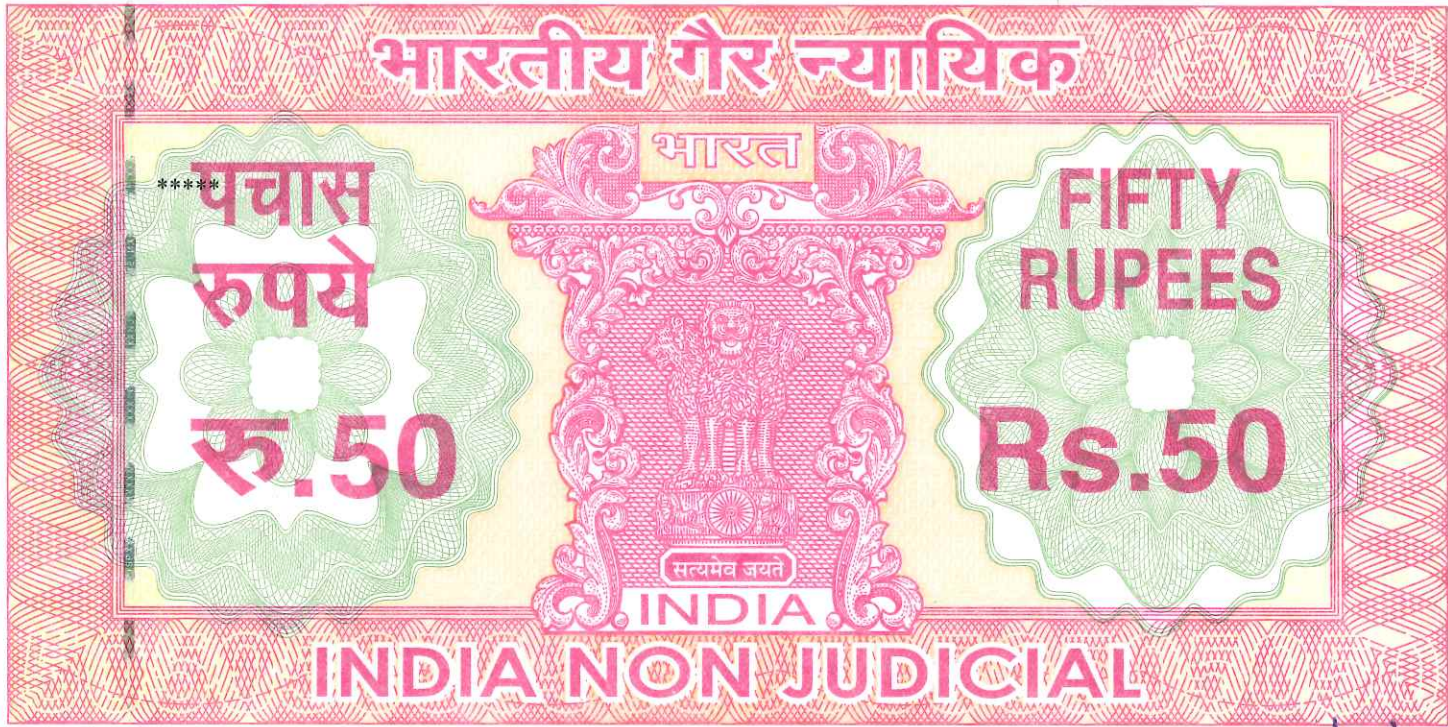


(m)



गोवा GOA

Serial No. 27820 Place of the Vendor Mapusa Date

31/10/18
B 271834

Value of the stamp 50/-

Payment made by AC/20N

By the name of JONVONIM

Signature of Purchaser

C.J. PANDI - LIC NO. AC/STP/VER/04/2003



Government of Goa

OFFICE OF THE CIVIL REGISTRAR CUM SUB REGISTRAR & NOTARY EX-OFFICIO, Tiswadi

2nd Floor, SPACES building, Patto Plaza, Panaji - Goa 403001
Tel. No. 0832-2438797 / Email: crsrtiswadi-rd.goa@nic.in

CERTIFICATE

Certified that this is the True Xerox copy of Deed of Gift
dated: 31/2/76 duly registered in this office under Reg. No. 247
Pages 82 to 87 of Book No.1, Vol No. 103, Dated: 15/4/76

Suraj R. Vernekar
SURAJ R. VERNEKAR
Civil Registrar-cum-Sub Registrar
Tiswadi-Goa

