

Date: 20/09/2008.

TITLE VERIFICATION AND SEARCH REPORT

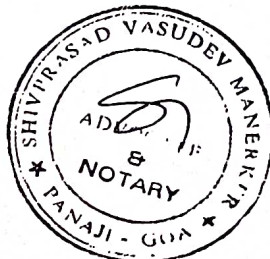
This Title Verification and search Report is given at the request of M/S. S. K. Land Developers, a registered partnership firm having office at Alfran Plaza, Panaji, in respect of plot of land carved out in the portion of the said property which portion admeasures an of 2865 + 906 = 3771 sq. mts., surveyed under no. 81/1 of village Calapur, Tiswadi Taluka, situated at Santa Cruz Panchayat area, herein after called said plot. owned by M/S. SHARANG CONSTRUCTIONS, a proprietorship concern of Shri. Devendra R. Sardesai, resident of Caranzalem.

1. NAME AND ADDRESS OF TITLE HOLDER.

M/S. SHARANG CONSTRUCTIONS, a proprietorship concern of Shri. Devendra R. Sardesai, resident of Caranzalem.

2. TITLE DEEDS IN ORIGINAL SEEN BY ME.

- i. Land Description no. 1704 of Book B-5 new in Land Registration office of Ilhas .
- ii. Deed of Dissolution dt. 06/05/1967.
- iii. Deed of Assignment dt. 06/05/1967.
- iv. INDENTURE (Deed) dt. 22/03/1973.
- v. Judgement and Order dt.19/10/2001.
- vi. Deed of Sale dt. 11/04/2008.
- vii. Deed of Partnership dt. 12/05/2008.
- viii. Registration of Firms at Panaji under serial no.10' at page 158 volume XXII dt. 01/07/2008.



- ix. Agreement for Development and Sale dt. 03/06/2008.
- x. Development Permission dt. 22/04/2004.
- xi. Construction Licence dt. 13/05/2008.
- xii. NIL Encumbrance Certificate dt. 27/08/2008.

3. DESCRIPTION OF IMMOVABLE PROPERTIES

ALL THAT piece and parcel of a plot of land carved out in the portion of the property "ODLEM BHAT" which portion admeasures an area of $2865 + 906 = 3771$ sq. mts., surveyed under no. 81/1 of village Calapur, Tiswadi Taluka, situated at Santa Cruz Panchayat area, Sub District of Ilhas, District of Goa, described in the Land Registration office of the judicial Division of Ilhas of Goa under no. 1704 of Book B-5 new and enrolled in the Revenue office of Ilhas of Goa under Matríz no. 299 and is bounded as under:-

ON THE NORTH : by remaining part of the property surveyed under no. 81/1,

Plot no. P7, access road;

ON THE SOUTH : by 10 mts wide road, surveyed under no.92 of the same village Calapur;

ON THE EAST : by plot no. M6 and survey no. 81/1(P) of Calapur village;

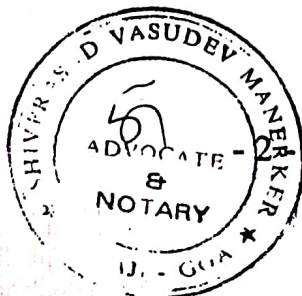
ON THE WEST : by survey no. 86 of Calapur Village.

Herein after called said plot.

4. SEARCH IN SUB-REGISTRAR'S OFFICE.

i. LOCATION OF THE PROPERTY :

The said plot is situated at Santa Cruz, Ilhas within the jurisdiction of Sub Registrar of Ilhas.



Office : Albuquerque Apts.,
1st Floor, Nr. Vaidya Hospital,
Panaji, Goa.
Tel.: 2424222, Cell: 9422445732

Shivprasad Vassudev Manerker

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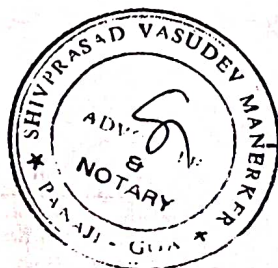
ii. SEARCH AND INVESTIGATION :-

The property "ODLEM BHAT" originally belonged to Joint Family of Dempo of Calapur (Sociadade Familiar de Dempo).

By Deed of Dissolution dt. 06/05/1967 recorded before then Notary Public of Judicial Division of Ilhas, Panaji Shri. Fernando George Colaco at page 77 verse onwards of Book no. 590 the members of Casa Social Dempo of Calapur namely Shri. Srinivas Dempo and his wife and others along with their spouses dissolved the casa Social Dempo of Calapur and with the properties of Dissolved Society, the members of society promoted a new company known as M/S. Dempo Properties & Investment Pvt., Ltd., a Private Limited Company incorporated under Indian Companies Act 1956.

By Deed of Assignment dt. 06/05/1967 registered before Sub Registrar of Ilhas under no. 569 at pages 132 to 165 of Book I, volume 26 dt. 08/06/1967, the said Casa Social Dempo of Calapur assigned all its immovable properties including the property "ODLEM BHAT" to said M/S. Dempo Properties & Investment Pvt., Ltd., and in the said Deed of Assignment, the assets of the company has been described from serial no. 1 to 77 and said property is mentioned as item no. 4 in said schedule.

