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To
Pakshaj Project Realty Three LLP
First Floor, 42A,
Impression House,
G. D. Ambekar Marg,
Wadala, Mumbai – 400031.

Date: 13th January 2025

REPORT ON TITLE

Re: All that property known as "**VOILO AFORAMENTO BAGBILL**", which property is neither described in the Land Registration Office of Bardez/Bicholim nor enrolled in the Taluka Revenue Office of Bardez/Bicholim, aggregately admeasuring 10200 sq. mts., and bearing survey no.69/4-A, situated at Village Sirciam, within the limits of Village Panchayat of Tivim-Sirciam, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, which property shall hereinafter be referred to as the "**Said Property**".

1. Documents perused:

- i. Copy of the Index of Land with respect to survey no.69/4 of Village Sirciam, issued by the Talathi of Sirciam
- ii. Copy of the Manual Form I and XIV, with respect to survey no. 69/4 of Village Sirciam, issued by the Talathi of Sirciam.
- iii. Copy of the Form 9, with reference to mutation entry no. 158 with respect to survey no.69/4 of Village Sirciam, issued by the Talathi of Sirciam.

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- iv. Copy of the Form 9, with reference to mutation entry no. 488 with respect to survey no.69/4 of Village Sirciam.
- v. Copy of the Deed of Partition dated 29th May 1975 was duly registered with the office of Sub-Registrar of Bicholim under no.177 of Book no.I, Volume no.35.
- vi. Copy of the Records and Proceedings of Inventory Proceedings bearing no.46/2002 were filed in the Court of the Civil Judge Senior Division of Bicholim.
- vii. Copy of the Form 9, with reference to mutation entry no. 28556 with respect to survey no.69/4 of Village Sirciam.
- viii. Copy of the Deed of Renunciation dated 26th October 2006 was drawn in the Notary Book of Deeds bearing no.814 at pages 46v to 49v before the Office of the notary Ex-Officio of Bardez on 26th October 2006.
- ix. Copy of the Death Certificate issued by the Municipal Corporation of Greater Bombay of Hilary Jacinta Pinto.
- x. Copy of the Death Certificate issued by the Directorate of Planning, Statistics and Evaluation, of Lily Jacinta Pinto.
- xi. Copy of the Records and Proceedings of Inventory Proceedings bearing no.18/2017/A were filed in the Court of the Civil Judge Senior Division of Bicholim.
- xii. Copy of the Form 9, with reference to mutation entry no. 63786 with respect to survey no.69/4 of Village Sirciam.
- xiii. Copy of the Nil Encumbrance Certificate dated 13th September 2019 with respect to survey no.69/4 of Village Sirciam, issued by the office of the Sub-Registrar of Bardez.

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- xiv. Copy of the Death Certificate of William Hilary Pinto issued by the Directorate of Planning, Statistics and Evaluation.
- xv. Copy of the Declaration on Oath of the Head of the Family dated 11th November 2023 filed in Inventory Proceedings bearing no.74/2023/B before the Court of the Civil Judge Junior Division of Bicholim.
- xvi. Copy of the No Objection Certificate dated 07th February 2024 issued by the office of the Comunidade of Sirsaim.
- xvii. Copy of the Land Use Zoning Information bearing reference no.TPBZ/ZON/15246/SIR/TCP-2024/1818 dated 21st February 2024 issued by the office of the Town and Country Planning Department.
- xviii. Copy of the Application dated 23rd July 2024 filed under section 61 of the Land Revenue Code before the Court of the Inspector of Survey and Land Records.
- xix. Copy of the Order dated 21st October 2024 passed in Case No.PIBAR10-24-485/1524 by the Inspector of Survey and Land Records at Mapusa.
- xx. Copy of the Deed of Sale dated 11th November 2024 was duly registered with the office of the Sub-Registrar of Bardez under no.BRZ-1-6105-2024 on 11th November 2024.
- xxi. Copy of the Survey Plan with respect to survey no.69/4 of Village Sirciam.
- xxii. Copy of the Survey Plan with respect to survey no.69/4A of Village Sirciam.