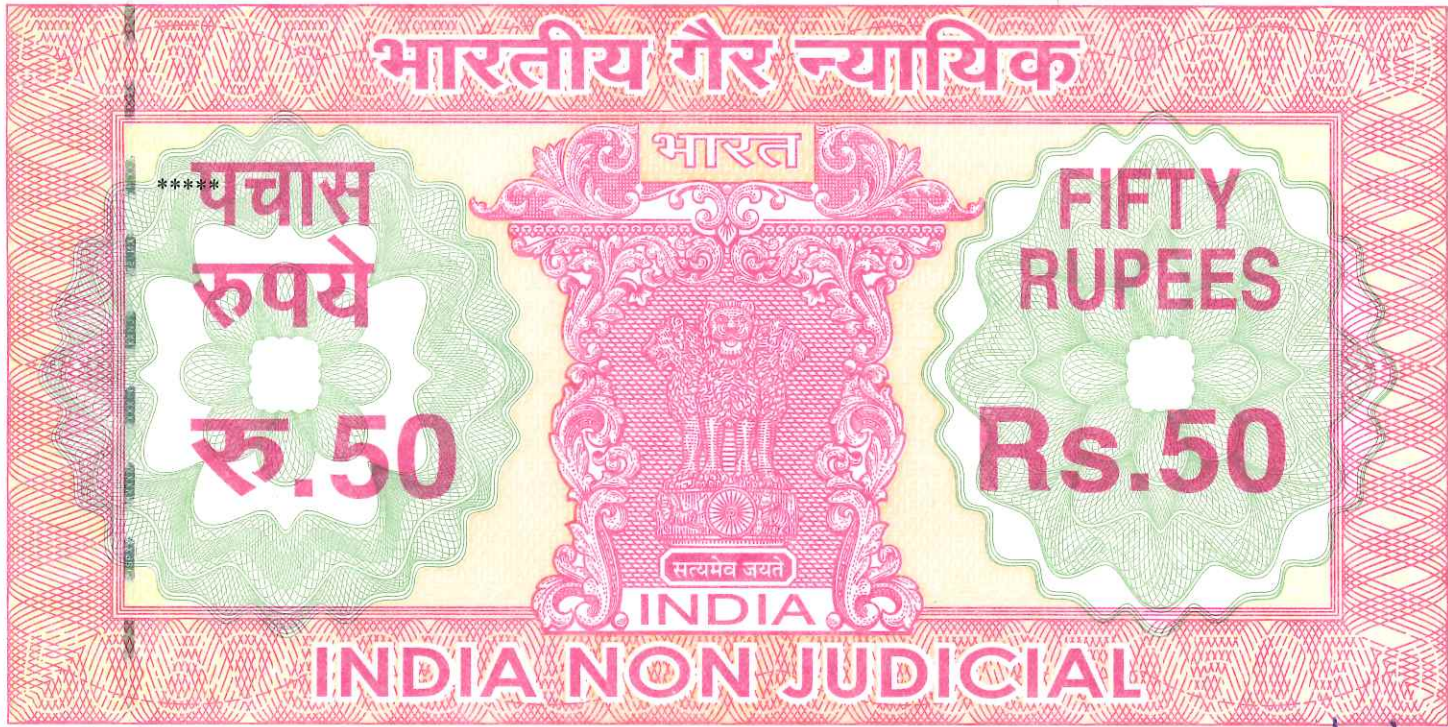
Receipt No. 62/36 Date:- 26/2/19 Receipt Amt 90/-

Place: Panaji-Goa

Dated: 27/2/19

REGISTRATION
ILLIAS

(m)



गोवा GOA

Serial No. 27820 Place of the Vendor Mapusa Date

31/10/18
B 271834

Value of the document 50/-

Particulars of the document ACION

Particulars of the document DONATION

Signature of the Purchaser

CJ, PANAJI - LIC NO. AC/SIF/VER/04/2003



Government of Goa

OFFICE OF THE CIVIL REGISTRAR CUM SUB REGISTRAR & NOTARY EX-OFFICIO, Tiswadi

2nd Floor, SPACES building, Patto Plaza, Panaji - Goa 403001
Tel. No. 0832-2438797 / Email: crsrtiswadi-rd.goa@nic.in

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Suraj R. Vernekar
SURAJ R. VERNEKAR
Civil Registrar-cum-Sub Registrar
Tiswadi-Goa

Receipt No 62/36 Date:- 26/2/19 Receipt Amt 900

Place: Panaji-Goa

Dated: 27/2/19

REGISTRATION
ILLIAS

Serial No. 113/76
Presented at the office of
Sub Registrar of Ilhas
between the hours of 12 noon
and 1 p.m. on 3-2-1976
sd/- Jose Tvo Ro.
was Reginaldo

Rs. 100.00

Stamp paper of Rupees one hundred only
Serial No. 3645 Place of vend. Panaji Date 3 FEB 1976
Value of stamp paper one hundred
Name of the purchaser: Romeo Lopez
residing at Varem son of D. Lopez
As there is no one single stamp paper for the value of Rs. 120/-
additional stamp paper for the same is attached alongwith
Signature of the vendor self-recognizable Signature of purchaser X

sd/- Daru Lopez

Rs. 20.00

Stamp paper of Rupees Twenty only
Serial No. 3645 Place of vend. Panaji Date 3 FEB 1976
Value of stamp paper Twenty rupees
Name of the purchaser: Romeo Lopez
residing at Varem son of D. Lopez
As there is no one single stamp paper for the value of Rs. 120/-
additional stamp paper for the same is attached alongwith
Signature of the vendor self-recognizable Signature of purchaser X

sd/- R.V.S. Sanderai
received fees for:
Registration 20-00
Copying (Folios) 16 12-80
Copying endorsements 2-00
Postage
Total Rs. 34-80
sd/- R.V.S. Sanderai
Sub-Registrar

