under Cadastral Survey No.309 and (ii) Property known as "CAJUAL QUE SEXTO LOTE DE OITEIRO DE GANCIM" denominated "SURYING VALLY", described in the Land Registration office of Ilhas under No.1709 at folios 139 of Book 20 of Old series and in the Taluka Revenue office under Matriz No.56 and surveyed in the Old Survey office at Panaji under Old Survey No.24 and both situated at Gancim village, within the area of Village Panchayat of Gancim, Taluka and Sub-District of Ilhas, District of North Goa, State of Goa, and jointly surveyed under No.57/1 and 32/1 of Gancim village.

The said Plot C, forming an independent and separate property has an area of 22,915 sq.mts and bounded on the east by road, on the west by Plot B of the same property, on the north by Plot D of the same property and on the south by a road and property bearing Survey No.33 of Village Batim.

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Documents scrutinised:

1. Deed of sale cum Release dt. 29.9.1951 recorded at folios 64 of Bok No.432 of Notary of Ilhas Joaquim Joao Aleixo do Rosario de Santa Rita Colaco;
2. Extract of Land Registration records of Ilhas of description and inscription of pages 139, 140 and 141 of Book B 20 (New) and page 131 of Book G-25 and folios 17 of Book G-40 and page 111v of Book B-13 (New);
3. Deed of Sale dt. 13th December 1976 registered in the office of the Sub-Registrar of Ilhas, Panaji under No.114 at pages 94 to 99 of Book No.I Vol.113 dt. 22.2.1977;
4. Deed of Relinquishment drawn on 24th January 1997 drawn by Ex-officio Notary of Ilhas and recorded at page 58 to 59V of Deeds Book No.657;
5. Deed of Succession drawn on 16th May 2000 at page 69 to 70 of Deeds Book No.669 by Notary Public Ex-officio of Ilhas;
6. Consent Decree passed on 11.10.1999 by the Court of the Civil Judge, Sr. Division, Panaji, being Reg. Civil Suit No.119/99/B;
7. Form No.I & XIV and survey plan of S.No.32/0 or 32/1 of Gancim village;
8. Deed of Sale dt. 15.1.2008 registered in the office of the Sub-Registrar of Ilhas, Panaji under No.181 at pages 578 to 605 of Book No.I Vol.1903 dt. 16.1.2008

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## SCRUTINY OF RECORDS:

From certificate of description and inscription read with Deed of Sale dt. 29.9.1951 and Deed of Sale dt. 13.12.1976 it is clear that there exists two properties, both adjoining one another, namely (i) Property known as "SEXTO PEDUCO DO PREDIO SEM DENOMINACAO QUE FOI DO MATIES GUILHERME GOMES", described in the Land Registration Office of Ilhas at Panaji under No.4910 at folios 111 of Book B-13 of new series, enrolled in the Land Revenue Office at Panaji under Matriz No.309 and surveyed under Cadastral Survey No.309 and (ii) Property known as "CAJUAL QUE SEXTO LOTE DE OITEIRO DE GANCIM denominated "SURYING VALLY", described in the Land Registration office of Ilhas under No.1709 at folios 139 of Book 20 of Old series and in the Taluka Revenue office under Matriz No.56 and surveyed in the Old Survey office at Panaji under Old Survey No.24 and both situated at Gancim village, within the area of Village Panchayat of Gancim, Taluka and Sub-District of Ilhas, District of North Goa, State of Goa, and jointly surveyed under No.57/1 and 32/1 of Gancim village and same was purchased by Dr. Jose Maximo Manuel Pedro Andre Guadalupe de Menezes from Maria Felicidade Rodrigues e Souza and her husband by Deed of Sale dt. 29.9.1951.

Dr. Jose Maximo Manuel Pedro Andre Guadalupe de Menezes alias Maximo de Menezes and his wife from Goa Velha, Ilhas, Goa, who became sole owners and possessors of the said entire property by Deed of Sale dt. 13th December 1976 registered in the office of the Sub-Registrar of Ilhas, Panaji under No.114 at pages 94 to 99 of Book No.I Vol.113 dt. 22.2.1977 sold and conveyed one fourth undivided right, share and interest in the said property to Mrs. Agatha Lopes.

It is also clear that said Agatha Lopes expired on 31st March 1994 leaving behind her husband and moiety holder, Francis Fernandes and her only son, Mr. Mariano Lucas Fernandes as only heir and successor as other heir, her daughter Mrs Gloria Fernandes e da Cunha alongwith her husband relinquished their

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right by Deed of Relinquishment drawn on 24th January 1997 drawn by Exofficio Notary of Ilhas and recorded at page 58 to 59V of Deeds Book No.657 and Deed of Succession drawn on 16th May 2000 at page 69 to 70 of Deeds Book No.669 by Notary Public Ex-officio of Ilhas.

From proceedings of Reg. Civil Suit No.119/99/B it is clear that said Dr. Jose Maximo Manuel Pedro Andre Guadalupe de Menezes and his wife sold and conveyed remaining 3/4th right, share and interest in the said entire property to Mrs. Maria Fernandes and others by separate deeds;

In said suit for partition filed by one of the co-owner, Mrs. Milagrina Fernandes and her husband in the Court of the Civil Judge, Sr. Division, Panaji, being Reg. Civil Suit No.119/99/B against the other co-owners, including said Mariano Lucas Fernandes and his wife, the said entire property was partitioned among the said co-owners by Consent Decree passed on 11.10.1999, whereby the Plot C of the portion surveyed under No.32/0 of Gancim village, admeasuring 22,915 sq. mts alongwith the proportionate part of the reserved access to the extent of share of 384 sq. mts was allotted to said Mariano Lucas Fernandes and his wife and said Mr. Francis Fernandes.

In survey records under Survey No.32/0 of Gancim village, name of said Mr. Francis Fernandes and Mr, Mariano Lucas Fernandes stands recorded as co-occupants.

From Deed of Sale dt. 15.1.2008 it is clear that said Mr. Mariano Lucas Fernandes and his wife and Mr Francis Fernandes sold and conveyed the said Plot C alongwith the proportionate part of the reserved access to M/s. Sir Biotech India Ltd.

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CONCLUSION AND OPINION:

From the documents discussed above I certify and opine that -

a) M/s. Sir Biotech India Ltd are sole owners and possessors of the said Plot C described hereinabove alongwith the propoortinate part of reserved access and their title to the same is free, clear and marketable;

b) the said Plot C is free from all encumbrances, charges, liens and defects in title whatsoever.

Margao, 5th April 2008

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(KAMALAKANT N. PAI)  
Advocate