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2. Flow of Title:

On perusal of the photocopy, scanned copy or electronic copy, as the case may be, of documents mentioned in paragraph 1 above and responses given to our requisitions, we observe as follows:

- (i) Prior to the year 1971, one Luis Paul Galdino D'Souza and his wife Carmelina Liberita D'Souza were the original owners of all that property known as **"VOILO AFORAMENTO BAGBILL"**, **"VOILO AFORAMENTO BAGBILL"**, which property was neither described in the Land Registration Office of Bardez/Bicholim nor enrolled in the Taluka Revenue Office of Bardez/Bicholim, situated in Village Sircaim, within the local limits of the Village Panchayat of Tivim-Sircaim, Taluka and Registration Sub-District of Bardez, District of North Goa, State of Goa, which property shall hereinafter be referred to as the **"Said Entire Property"**.

In the absence of documents, we are unable to ascertain how the said Luis Paul Galdino D'Souza and his wife Carmelina Liberita D'Souza came to be the owners of the Said Entire Property. We have derived the above narration from the Deed of Partition dated 29th May 1975, which document is mentioned hereinafter.

- (ii) The said Luis Paul Galdino D'Souza expired on 19th December 1909 and his wife Carmelina Liberita D'Souza expired on 10th June 1952, leaving behind them the following children as their universal heirs: -



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- a. Joaquim Antonio D'Souza Galdino alias Joaquim Philipe D'Souza alias Joaquim Antonio D'Souza married to Leopoldina Artemisia Brito D'Souza; and
 - b. Hilario Cristovao Emilio Do Consesao D'Souza married to Maria Lourdes Candolina Gonsalves e D'Souza.
- (iii) In the year 1971, the Said Entire Property came to be surveyed under survey no.69/4 of Village Sirciam and admeasured 20,400 sq. mts.
- (iv) In the Index of Land with respect to survey no.69/4 of Village Sirciam, issued by the Talathi of Sirciam, the names of Joaquim Antonio D'Souza Godinho and Maria Lourdes Candolina Gonsalves e D'Souza were recorded in the occupant's column under mutation entry no.158 and 488 respectively.
- (v) In the Manual Form I and XIV, with respect to survey no.69/4 of Village Sirciam, issued by the Talathi of Sirciam, the names of Joaquim Antonio D'Souza Godinho and Maria Lourdes Candolina Gonsalves e D'Souza were recorded in the occupant's column.
- (vi) We have perused through the Form 9, with reference to mutation entry no.158 with respect to survey no.69/4 of Village Sirciam, issued by the Talathi of Sirciam, wherein it is recorded that the said Joaquim Antonio

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D'Souza Godinho was the occupant of the Said Entire Property, since before survey.

- (vii) We have perused through the Form 9, with reference to mutation entry no. 488 with respect to survey no.69/4 of Village Sirciam, issued by the Talathi of Sirciam, wherein it is recorded that Maria Lourdes Candolina Gonsalves e D'Souza was the occupant of the Said Entire Property, since before survey.
- (viii) Subsequently, vide Deed of Partition dated 29th May 1975 executed by and between 1.Maria Lourdes Candolina Gonsalves e D'Souza as the "First Party", 2.Jacinta Lilia De Souza E Pinto as the "Second Party", 3.Emilia Teofila De Souza as the "Third Party", 4.Joaquim Antonio De Souza as the "Fourth Party" and 5.Artimisia Brito E Souza as the "Fifth Party", the parties agreed to partition the ancestral properties inherited by them. In the said Deed, the Said Entire Property was listed as Item no.(F), whereby $\frac{1}{2}$ share in the Said Entire Property came to be allotted to the First, Second and Third Party therein i.e. (1) Mrs. Maria Lourdes Candolina Gonsalves e D'Souza; (2) Mrs. Jacinta Lilia De Souza E Pinto; and (3) Miss. Emilia Teofila De Souza, and the remaining one-half ($\frac{1}{2}$) of the Said Entire Property came to be allotted to the Fourth and Fifth Party therein i.e. (4) Mr. Joaquim Antonio De Souza; and his wife (5) Mrs. Artimisia Brito E Souza. Due to inadvertence and oversight, the area of the Said Entire Property was recorded as 18,000 sq. mts. therein instead of 20,400 sq.

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mts. However, as per the Form 1 & 14, the area of the Said Entire Property admeasures in aggregate 20,400 sq. mts.