DEED OF GIFT

Miguel Antonio
Josefatto do Ro.
Sario Pires et al.
Do Rosario Pires e Lopes, son of Jose Dionisio Rafael
Jose Dionisio
Rafael Xavier
de Lourdes Lopes
and residing at
Vares-da-ga
ma

THIS DEED OF GIFT is made at Panaji, Goa, this third day
of February of the year one thousand nine hundred seventy six
(3.2.1976) BETWEEN (1) MR. MIGUEL ANTONIO JOSE FATO
Do ROSARIO PIREES E LOPEES, son of Jose Dionisio Rafael
Xavier de Lourdes Lopes, 42 years old, landlord and
wife MRS. MILENA GRACIA DE SANTIMANO DE SOUZA, d
ghter of Santimano Souza, 29 years old, housewife, b
residing at Vares da gama, Taluka of Mormugao (Ch
after called respectively "the Donor" and "his wife" w
expressions shall where the context so require or per
include their heirs, successors, legal representatives

Endorsements and Certificate
(Sections 52, 58, 59 and 60)

COPY OF INSTRUMENT

REGISTRAR
TAS

sdsl - J. S. P. S. M. L. REGINALDO
1) Jose Ivo Ro anigno / of the one part AND (2) MR. JOSE IVO ROMAO / DAS
ao Reginaldo DORES LORES, Son of the Said Jose Dionisio Rafael Xavier
+ sdsl - J. S. P. S. M. L.
as Doris Lopes de Lourdes Lopes, ~~xxxxxx~~ 37 years old, married to Mrs.
married, Cousin Stilia Filomena da Cunha e Souza, Consular officer, resi-
an officer San ding at Unem dos Reis Magos, (Chucinaflis called "the
of said shai present "Dance" which expression shall value the context so
Jose Dionisio require or permit include his heirs, successors, legal
pes and resi representatives and anigno / of the other part, All the
ding at Unem parties Indian Nationals.
[R. M.]
ecuting party in an above
nits execution of the so called
... deed
not make this
claim presses
) sdsl Miguel
Antonio Jose
das Rosario
Pires Lopes.
[TP]
) self Jose Ivo
Romao Reginal
do das Doris
Lopes.
[TP]
) Bhim Singh
Verma, married,
company in charge
to Subdono

sdsl - J. S. P. S. M. L. REGINALDO
1) Jose Ivo Ro anigno / of the one part AND (2) MR. JOSE IVO ROMAO / DAS
ao Reginaldo DORES LORES, Son of the Said Jose Dionisio Rafael Xavier
+ sdsl - J. S. P. S. M. L.
as Doris Lopes de Lourdes Lopes, ~~xxxxxx~~ 37 years old, married to Mrs.
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an officer San ding at Unem dos Reis Magos, (Chucinaflis called "the
of said shai present "Dance" which expression shall value the context so
Jose Dionisio require or permit include his heirs, successors, legal
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ding at Unem parties Indian Nationals.
[R. M.]
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nits execution of the so called
... deed
not make this
claim presses
) sdsl Miguel
Antonio Jose
das Rosario
Pires Lopes.
[TP]
) self Jose Ivo
Romao Reginal
do das Doris
Lopes.
[TP]
) Bhim Singh
Verma, married,
company in charge
to Subdono

(A) The Donor Miguel is the absolute owner in possession
of the immovable properties situated at villages Unem,
Aunt, Pileme and Reis Magos, subdistrict of Athas
of Goa District and one share of "Sociedade Patrio-
tica dos Baldios das Novas Conquistas," more par-
ticularly described in the schedule appended to these
present, as the said properties have been gifted,
"inter alia", to the said Donor by his brother the
said Jose Ivo Romao das Doris Lopes, through a
deed of gift executed at Panaji on 30.12.1968, re-
gistered in the sub Registration office of Athas
under No. 727 at pages 35 to 39 of Book No. 1, Vol. 39,
dated 31.12.1968, being the life usufruct of one of the
properties, namely half of property "Borackem Adem" reserved
in favour of the mother of the said Jose Ivo and Miguel,
Mrs. Maria Mercedes Pires Lopes, being the said gift
also with conditions or clauses of incommunicabi-
lity with the wife of the said Miguel, said Milena

them" only in favour of Mrs. Maria Heracleina Pires Lopes absolutely
or son.

2. The Donor hereby covenants with the present Donee as follows:-
1) This gift is ³made free from encumbrances and subject only
to the aforesaid reservation of life interest or usufruct in respect
of half of property "Borachem Adem" only in favour of the said
mother of the Donor and the Donee Mrs. Maria Heracleina Pires
Lopes.