By INDENTURE (Deed) dt. 22/03/1973 registered before Sub Registrar of Ilhas under no. 101 at pages 48 to 69 of Book I, volume 125 dt. 22/02/1978 said M/S. Dempo Properties & Investment Pvt., Ltd., conveyed the said property in favour of M/S. Zuari Real Estates Co.



Pvt., Ltd., a company incorporated under Companies Act 1956 which is also a private co. of Dempo Family.

The said property is recorded in the survey records in name of Zuari Real Estates Co. Pvt., Ltd., a company incorporated under Companies Act 1956.

By Judgement and Order dt.19/10/2001 passed by Honb'le High Court of Bombay at Panaji in company Petition no. 17-D/2001 connected with Company Application no. 29-D-2001 filed under section 391 and 396 of Companies Act 1956, M/S. Siridao Estates Pvt., Ltd., and M/S. Zuari Real Estates Coy Pvt., Ltd. of Dempo Families are amalgamated with another company of Dempo Family, M/S. Dempo Properties and Investments Pvt., Ltd. for all legal purpose. Thus M/S. Dempo Properties and Investments Pvt., Ltd., became exclusive owner of said property.

By Deed of Sale dt. 11/04/2008 registered before Sub Registrar of Ilhas under 1538 at pages 57 to 80 of Book I volume 1960 dt.15/05/2008 said M/S. Dempo Properties and Investments Pvt., Ltd. sold plot of land, admeasures an area of $2865 + 906 = 3771$ sq. mts., surveyed under no. 81/1 of village Calapur herein above called said plot which forms the part of the property "ODLEM BHAT", situated at Calapur, Santa-Cruz Village Panchayat to M/S. SHARANG CONSTRUCTIONS, a proprietorship concern of Shri. Devendra R. Sardesai, resident of Caranzalem.



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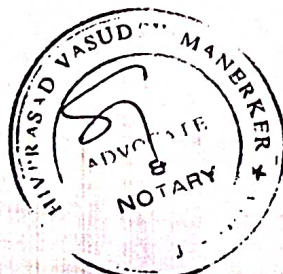
By Deed of Partnership dt. 12/05/2008 executed before Notary S. V. Manerker under serial no. 3283. dt. 22/05/2008 Shri. Kiran A. Dabolkar and Shri. Umesh Ragaswamy formed a partnership firm under name M/S. S. K. Land Developers, having office at Shantadurga Sadan, Santa Cruz, Goa and said partnership firm is registered with Registrar of Firms at Panaji under serial no.10` at page 158 volume XXII dt. 01/07/2008.

By Agreement for Development and Sale dt. 03/06/2008 registered before Sub Registrar of Ilhas under no. 1796 at pages 432 to 462 of Book I, volume 1969 dt. 11/06/2008 said Devendra K. Sardesai and his wife Sharmila Devendra Sardesai agreed to sell said plot to said M/S. S. K. Developers, represented by its partner Shri. Kiran Anand Dabolkar.

Town and Country Planning Development, Panaji granted Development Permission vide its No. TIS/4171/Cal/08/515. dt. 22/04/2004 for construction of buildings in said plot to Shri. Devendra Sardesai.

Village Panchayat, Santa Cruz granted Construction Licence vide its No. VP/SC/Const.Permit/12/2008-09/274. dt. 13/05/2008 for construction of buildings in said plot to Shri. Devendra Sardesai.

Said M/S. S. K. Developers have named the building project under construction in said plot as "SURYA KIRAN RESIDENCY".



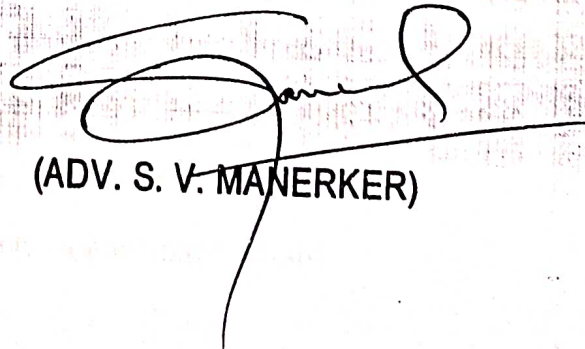
NIL Encumbrance Certificate dt. 27/08/2008 issued by Sub Registrar of Ilhas certifies that no encumbrance is affecting the said plot for the period 01/11/1965 to 25/08/2008.

CERTIFICATE

I hereby certify that I have personally searched and verified the information furnished in this report, in the office of Directorate of Archives, Sub Registrar of Ilhas, Town and Country Planning Development, Panaji and Village Panchayat St. Cruz. The statements and other information given in this report are correct and true. I further Certify that said Devendra K. Sardesai and his wife Shamila Devendra Sardesai have got a valid, clear, absolute and marketable title over the said plot mentioned above and to enter into Agreement for Development and Sale dt. 03/06/2008 with said M/S. S. K. Developers and since said Agreement dt. 03/06/2008 between said Devendra K. Sardesai and his wife and M/S. S. K. Developers is subsisting, the purchasers of the premises in said building project "SURYA KIRAN RESIDENCY" shall hold absolute clear valid and marketable title.



Yours faithfully,



(ADV. S. V. MANERKER)