- (ix) In the year 2002, Inventory Proceedings bearing no.46/2002 were filed in the Court of the Civil Judge Senior Division of Bicholim in order to partition the estate of Luis Paul Galdino D'Souza and his wife Carmelina Liberita D'Souza, wherein Emily Teofila D'Souza was appointed as the Cabeça de Casal (i.e. Head of the Family).
- (x) In the Statement on Oath of the Cabeça de Casal dated 25th April 2003 filed in the aforementioned Inventory Proceedings, it was recorded that :
 - a. The said Luis Paul Galdino D'Souza was married to Carmelina Liberita D'Souza. The said Luis Paul Galdino D'Souza expired on 19th December 1909 and his wife Carmelina Liberita D'Souza expired on 10th June 1952, without any Will or Gift or any other disposition of their last wish, leaving behind the following heirs:
 - i. Joaquim Antonio D'Souza Galdino alias Joaquim Philipe D'Souza alias Joaquim Antonio D'Souza married to Leopoldina Artemisia Brito D'Souza;
 - ii. Hilario Cristovao Emilio Do Consesao D'Souza married to Maria Lourdes Candolina Gonsalves e D'Souza.
 - b. The said Joaquim Antonio D'Souza Galdino alias Joaquim Philipe D'Souza alias Joaquim Antonio D'Souza was married to Leopoldina



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Artemisia Brito D'Souza. The Joaquim Antonio D'Souza Galdino alias Joaquim Philipe D'Souza alias Joaquim Antonio D'Souza expired on 09th March 1981 and his wife Leopoldina Artemisia Brito D'Souza expired on 09th March 1997, without any Will or Gift or any other disposition of their last wish, leaving behind as their sole and universal heirs, the following children:

- i. Dora Martha Cleophas Pereira married to Justine Gabriel Pereira;
 - ii. Marina Jessie Celia Gonsalves married to Feligardo Rafael Gonsalves;
 - iii. Galdino Jose Carmo Cristovao Roland de Souza alias Roland D'Souza married to Rubina Serina Margaret D'Souza.
- c. The said Justine Gabriel Pereira expired in the year 2000, without any Will or Gift or any other disposition of his last wish, leaving behind his widow Dora Martha Cleophas Pereira as his moiety holder and half sharer and as his sole and universal heirs, the following children:
- i. Terrance Jude Pereira married to Marina Pereira;
 - ii. Edmond Alfred Pereira married to Elizabeth Pereira;
 - iii. Marissa Magdalene Menezes married to Capt. Dean Francis Menezes.
- d. The said Feligardo Rafael Gonsalves expired in the year 1989, without any Will or Gift or any other disposition of his last wish, leaving behind

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his widow Marina Jessie Celia Gonsalves as his moiety holder and half sharer and as his sole and universal heirs, the following children:

- i. Keith Anthony Gonsalves married to Lyvia Maria Gonsalves;
 - ii. Debra Maria Fernandes married to Capt. Barrubgtib Mario Fernandes;
 - iii. Savio Kevin Gonsalves married to Yolanda Rita Franca Gonsalves;
 - iv. Valerie Maria Pradelina Rodricks married to Captain Clarence Loyola Rodricks.
- e. The said Hilario Cristovao Emilio Do Consesao D'Souza expired on 26th September 1969 and his wife Maria Lourdes Candolina Gonsalves e D'Souza expired on 23rd January 1983, without any Will or Gift or any other disposition of their last wish, leaving behind as his sole and universal heirs, the following children:
- i. Lily Jacinta Pinto married to Hilary Manuel Francis Pinto
 - ii. Emily Tiofila D'Sousa (unmarried)
- f. The said Hilary Manuel Francis Pinto expired on 08th December 1989, without any Will or Gift or any other disposition of his last wish, leaving behind his widow Lily Jacinta Pinto as his moiety holder and half sharer and as his sole and universal heirs, the following children:



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- i. Macktilde Christalline Pinto e Pereira married to Mr. Godwyn Ivan Pereira
- ii. William Hilary Pinto (unmarried)

We have not been furnished with the Death Certificates of Justine Gabriel Pereira, Feligardo Rafael Gonsalves, Hilario Cristovao Emilio Do Consesao D'Souza and Maria Lourdes Candolina Gonsalves e D'Souza, for our reference.

- (xi) In the List of Assets dated 17th March 2004 and the Description of Assets dated 06th August 2004 filed in the aforementioned Inventory Proceedings, the Said Entire Property was listed as Item No.III.

It is pertinent to note that although the Said Entire Property was duly partitioned amongst the legal heirs vide the aforementioned Deed of Partition dated 29th May 1975 the same was again listed in the Inventory proceedings.