2) For purpose of stamp duty and any other relevant effects the
marked value of the gifted properties with the aforesaid reservation
being set forth in this instrument, being of Rs. 2000/- (Rupees
two thousand) only, and the same value is superior to that recor-
ded in the Revenue office regarding the immovable properties.
3) The Donee hereby accepts the above gift very thankful to the
Donor, in the terms set forth herein.

SCHEDULE

No. 1 - Property of coconut grove known as "TARIBATA", situated in
parish of Naul, Panchayat of Naul, Taluka of Bardol, subdistrict
of Nham of Goa District, described in the Land Registration office
of Comarca of Nham, Panaji, under No. 4000 of Book B 2nd and
registered under No. 375 of the respective "Matriz Predial" and bound-
ed as follows: on the East by paddy field "Tolem" or Taribata of
Jose Castilho and Estomio de Souza Jara, on the west by Navi-
gable river, on the North by coconut grove Tarichem Bata of Niza-
berata Lopes and on the South by coconut grove of the same
name of Vassu Carnation Batear, valued at Rs. 400/-

No. 2 - Property known as "MORTA", situated at village Pileme, Pan-
chayat of Pileme, Taluka of Bardol, subdistrict of Nham, of Goa

Endorsements and Certificate
(Sections 52, 58, 59 and 60)

COPY OF INSTRUMENT

REGISTRATION
DEPT.

District, described in the said Land Registration office of zhar under
of Book B 47 new and registered under No. 744 of the "respective
Predial", bounded on the East and South by rivulet of Comunidade
of Valentino Furtado, on the North with the heirs ofosome Manuel
and on the west with Sebastiao Jose Pelagio Furtado, Valued
at Rs. 400/-.

+ 3 - No. 3 - Property known as "LOJA" (shop) situated in the
village of Reis Magos, Panchayat of Reis Magos, Taluka of
sub-district of zhar of goa District, registered in the same
Registration office of zhar under No. 17846 of Book B 47 new
registered under No. 754 of the respective "Matriz Predial" and
on the East by shop of Antonio Francisco Felix Lopes, on the
shop of Macario Antonio Judovico Salvador Luciano Lopes, on
North by property of the heirs of Babu gundo and on the South by
road, Valued at Rs. 400/-.

No. 4 - Half share of property "BORACHEM ADEM" situated at
Pileme, Taluka of Bardaz, Panchayat of Pileme, sub-di
of zhar, of goa District, described in the said Land Registrati
of zhar under No. 17646 of Book B 46 new corresponding to
share, thus forming a whole property, registered in the Tal
office of Bardaz, under No. 1826 of the respective "Matriz Pr
bounded on the East, west, North and South by the paddy fi
Comunidade, valued at Rs. 300/- It is subject to life in
favour of Mrs. Maria Mercedes Alves Lopes.

No. 5 - one share of the "Solidade Patriotica das Baldios das No
anton" No. 19 of Rertificate No. 72, Valued at Rs. 500/-.

IN WITNESS WHEREOF the Donor and the Donee have hereunto sign
of gift on the day and year first above written, in pres

COPY OF INSTRUMENT

 date
 60)

witnesses. stamp duty : Rs. 120/- .

DONOR

 sd/- Miguel Antonio Josefatto do Rosario Pires Lopes
 (Miguel Antonio Josefatto do Rosario Pires e Lopes)

legible .

legible .

DONEE .

 sd/- Jose Joao Romao Reginaldo das dores
 Lopes .

Reginaldo .

(Jose Joao Romao (das dores Lopes)

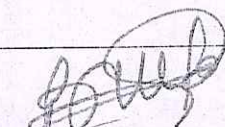
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"True copy"

mistakes :- 4 (four)

(2) (4) (4) erasures .


 Pedro Filipe de Moraes da

 of India
 ed in India



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FORM I & XIV

Date : 06/08/2021

नमुना नं १ व १४

Page 1 of 1

Taluka BARDEZ
तालुका
Village Pilerne
गांव
Name of the Field Kegdibatta Or Cumberbatta
शेताचें नांव

Survey No. 12
सर्वे नंबर
Sub Div. No. 2
हिस्सा नंबर
Tenure
सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.46.50	0000.00.00	0000.52.25	0000.00.00	0000.00.00	0000.00.00	0000.98.75

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.25	0000.00.25	0000.99.00

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
----------------------	----------	-------------	----------	----------------------	----------	--------------	----------

S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Jose Ivo Romao Reginaldo das Dores Lopes		60892	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	-----Nil-----			

Other Rights इतर हक्क Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार	Mutation No. फेरफार नं	Remarks शेरा
-----Nil-----		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

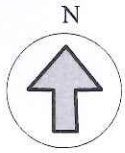
Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for Cultivation नापिक जमीन Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनाचा प्रारि	Remarks शेरा
	-----Nil-----									

