

KAMALAKANT N. PAI
B.A. (HONS.), LL.B.

ADVOCATE

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Date _____
5th October 2010

CERTIFICATE OF TITLE AND SEARCH REPORT

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

Description of the property:

All that Plot B-2 of the Plot B of the property surveyed under No.57/0 or 57/1 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 "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.

The said Plot B-2, forming an independent and separate property has an area of 9612 sq.mts, surveyed under No.57/0 or 57/1 (part) of Gancim and bounded on the east by Plot C of entire property, on the west by Plot B-1 of the same property, on the north by road and on the south also by road.

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- 2 -

Documents scrutinised:

1. Deed of sale cum Release dt. 29.9.1951 recorded at folios 64 of Book No.432 of Notary of Ilhas Joaquim Joao Aleixo do Rosario de Santa Rita Cola-co;
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. 30.9.1977;
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.57/0 of Gancim village;
7. Deed of Relinquishment drawn on 9.04.2008 by Ex-officio Notary of Ilhas, Panaji at page 56V onwards of Book No.695;
8. Deed of Partition dt. 14th April 2010 registered in the Office of the Sub-Registrar of Ilhas, Panaji under No.1325 at pages 278 to 296 of Book No.1 Vol.2222 dt. 30.04.2010;
9. Deed of Sale dt. 22nd June 2010 registered in the office of the Sub-Registrar of Ilhas, Panaji under No.1876 at pages 569 to 588 of Book No.I Vol.2241 dt. 25.06.2010.

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- 3 -

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. 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.

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;

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- 4 -

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.57/1 of Gancim village, admeasuring 19,225 sq. mts was allotted to said Mrs. Milagrina Cunha alias Milagrina Fernandes and her husband.

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 Gratuitous Relinquishment of Illiquid Rights drawn on 9th April 2008 by Ex-officio Notary of Ilhas at page 56v onwards of Book No.695 said daughters, Mrs. Rosy Fernandes e Dias, Mrs. Sarita Fernandes and Mrs. Lucy Lourenco Fernandes along-with their husband relinquished their rights in the inheritances of the estate/properties left by their deceased parents/parents in law, Mrs. Milagrina Fernandes and her husband Joao Fernandes;

Thus said Mr. Mario Fernandes and his wife and Mr. Egidio Fernandes and his wife became joint owners and possessors of the said Plot B of the said property, being said Mr. Mario Fernandes and his wife entitled for half share and the said Mr. Egidio Fernandes and his wife entitled for remaining half share;

(Dad)

KAMALAKANT N. PAI

ADVOCATE

B.A. (HONS.), LL.B.

CONTINUATION SHEET

- 5 -

From Deed of Partition dt. 14th April 2010 registered in the office of the Sub-Registrar of Ilhas, Panaji it is clear that said Mr. Mario Fernandes and his wife and Mr. Egidio Fernandes and his wife partitioned the said Plot B of said property, whereby Plot B-2, admeasuring 9612 sq.mts, described hereinabove was allotted to said Mr. Mario Fernandes and his wife towards their half share.

From Deed of Sale dt. 22.06.2010 it is clear that said MR. MARIO FERNANDES and his wife sold and conveyed the said Plot B-2 to M/s. Sir Biotec India Pvt. Ltd.

In survey records under Survey No.57/0 of Gancim village, name of said Mr. Mario Fernandes and his wife stands recorded as co-occupants.

CONCLUSION AND OPINION:

From the documents discussed above I certify and opine that -

a) M/s. Sir Biotech India Pvt. Ltd are sole owners and possessors of the said Plot B-2 described hereinabove and their title to the same is free, clear and marketable;

b) the said Plot B-2 is free from all encumbrances, charges, liens and defects in title whatsoever.

Margao, 5th October 2010

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(KAMALAKANT N. PAI)
Advocate