- (xii) Vide Chart of Allotment dated 08th September 2004 filed in the aforementioned Inventory Proceedings, the Said Entire Property was allotted to the following legal heirs in the following proportion:

- i. Dora Martha Cleophas Pereira was allotted 1/12th share
- ii. Terrance Jude Pereira was allotted 1/36th share
- iii. Edmond Alfred Pereira was allotted 1/36th share

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- iv. Marissa Magdalene Menezes was allotted 1/36th share
 - v. Marina Jessie Celia Gonsalves was allotted 1/12th share
 - vi. Keith Anthony Gonsalves was allotted 1/48th share
 - vii. Debra Maria Fernandes was allotted 1/48th share
 - viii. Savio Kevin Gonsalves was allotted 1/48th share
 - ix. Valerie Maria Pradelina Rodricks was allotted 1/48th share
 - x. Galdino Jose Carmo Cristovao Roland de Souza alias Roland D'Souza was allotted 1/6th share
 - xi. Lily Jacinta Pinto was allotted 1/8th share was allotted 1/8th share
 - xii. Macktilde Christalline Pinto e Pereira was allotted 1/16th share
 - xiii. William Hilary Pinto was allotted 1/16th share
 - xiv. Emily Tiofila D'Sousa was allotted 1/4th share
- (xiii) Vide Final Order dated 29th September 2004, the aforementioned Final Chart of Allotment dated 23rd September 2019 was confirmed and made absolute and consequently the shares made therein were adjudicated to the respective interested parties as per law.
- (xiv) Pursuant to mutation entry no.28556, the names of 1.Galdino Jose Carmo Cristovao Roland de Souza alias Roland D'Souza, 2.Lily Jacinta Pinto, 3.Macktilde Christalline Pinto e Pereira, 4.Godwyn Ivan Pereira, 5.William Hilary Pinto and 6. Emily Tiofila D'Sousa came to be recorded in

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the Occupants column of the Form I and XIV, with respect to survey no.69/4 of Village Sirciam.

- (xv) Vide Deed of Renunciation dated 26th October 2006 executed by 1.Dora Martha Cleophas Pereira, 2.Edmond Alfred Pereira and his wife 3.Elizabeth Ann Pereira, 4.Terrance Jude Pereira and his wife 5.Marian Pereira, 6.Marissa Magdalene Menezes and her husband 7.Dean Francis Menezes, 8.Marina Jessie Celia Gonsalves, 9.Debra Maria Fernandes and her husband 10.Barrington Mario Fernandes, 11.Valerie Maria Pradelina Rodricks and her husband 12.Clarence Loyola Rodricks, 13. Keith Anthony Gonsalves and his wife 14.Lyvia Maria Gonsalves, 15.Savio Kevin Gonsalves and 16.Yolanda Gonsalves, the Interested Parties relinquished or renounced their rights, title and interest to the inheritance of Late Joaquim Antonio D'Souza and late Leopoldina Artemisia Brito D'Souza. The said Deed of Renunciation dated 26th October 2006 was drawn in the Notary Book of Deeds bearing no.814 at pages 46v to 49v before the Office of the notary Ex-Officio of Bardez on 26th October 2006.

It is pertinent to note that the aforementioned Interested Parties, ought to have relinquished their right, title and interest in the estate of the deceased in the aforementioned Inventory Proceeding and the same could not have been done once the allotment of shares was made absolute.

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- (xvi) As per the Death Certificate issued by the Municipal Corporation of Greater Bombay, the said Hilary Jacinta Pinto expired on 29th October 1989. As per the Death Certificate issued by the Directorate of Planning, Statistics and Evaluation, the said Lily Jacinta Pinto expired on 16th December 2009.
- (xvii) In the year 2017, Inventory Proceedings bearing no.18/2017/A were filed in the Court of the Civil Judge Senior Division of Bicholim, in order to partition the estate of Hilary Jacinta Pinto and Lily Jacinta Pinto, wherein William Hilary Pinto was appointed as the Head of the Family.
- (xviii) In the Statement on Oath of the Head of the Family dated 11th September 2017 filed in the aforementioned Inventory Proceedings bearing no.18/2017/A, it was recorded that the said Hilary Jacinta Pinto was married to Lily Jacinta Pinto. The said Hilary Jacinta Pinto expired on 29th October 1989 and his wife Lily Jacinta Pinto expired on 16th December 2009, without any gift, Will or any other testamentary disposition of their last wishes and without any ante-nuptial agreement, leaving behind the following heirs:
- i. Macktilde Christalline Pinto e Pereira married to Godwyn Ivan Pereira
 - ii. William Hilary Pinto (unmarried)