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI-GOA

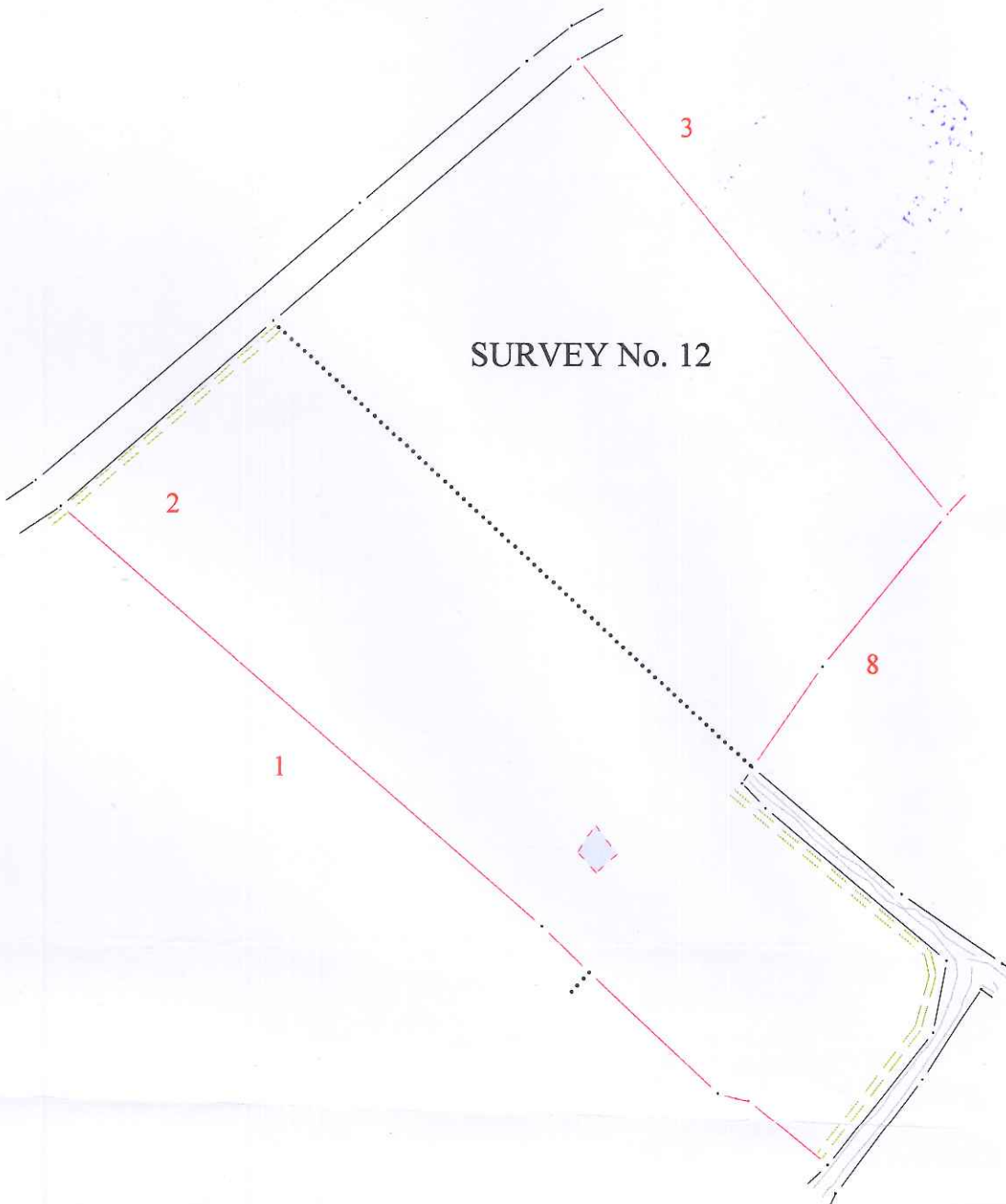


Plan Showing plots situated at
Village : PILERNE
Taluka : BARDEZ
Survey No./Subdivision No. : 12/ 2
Scale :1:1000

