



LEXORA LEGAL ASSOCIATES LLP

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Date: 25/08/2026

LEGAL DUE DILIGENCE REPORT

This Legal Opinion is rendered at the request of SAMAVASSA INFRATECH LLP, a Limited Liability Partnership duly incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its Registered Office at 1832, Sector 9, Faridabad, Haryana-121006 in relation to the immovable property more particularly described in the Schedule appended hereto (hereinafter referred to as the "Schedule Property").

SCHEDULE

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT immovable property known as "FONDIAXIXI", also known as "FONDEACHI VIXI" or "FONDIVIVOBAG", being the western lot of $\frac{1}{2}$ of the southern $\frac{3}{4}$ of the northern portion, situated at Pulvaddo, within the jurisdiction of the Village Panchayat of Benaulim, Benaulim Village, Salcete Taluka, District of South Goa, State of Goa, which property is described under No. 36493 of Book B-94 at page 65 of the Land Registration Records of Salcete and is inscribed in favour of Antonio Joaquim de Jesus de Rosario Alvares under No. 30623 at page 180 of Book G-36 of the Land Registration Records of Salcete, Goa.





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The said property is presently surveyed under Survey No. 147, Sub-Division No. 5, admeasuring 4,000 sq. metres, situated at Benaolim Village, Salcete Taluka, Goa, and is bounded as follows:

East: By property of the same name, being the eastern lot of $\frac{1}{2}$ of the southern $\frac{3}{4}$ of the northern portion, of Salvador Fernandes and Remedios Joao Fernandes, presently by a Nallah;

West: By the property belonging to the heirs of Jose Caetano Diniz and the heirs of Jose Maria Alvares, presently bearing Survey Nos. 147/2 and 147/7;

North: By property of the same name, being the western lot of $\frac{1}{2}$ of the southern $\frac{3}{4}$ of the northern portion (1/4 part of the South), belonging to Baburau Suriagi Egdo, presently bearing Survey Nos. 147/3 and 147/4; and

South: By property of the same name, being 1/4 part of the South, belonging to Antonio Joaquim de Jesus de Rosario Alvares, presently bearing Survey No. 147/9.





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The aforesaid property, admeasuring 4,000 sq. metres, bearing Survey No. 147/5, together with all rights, easements, liberties, privileges and appurtenances attached thereto, is hereinafter referred to as "the Said Property."

DOCUMENTS PERUSED

The following documents were examined for the purpose of conducting due diligence and establishing ownership/title:

Sr. No.	Document Perused	Type (Photocopy/ Original)
1.	Land Registration Certificate No. 36493 of Book B-94 at page 65	Photocopy
2.	Land Inscription Certificate No. 30623 of Book G-36 at page 180	Photocopy
3.	Entire Extract of Inventory Proceedings No. 63/2010/II.	Photocopy
4.	Deed of Sale dated 04/04/2012, registered before the Sub-Registrar of Salcete at Margao under Registration No. MGO-BK1-	Photocopy





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	02123-2012, with CD No. MGOD59 dated 09/04/2012	
5.	Deed of Sale dated 24/10/2025, duly registered before the Sub-Registrar of Salcete at Margao under Registration No. MGO-1-5030-2025 dated 28/10/2025	Photocopy
6.	Conversion Sanad dated 05/02/2026, bearing No. CCSAL12-25-721/26	Photocopy
7.	Technical Clearance Order dated 27/03/2026, bearing Ref. No. TPM/37173/CONST/BENaulim/147/5/20 26/3211	Photocopy
8.	No Objection Certificate from the Primary Health Centre, Cansaulim, vide letter dated 07/08/2026	Photocopy
9.	Construction Licence from the Office of the Village Panchayat of Cana-Benaulim, vide letter dated 12/08/2026, bearing Ref. No. VPCB/25/2026-2027	Photocopy
10.	Form I & XIV in respect of Survey No. 147/5 of Village Benaulim	Photocopy

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11.	Nil Encumbrance Certificate	Digital
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TITLE HISTORY

- That the immovable property commonly known as “FONDIATIVIXI”, also known as “FONDEACHI VIXI” or “FONDIVIVOBAG”, situated at Pulvaddo, Benaullim Village, Salcete Taluka, District of South Goa, State of Goa, presently surveyed under Survey No. 147/5, admeasuring 4,000 sq. metres (hereinafter referred to as the “Said Property”), is described under Description No. 36493 of Book B-94 at page 65 of the Land Registration Records of Salcete and is inscribed in favour of Mr. Antonio Joaquim de Jesus de Rosario Alvares under Inscription No. 30623 of Book G-36 at page 180 of the said Land Registration Records.
- That the Said Property originally belonged to Mr. Antonio Joaquim de Jesus de Rosario Alvares, who acquired the same from Mr. Francisco Pedro Paulo de Jesus Barreto and his wife Mrs. Maria Cristina Corea Afonso Pereira Barreto, also known as Mrs. Maria Cristina Pereira Barreto, and the said acquisition and title of Mr. Antonio Joaquim de Jesus de Rosario Alvares are duly reflected in the aforesaid Description No. 36493 and Inscription No. 30623 of the Land Registration Records





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of Salcete.