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- (xix) In the Final List of Assets dated 01st November 2017 filed in the aforementioned Inventory Proceedings bearing no.18/2017/A, the 1/8th right and share of the deceased in the Said Entire Property was listed as Item No.III.
- (xx) Vide Chart of Allotment dated 03rd November 2017 filed in the aforementioned Inventory Proceedings bearing no.18/2017/A, the the 1/8th right and share of the deceased in the Said Entire Property was allotted to the following legal heirs in the following proportion:
- i. Macktilde Christalline Pinto e Pereira married to Godwyn Ivan Pereira was allotted 1/2th share
 - ii. William Hilary Pinto was allotted 1/2th share
- (xxi) Vide Final Order dated 13th November 2017, the aforementioned Final Chart of Allotment dated 03rd November 2017 was confirmed.
- (xxii) Pursuant to mutation entry no.63786, the names of 1.William Hilary Pinto, 2.Macktilde Christalline Pinto e Pereira and 3.Godwyn Ivan Pereira came to be also recorded in the Occupants column of the Form I and XIV, with respect to survey no.69/4 of Village Sirciam.
- (xxiii) As per the Nil Encumbrance Certificate dated 13th September 2019 with respect to survey no.69/4 of Village Sirciam, issued by the office of the

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Sub-Registrar of Bardez, it appears that no encumbrances are affecting the Said Entire Property i.e. no.69/4, admeasuring 20,4000sq.mts., for the period 7th December 2018 till 12th September 2019.

- (xxiv) As per the Death Certificate issued by the Directorate of Planning, Statistics and Evaluation, the said William Hilary Pinto expired on 23^d March 2022.
- (xxv) In the year 2023, Inventory Proceedings bearing no.74/2023/B were filed in the Court of the Civil Judge Junior Division of Bicholim, in order to partition the estate of William Hilary Pinto, wherein Macktilde Christalline Pinto e Pereira alias Macktilde Cristaline Pereira alias Macktilde C. Pereira alias Macktilde Christalline Pinto e Pereira was appointed as the Head of the Family.
- (xxvi) In the Declaration on Oath of the Head of the Family dated 11th November 2023 filed in the aforementioned Inventory Proceedings bearing no.74/2023/B, it was recorded that the said William Hilary Pinto expired on 23^d March 2022, in the status of bachelor, without any gift, Will or any other testamentary disposition of their last wishes and without any ante-nuptial agreement, leaving behind

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- i. Macktilde Christalline Pinto e Pereira alias Macktilde Cristaline Pereira alias Macktilde C. Pereira alias Macktilde Christalline Pinto e Pereira married to Godwyn Ivan Pereira.
- ii. Emily Tiofila D'Sousa

It is observed that Emily Tiofila D'Sousa has been erroneously shown as one of the legal heirs of the said William Hilary Pinto. We have not been furnished with the copy of the records and proceeding of the Inventory Proceedings bearing no.74/2023/B filed in the Court of the Civil Judge Junior Division of Bicholim.

(xxvii) Since, the Said Entire Property did not have a direct access to the nearest road and are required to access the same via survey no.69/1 of Village Sirsaim, which belongs to the Comunidade of Sirsaim, vide No Objection Certificate dated 07th February 2024 issued by the office of the Comunidade of Sirsaim, the said Galdino Jose Carmo Cristovo Roland de Saouza alias Roland D'Souza was granted an area admeasuring 51 sq mts, which is 8 mts wide, forming a part of survey no.69/1 of Village Sirsaim, to be used as an access to the Said Entire Property.

(xxviii) As per the Land Use Zoning Information bearing reference no.TPBZ/ZON/15246/SIR/TCP-2024/1818 dated 21st February 2024 issued by the office of the Town and Country Planning Department, the Said

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Entire Property i.e.survey no.69/4, admeasuring 20400 sq.mts., has been earmarked as "Settlement Zone", as per Regional Plan for Goa 2021.