Inward No: 6485

Vinita Kambli

Smt. Vinita Kambli
Asst. Survey & Settlement Officer
Panaji-Goa

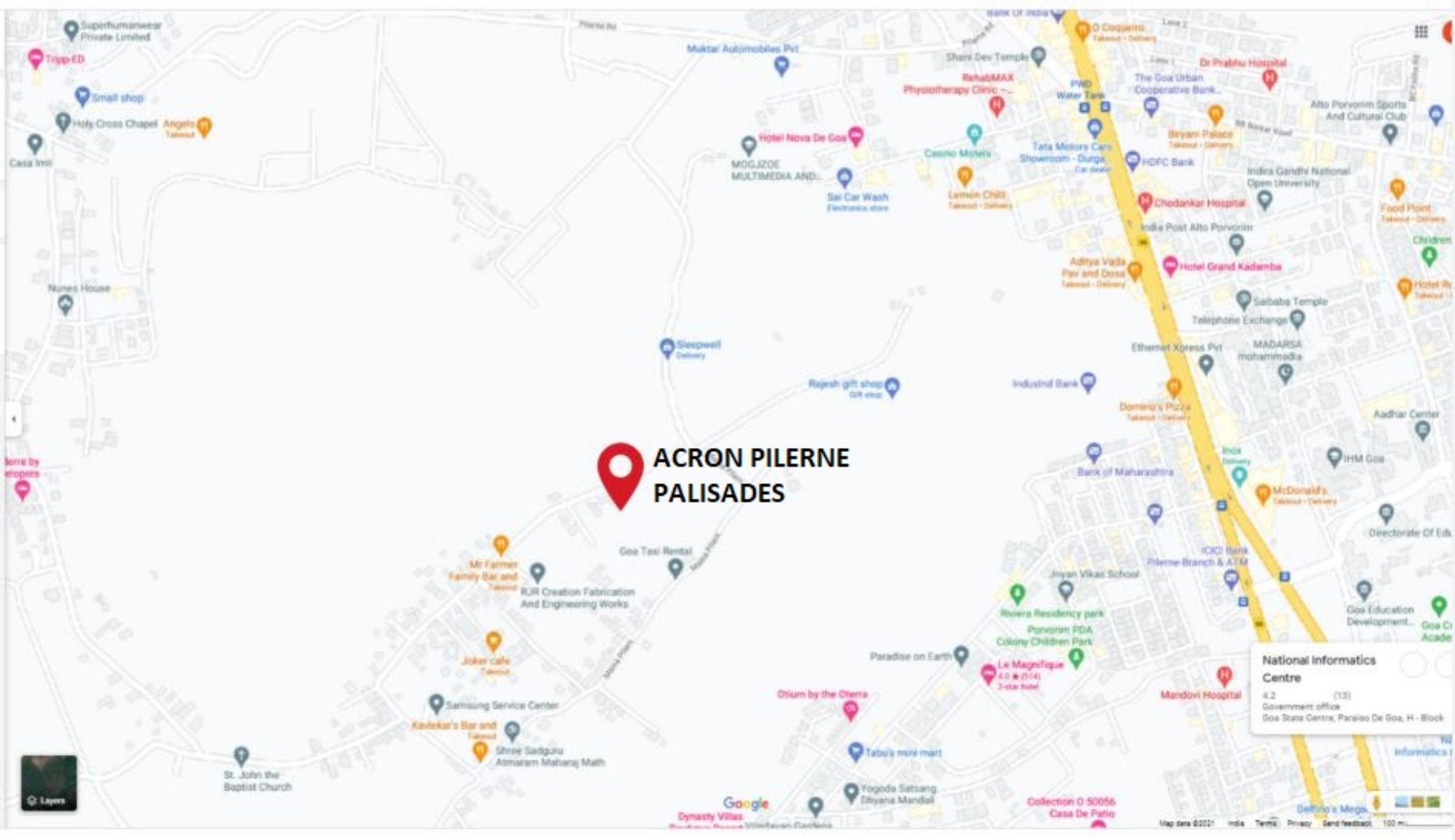


Mitali Naik

Generated By : Mitali Naik (D'Man Gr.II)
On : 26-06-2019

Dilip M. Tamoskar
26/06/2019

Compared By: Dilip M. Tamoskar (D'Man Gr.I)



ACRON PILERNE PALISADES

National Informatics Centre

4.2 (13)
Government office
Goa State Centre, Paraiso De Goa, H - Block



Benedict D. Nazare & Associates

Advocates, Solicitors & Notary Public

Off : O-5, 4th Floor, Comunidade Ghor, Angod, Mapusa, Bardez - Goa. 403 507
Tel./Fax : 0832 - 2263530. E-mail : bennynazareth@gmail.com

Mr. Jitendra Y. Gaonkar
B.Com., LL.B.

Mr. Sudharma Chodankar
M.A., LL.B.

Ms. Divya Gaude
LL.B. (Hons.)

Ms. Sonali Raikar
B.A., LL.B.

Mr. Nikhil Purkhe
B.Com., LL.B.

Ms. Diksha Karekar
LL.B. (Hons.)

Mrs. Ridhi Raut
LL.B. (Hons.)

TITLE CERTIFICATE AND SCRUTINY REPORT

TITLE CERTIFICATE AND SCRUTINY REPORT IN RESPECT OF THE PROPERTY SURVEYED UNDER SURVEY NO.12/2 OF THE VILLAGE OF PILERNE, BARDEZ, GOA

At the instance of ACRON DEVELOPERS PVT.LTD. a company duly incorporated and registered under the Companies Act, 1956, and existing under the Companies Act 2013, having its registered office at Johnville, 13th Road, Chembur, Mumbai 400 071, bearing CIN No. U70100MH2003PTC 140421 and PAN card no.AAECA7043C, we scrutinized the documents placed in our hands for our opinion and scrutiny and our opinion in the matter is as under:-

SCHEDULE OF THE PROPERTY

Property known as "Horta" also recorded in the survey records of the village of Pilerne as "kegdibatta" or "Cumbarbatta" and also known as "UborachemAddem" or "kaddibhat" or "Kombarbhat" situated within the limits of the Village Panchayat of Pilerne described in the Land Registration of Bardez under no. 17897 at pages 129 of Book B-47 (new) and bearing old cadastral survey no. 1755 corresponding to new survey no. 12/2 of village Pilerne and bearing Matriz no. 774 and presently bounded as per the survey records as under:-

On the North	: By Public Road;
On the South	: By the property bearing survey no. 12/8 of the Village of Pilerne and nullah;
On the East	: By property bearing survey no. 12/3 of Village of Pilerne;
On the West	: By property bearing survey no. 12/1 of Village of Pilerne.