- THAT upon the demise of Mr. Antonio Joaquim de Jesus de Rosario Alvares alias Mr. Joaquim A. Alvares and his wife Mrs. Maria Amelia Piedade Elfege Medeira e Alvares, Inventory Proceedings No. 63/2010/II Addl. came to be instituted before the Court of the Civil Judge, Senior Division, Margao, Goa, wherein Mr. Jose Maria Jesus Santana Alvares, married to Mrs. Yvonne Alvares, and Mrs. Ana Celina Conceicao Alvares, widow of Late Mr. John De Mello, together with her son Mr. Dominic Louis De Mello, were declared as the universal heirs and legal representatives of the deceased;
- THAT from the proceedings it is learnt that, the deceased had executed Public Wills dated 18th July, 1967, recorded in Book of Wills No. 60 of Notary Raul Gerson Purificacao da Santa Rita Vaz of Salcete, together with a Deed of Consent dated 18th July, 1967, recorded in Notarial Book No. 1248 at page 37, whereby the disposable quota of the deceased was bequeathed in favour of Mr. Jose Maria Jesus Santana Alvares alias Joseph Alvares;
- THAT pursuant to the final order and chart of allotment passed in the aforesaid Inventory Proceedings by the Court of the Civil Judge, Senior Division, Margao, Goa, the Said Property, viz. Item No. 1 of the

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inventory assets, was allotted to the following persons in the respective shares mentioned below:

- (a) Three-fourths (3/4th) undivided share to Mr. Jose Maria Jesus Santana Alvares alias Joseph Alvares, married to Mrs. Yvonne Alvares;
 - (b) One-eighth (1/8th) undivided share to Mrs. Ana Celina Conceicao Alvares, widow; and
 - (c) One-eighth (1/8th) undivided share to Mr. Dominic Louis De Mello, bachelor;
- THAT the Said Mr. Jose Maria Jesus Santana Alvares alias Joseph Alvares, married to Mrs. Yvonne Alvares, Mrs. Ana Celina Conceicao Alvares, widow, and Mr. Dominic Louis De Mello, bachelor, the respective owners of the Said Property in the aforesaid undivided shares, thereafter sold, conveyed and transferred the Said Property unto Mr. Melwin Rodrigues Chico, acting through their duly constituted Attorney Mr. Sameer Abdul Kadar Tonse, by virtue of Deed of Sale dated 04/04/2012, registered before the Sub-Registrar of Salcete at Margao under Registration No. MGO-BK1-02123-2012, with CD No. MGOD59 dated 09/04/2012;
 - THAT pursuant to the aforesaid Deed of Sale dated 04/04/2012, the right, title and interest in the Said Property stood conveyed in favour of

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Mr. Melwin Rodrigues Chico, and his name was thereafter recorded in the Record of Rights (Form I & XIV) in respect of Survey No. 147/5 of Village Benaulim, in the occupants' column, vide Mutation Entry No. 51046.

- THAT thereafter, Mr. Melwin Rodrigues Chico and his wife, Mrs. Anarita Martins Chico, sold, the Said Property unto Samavassa Infratech LLP, and accordingly executed Deed of Sale dated 24/10/2025, duly registered before the Sub-Registrar of Salcete at Margao under Registration No. MGO-1-5030-2025 dated 28/10/2025, wherein M/s Lifestyle Reality joined as the Confirming Party, in view of the prior understanding and/or arrangement between the said Mr. Melwin Rodrigues Chico and M/s Lifestyle Reality concerning the proposed development and/or exploitation of the Said Property, and for the purpose of recording and confirming that the said transaction and the transfer of the Said Property in favour of Samavassa Infratech LLP were being effected with the knowledge and consent of M/s Lifestyle Reality and without any objection or claim on the part of the said Confirming Party.
- THAT the joining of M/s Lifestyle Reality as the Confirming Party in the aforesaid Deed of Sale was confirmatory in nature and did not constitute or create any independent right, title or interest in the Said Property in

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favour of M/s Lifestyle Reality, and the same was intended to record and confirm the relinquishment, waiver and/or non-assertion of any right, claim, interest or entitlement which the said M/s Lifestyle Reality may have claimed or asserted pursuant to the aforesaid prior understanding and/or development arrangement with Mr. Melwin Rodrigues Chico.