- (xxix) Pursuant thereto, the said 1.Macktilde Christalline Pinto e Pereira 2.Godwyn Ivan Pereira and 3. Emily Tiofila D'Sousa filed an application dated 23rd July 2024 under section 61 of the Land Revenue Code before the Court of the Inspector of Survey and Land Records, seeking to partition their share in terms of the aforementioned Inventory Proceedings.
- (xxx) Vide Order dated 21st October 2024 passed in Case No.PIBAR10-24-485/1524 by the Inspector of Survey and Land Records at Mapusa, partition was carried out and a new sub-division no.69/4-A of Village Sirciam, admeasuring 10200 sq. mts. was allotted.
- (xxxi) The property known as "**VOILO AFORAMENTO BAGBILL**", which property is neither described in the Land Registration Office of Bardez/Bicholim nor enrolled in the Taluka Revenue Office of Bardez/Bicholim, aggregately admeasuring 10,200 sq. mts., and bearing survey no.69/4-A, situated at Village Sirciam, within the limits of Village Panchayat of Tivim-Sirciam, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, shall hereinafter be referred to as the "**Said Property**".

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(xxxii) Vide Deed of Sale dated 11th November 2024, executed by 1. Emily Tiofila D'Sousa, 2. Macktilde Christalline Pinto e Pereira alias Macktilde Cristaline Pereira alias Macktilde C. Pereira alias Macktilde Christalline Pinto e Pereira married to Godwyn Ivan Pereira and 3. Godwyn Ivan Pereira as the "Vendors" and Pakshaj Project Realty Three LLP as the "Purchaser" and 1. Vanmorgan Outsourcing Private Limited and 2. Somvir Khatri as the "Confirming Parties", the Vendors sold the **Said Property** to the Purchaser, for consideration and on the terms and conditions recorded therein. The said Deed of Sale dated 11th November 2024 was duly registered with the office of the Sub-Registrar of Bardez under no. BRZ-1-6105-2024 on 11th November 2024.

In the said Deed, it is recorded that the aforementioned Vendors has entered into a Memorandum of Understanding dated 22nd April 2023 with the Confirming Parties. We have not been furnished with the copy of the Memorandum of Understanding dated 22nd April 2023 for your reference.

3. Public Notice:

We have issued a Public Notice dated 17th March 2024 which was published in the Navhind Times (in English), Herald (in English) and Gomantak (in Marathi), with respect to the **Said Property**, no claims and /or objections and/or Notice and/or Letters and/or any written correspondence were received by them.



4. QUALIFICATIONS / VERIFICATIONS:

- i. We have not carried out any independent searches, unless otherwise specifically mentioned herein.
- ii. We have perused through the aforementioned documents as mentioned in Clause 2.

5. CONCLUSION:

In our opinion and **subject** to what is stated hereinabove Pakshaj Project Realty Three LLP have free, clear and marketable title to the **Said Property**.

6. GENERAL:

- a. This Report on Title merely certifies the matters expressly dealt with in the report.
The Report on Title does not consider or certify any other questions not expressly answered in the report.
- b. This Report on Title is issued solely on the basis of the documents you have provided to date, as specifically mentioned in this Report on Title, and we are under no obligation to update this Report on Title with any information, replies or documents we receive after this date.
- c. Save as specifically stated in this Report on Title, we have not inspected or reviewed the original documents in respect of the **Said Property**.

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- d. We have not been provided with any plans or photocopies of plans [including as annexures to any documents] except as specifically mentioned in this Report on Title.
- e. We have not verified whether appropriate stamp duty has been paid on the various documents referred to in this Report on Title.
- f. In accordance with our scope of work and our qualifications:
- i) We have not visited the site on which the **Said Property** is situated.
 - ii) We have not independently verified the area or boundaries of the **Said Property**. We have referred to and retained the measurements in hectares, acres and square meters, and the boundaries, of the **Said Property**, as we have found them in various documents.
 - iii) We also do not express our opinion on matters related to actual physical use of the **Said Property**.
 - iv) We have not verified the market value of the **Said Property** or and we do not express any opinion on this issue.
 - v) We do not express an opinion relating to plan permissions, approvals or development potential of the **Said Property**.
- g. We express no view about the zoning, user, reservations or FAR of the **Said Property**.