Admeasuring 9,900 square metres or thereabout, and hereafter referred to as "The Said Property".

DOCUMENTS SCRUTINIZED:-

1. Certificate of Description bearing no. 17897 at pages 129 of Book B-47 (new)
2. Old cadastral survey Plan no. 1755
3. Certificate of Inscription bearing No. 12256
4. Form I & XIV
5. Survey Plan
6. Order dated 7/7/1913 passed in Inventory Proceedings bearing No.CH.1333 and registered under No.429 of Book No.4, by Civil Court of Judicial Division of Ilhas Goa
7. Deed of Declaration, Partition, Sales and Acquittances and Gifts dated 31/10/1957

8. Deed of Gift dated 30/12/1968
9. Deed of Gift dated 3/2/1976
10. Agreement for Development dated 23/9/2021 found registered under No. BRZ -1-3319-2021 dated 23/9/2021 Book -1.
11. Construction License dated 2/11/2021 issued by the V.P. of Pilerne
12. Certificate dated 19/8/2021 issued by the Asst/ Engineer, Electricity Department
13. Technical Clearance Order dated 5/8/2021
14. Consent letter dated 16/9/2021 issued by the Goa State Pollution Control Board
15. NOC dated 19/8/2021 issued by the Asst. Engineer PWD, Porvorim, Goa
16. License Letter dated 1/11/2021
17. Sanad dated 25/10/2021 issued by the Add. Collector North Goa District, Mapusa Goa
18. Nil encumbrance Certificate dated 16/9/2021

SEARCH CONDUCTED IN THE FOLLOWING OFFICES:-

- i) Land Survey Department
- ii) Department of Archives
- iii) Office of the Sub-Registrar of Bardez at Mapusa

- iv) Office of the Mamlatdar of Bardez at Mapusa
- iv) Office of the Collector of North Goa District Panaji
- v) Office of the Deputy Collector and SDO Mapusa
- vi) Office of the Talathi of the Village of Pilerne
- vii) Office of the Village Panchayat of Pilerne
- viii) Office of the Range Forest officer and Conservator of forests, Junta House Panaji
- ix) Town & Country Planning Department
- x) Revenue department to rule out acquisition of property
- xi) Office of the Superintendent of Civil Judge Senior Division and Junior Division Mapusa to rule out any pending litigation
- xii) Office of the Superintendent of the District Court and Addl. District Courts, Panaji/Mapusa to rule out any pending litigation and/or appeal.
- xv) Registrar of the Bombay High Court, Panaji bench, Goa to rule out any pending litigation

TRACING OF TITLE

The title to "The Said Property" traces as under:-

- (i) THAT "The Said Property" subject matter of scrutiny bears survey no. 12/2 of village Pilerne, Bardez, Goa and admeasures 9900 sq.mts
- (ii) That "The said Property" originally belonged to Salvador Caitano Lopes who was a resident of Verem, and he died as a Bachelor.
- (iii) On his death, Inventory Proceedings were instituted in the Court of the Judicial Division of Ilhas of Goa in the year 1913 and in the said Inventory Proceedings, "The Said Property" came to be allotted to his nephew Jose Dionisio Rafael Xavier de Lourdes Lopes by Judgement and Order passed in the said Inventory Proceedings which were concluded on the 7/7/1913.
- (iv) "The said property" was described in the Land Registration Office under the aforesaid no. 17897 and on the 20th April, 1939, "the said property" was inscribed under no. 12256 in favour of the said Jose Dionisio Rafael Xavier de Lourdes Lopes..
- (v) It further revealed that in the numerical index of the Village of Pilerne of the Taluka of Bardez, "the said property" was recorded in the survey records of Village of Pilerne under

no. 1755 in the name of the said Jose Dionisio Rafael Xavier de Lourdes Lopes as owner thereof.

(vi) A further perusal of the document revealed that upon the death of the said Jose Dionisio Rafael Xavier de Lourdes Lopes, by Deed of Declaration, Partition, Sales with Acquittances and Gifts dated 31/10/1957 executed between the widow of the said Jose Dionisio Rafael Xavier de Lourdes Lopes and other heirs of the said Jose Dionisio Rafael Xavier de Lourdes Lopes executed before the then Notary Public Julia Rodrigues da Guerra Borlado and recorded in her books as evidenced from the certified copy of the said Deed "the said property" was allotted to Jose Ivo Romao Reginaldo das Dores Lopes on account of his paternal legitima and by the said Deed, the said Maria Leonildes gifted irrevocably in equal parts all her half disposable portion of all the assets, rights and shares existing and possessed by her, inter alia, in favour of the said Jose Ivo Romao Reginaldo das Dores Lopes, reserving for herself the life usufruct which extinguished on her death.