- **THAT** by virtue of the aforesaid Deed of Sale dated 24/10/2025, Samavassa Infratech LLP acquired and became vested with the right, title and interest in and to the Said Property, and is presently entitled to hold, possess, develop, construct upon, transfer and otherwise deal with and exploit the Said Property, subject to obtaining the requisite permissions, approvals, licences, sanctions and clearances from the competent authorities and compliance with the applicable laws, rules, regulations and statutory records.
- **THAT** thereafter, **Samavassa Infratech LLP** obtained a Conversion Sanad dated 05/02/2026, bearing No. CCSAL12-25-721/26, issued by the Collector of South Goa, whereby the Said Property was converted for Non-Agricultural (N.A.) residential purpose, thereby permitting the use of the Said Property for the said residential purpose, subject to the terms and conditions stipulated in the said Conversion Sanad and applicable law.





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- **THAT** pursuant to the aforesaid conversion of the Said Property for residential purpose, **Samavassa Infratech LLP** proposed to develop the Said Property by construction of residential villas together with a compound wall thereon and, in furtherance of the said proposed development, obtained a Technical Clearance Order dated 27/03/2026, bearing Ref. No. TPM/37173/CONST/BENAULIM/147/5/2026/3211, from the Town and Country Planning Department, in respect of the proposed development of the Said Property.
- **THAT** pursuant to and in furtherance of the aforesaid Technical Clearance and the proposed development, Samavassa Infratech LLP has further obtained a Technical No Objection Certificate from the Primary Health Centre, Cansaulim, vide letter dated 07/08/2026, bearing Ref. No. DHS092608429, in respect of the proposed construction of residential villas and compound wall upon the Said Property.
- **THAT** thereafter, and in furtherance of the aforesaid approvals and clearances, Samavassa Infratech LLP has obtained a Construction Licence from the Office of the Village Panchayat of Cana-Benaulim, vide letter dated 12/08/2026, bearing Ref. No. VPCB/25/2026-2027, permitting the proposed construction of residential villas and compound wall upon the Said Property, subject to the terms and conditions contained therein and compliance with the applicable laws, rules and

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regulations.

- **THAT** accordingly, **Samavassa Infratech LLP** is the present owner of the Said Property.

OBSERVATION CUM CERTIFICATE

1. Purpose of Opinion

This opinion is rendered upon specific instructions for the purpose of verifying the legal title and ownership of the **Said Property**. The present opinion is based solely on the documents, records and instruments made available and reviewed, and is confined strictly to the scope of such verification.

2. Document Review and Analysis

Upon careful scrutiny of the documents and records made available for examination, including the registered Deeds, Inventory Proceedings, Form I & XIV, mutation records and other relevant title documents, the chain of title in respect of the Said Property has been examined.

The documents examined indicate that the title to the Said Property has devolved upon and is presently held by the person identified hereinbelow as the present owner.





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3. Ownership and Development Rights

The Said Property is presently owned by Samavassa Infratech LLP. Accordingly, on the basis of the documents and records examined, Samavassa Infratech LLP is the present owner of the Said Property, subject to the qualifications and limitations set out in this Opinion.

4. Encumbrance

The **Nil Encumbrance Certificate** examined in respect of the Said Property covers a period of thirty (30) years and does not disclose any registered mortgage, charge, lien, attachment, lease or other registered encumbrance affecting the Said Property during the period covered by the said certificate.

Accordingly, on the basis of the records and documents examined, the Said Property is found to be free from registered encumbrances for the aforesaid thirty (30) year period, subject to the limitations of scope stated herein.

5. Observation and Conclusion

On the basis of the documents, records and instruments made available and examined, and subject to the limitations and qualifications contained





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herein, **Samavassa Infratech LLP** is the present owner of the Said Property.

The title documents examined establish the present ownership of the Said Property in her favour. No registered encumbrance affecting the Said Property has been disclosed in the **Nil Encumbrance Certificate** for the thirty (30) year period covered thereby.

This observation is made strictly on the basis of the documents and records produced for examination and should be read subject to the validity, authenticity and completeness of the said documents and records.

6. Limitation of Scope

This opinion is confined strictly to the examination of the documents provided and the searches conducted as detailed above. It does not extend to any unregistered agreements, undisclosed interests, claims, easements, adverse possession, pending or threatened litigation, or facts and circumstances not presented for review.

This opinion is issued in good faith and based on the professional review of the documents made available. It is intended solely for the use of the instructing party and shall not be construed as a warranty or guarantee





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of title, nor shall any liability be incurred towards any third party relying upon the same without the express written consent of the undersigned.

FOR LEXORA LEGAL ASSOCIATES LLP

	
Adv. Nilaksh Marathe (Managing Partner)	Adv. Isha Rajadhyax (Associate Managing Partner)