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- h. Save as otherwise stated in this Report on Title, we express no view with respect to any structures or buildings standing on the **Said Property**.
- i. We have been informed by you that you have not been served with or received any notice from the government or any other local body or authority with respect to the **Said Property** or any portion of it, including with respect to the acquisition, requisition, reservation or setback of the **Said Property** or any portion of it save as disclosed in the Report on Title. Further, we have been informed by you that there is no legislative enactment or government ordinance, order or notification with respect to the **Said Property** or any portion of it, including with respect to the acquisition, requisition, reservation or setback of the **Said Property** or any portion of it save as disclosed in the Report on Title. We have assumed the genuineness of these assertions and have not verified issues relating to acquisition, requisition, reservation or setback of the **Said Property** or any portion of the **Said Property** by governmental authorities.
- j. We have not independently validated the taxes / cess / duties / charges payable in respect of the **Said Property** and make no comment with respect to these and our comments in regard to these are based solely on documents you have provided.
- k. We have not carried out a search of the registers or records maintained with the concerned offices or websites of the Registrar/Sub-Registrar of Assurances or any other authorities.



- I. We have not carried out any searches at the offices or websites of the Registrar of Companies.
- m. We have not undertaken any review or search of any websites or in the records of any court or governmental or regulatory agency, authority or body and have relied upon the documents provided to us in relation to any dispute or litigation pending in relation to the **Said Property**. Our comments relating to such dispute or litigation (if any) are based solely on the dispute or litigation you have disclosed to us and documents provided to us.
- n. We have not conducted any searches with respect to the information available with the Goa Real Estate Regulatory Authority (RERA) or on the website of the Goa RERA relating to the **Said Property**.
- o. We have not independently verified the information submitted to the Goa RERA or displayed on the website of the Goa RERA in relation to the **Said Property**.
- p. For the purpose of this Report on Title, we have assumed :
- i) the legal capacity of all natural persons, genuineness of all signatures, and authenticity and completeness of all documents submitted to us as certified or photocopies;
 - ii) that the persons executing documents have the necessary authority to execute them;

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- iii) that wherever any minors' rights are involved, these have been dealt with by their right / natural guardian for legal necessity and have not been challenged by such minors upon their attaining majority;
 - iv) that all amounts required to be paid to landowners under sale deeds / development agreements have been paid;
 - v) that there have been no amendments or changes to the documents we have examined;
 - vi) that all prior documents have been adequately stamped and duly registered;
 - vii) that each document binds the parties intended to be bound by it;
 - viii) that the photocopies provided to us are accurate photocopies of originals;
 - ix) that all translations of documents provided to us are complete and accurate;
 - x) the accuracy and completeness of all the factual statements and representations made in the documents;
 - xi) that all of the information (including the documents) supplied to us was, when given, and remains true, complete, accurate and not misleading;
 - xii) that any statements in the documents, authorisation or any certificates or confirmations that we have relied upon to issue this Report on Title are correct and otherwise genuine; and
- q. For the purposes of this Report on Title, we have relied upon:
- i) Photocopies/typed copy of documents where original documents were not available.
 - ii) Photocopies of the documents provided to us as enlisted in Clause 1 above.

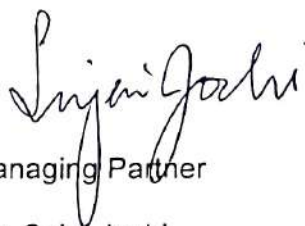
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- r. For the purpose of this Report on Title, we have relied upon information relating to lineage as available in the revenue records and as provided by you.
- s. A certificate, determination, notification, report or the like provided by any professional will not be binding on an Indian court or any arbitrator or judicial or regulatory body, which would have to be independently satisfied, despite any provision to the contrary in such a document.
- t. Even though this document is titled "Report on Title", it is in fact a report based on the documents we have reviewed. This Report on Title has been provided at the request of the client to whom it is addressed.
- u. This Report on Title is limited to matters related to Indian law alone (as on the date of this Report on Title) and we express no opinion on laws of any other jurisdiction.
7. This Report is addressed to Pakshaj Project Realty Three LLP alone. This Report may not be disclosed, furnished, quoted or relied on by any person or entity other than Pakshaj Project Realty Three LLP for any purpose without our prior written consent. It may however be disclosed or furnished by Pakshaj Project Realty Three LLP as may be required in connection with any transaction or legal process or in relation to an inquiry or demand by any Indian governmental or regulatory authority.

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8. Our liability relating to the services provided in connection with the preparation of this Report on Title shall not exceed fifty percent (50%) of the professional fees paid by Pakshaj Project Realty Three LLP for these services. In no event shall we be liable for any consequential, special, incidental or punitive loss, damage or expense, even if we have been advised of the possibility of such loss, damage or expense.

JRD Legal.



Managing Partner

Ms. Sujal Joshi