(vii) Thereafter by virtue of a Deed of Gift dated 30/12/1968 registered before the Sub-Registrar of Ilhas under no. 727 at pages 35 to 38 of Book no. I, Volume no. 39 on 31/12/1968, the said Jose Ivo Romao Reginaldo das Dores Lopes gifted "the Said Property" to his brother Minguel Antonio Josefato do

Rosario Pires e Lopes and accordingly the name of the said Miguel Lopes came to be recorded in Occupants Column of the Record of Rights /Form I and XIV maintained under the provisions of Land Revenue Code.

(viii) The documents further scrutinize reveal that by virtue of a Deed of Gift dated 03/02/1976 registered before the Sub-Registrar of Ilhas under no. 247 at pages 82 to 87 of Book I Volume 103 on 15/4/1976, the said Minguel Antonio Josefato do Rosario Pires e Lopes and his wife Milena Gracia De Santimano De Souza, gifted "The Said Property" back in favour of the said Jose Ivo Romao Reginaldo das Dores Lopes.

(ix) The said Jose Ivo Romao Reginaldo das Dores Lopes and his wife Otilia Filomena da Cunha by virtue of a Development Agreement dated 23/9/2021 found registered under No. BRZ - 1-3319-2021 dated 23/9/2021 Book -1, in the office of the Sub-Registrar of Bardez at Mapusa granted the said property to Acron Developers Pvt Ltd., for the purpose of developing the said Property and putting up construction thereon.

(x) The Technical Clearance Order dated 5/8/2021 issued by the Senior Town Planner reveals that technical clearance is granted for proposed construction of residential Villas in the said property.

- (xi) The Certificate dated 19/8/2021 issued by the Asst/ Engineer, Electricity Department reveals that No Objection has been granted for carrying out construction in the said property
- (xii) The NOC dated 19/8/2021 issued by the Asst. Engineer PWD, Porvorim, Goa reveals that NOC has been granted for Construction of residential Villas in said property.
- (xiii) The Consent letter dated 16/9/2021 issued by the Goa State Pollution Control Board reveals that consent to establish is granted to the said Jose Ivo R.R.Das Dores Lopes
- (xiv) The Sanad dated 25/10/2021 issued by the Add. Collecotr North Goa District, Mapusa Goa reveals that the said property has been duly converted of use of land for non-agricultural purpose.
- (xv) A perusal of the License Letter dated 1/11/2021 issued by the owners of the said property reveals that consent has been granted to Acron Developers Pvt. Ltd, to enter the said property for carrying development thereon.
- x) The Construction License dated 2/11/2021 issued by the V.P. of Pilerne, Goa reveals that the V.P. has been pleased to grant license after passing a resolution No.2(7) in the meeting of the Panchayat body held on 30/10/2021 resolved to issue construction licence and which came to be duly issued and the license fees came to be duly paid and acknowledged vide Receipt bearing No. 784/66 dated 2/11/2021 and the said

licence is valid until 1/11/2024 (i.e.) for a period of 3 years, for carrying out the construction of residential Villas (1 to 32) Swimming pool, Club House and Compound wall in Survey No.12/2 at Pilerne, Bardez, Goa.

Taking into consideration the revelations made in the documents scrutinized and the searches conducted by us, and the facts and circumstances referred to above we have to report that :-

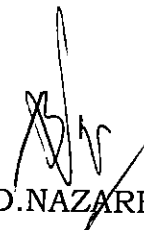
- 1) The title of the Owner to the property surveyed under survey no. 12/2 of the village of Pilerne, Bardez, Goa is authentic, clear and marketable and free from any encumbrances and
- 2) the Owner is in legal and physical possession of the Property;
- 3) the Owner is solely entitled to deal with and develop the Property;
- 4) The construction of Villas proposed to be undertaken in the said properties have been duly approved by the TCP in terms of the approved plans and the V.P. of Pilerne, has issued construction licence for the purpose of lawfully carrying out construction of the villas in terms of the approved plans as well as the revised approved plans.

5) By virtue of the Development Agreement dated 23/9/2021 found registered under No. BRZ -1-3319-2021 dated 23/9/2021 Book -1, in the office of the Sub-Registrar of Bardez at Mapusa, Acron Developers Pvt. Ltd., have the right carry out development in the said Property on the terms and conditions and consideration more specifically set out therein and there would be no impediment for acquisition of any Villas in the above referred developmental property and the Development Agreement, authorizes Acron Developers Pvt. Ltd. to develop and sell the Villas a proposed to be constructed in the said property .

I have to also further state and confirm that there are no dues due and payable in respect of taxes or other outgoings to any of the statutory authorities.

There would therefore be no impediment for Acron Developers Pvt. Ltd., to enter into any concluded contract with any third party, in respect of the said property and the Villas to be constructed thereon.

Dated: 3/11/2021


(B.D.NAZARETH)