

UDAY CHODNEKAR
ADVOCATE: CIVIL, CRIMINAL, TAXATION

OFFICES:
MARGAO
Apna Bazar, 2nd floor,
Building D, S-9,
Telephone: 2737458
CURCHOREM: Near Power
House, H. No.604, Pontemol,
MBL 9822167134



Residence:
" HEERA "
Near Amey Medical stores,
Opp Gauri Radio,
Hsg Board, Gogol, Margao
Telephone: 2752282

Date: 30/11/2016

To,
M/S SRE ESTATES DEVELOPMENT,
MR YOGESH NAIK,
Margao-Goa.

Ref: your Personal handing over your FILE OF
M/S SRE ESTATES DEVELOPMENT
PROJECT SUPREME ENCLAVE, DAVORLIM,
SALCETE-GOA

Sub: Legal Opinion on Title verification, Ownership, and
Marketability of PROPERTY, at Davorlim, Salcete-
Goa.

Dear Sirs,

Having been requested by MR YOGESH NAIK, Partner of M/S SRE ESTATES DEVELOPMENT, with their office at Margao, for preparing the Title Verification and Search report for the complex, known as SUPREME ENCLAVE Residential cum Commercial building and part of compound wall, being built by you situated on the property known as " as per the Schedules given below.

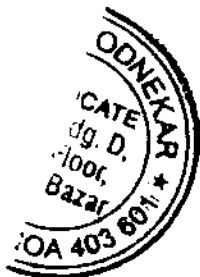
I, ADV UDAY D. CHODNEKAR, having my office at Apna Bazar, 2nd floor, Building " D ", S-9, Margao -Goa do hereby wish to give my report as under:

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(I)



DESCRIPTION OF THE PROPERTY UNDER REFERENCE:

SCHEDULE I ABOVE WRITTEN

[Northern Carfondo and Southern Carfondo]

PART I

All that immovable property known as "Carfondo" (Northern Half) situated at Davorlim, within the limits of the Village Panchayat of Davorlim, Taluka Salcete, District South Goa, State Goa, which property is described under No. 35215 in Book B 90 (New Series), enrolled in the revenue records under Matriz No. 67 and is bounded as per the erstwhile land registration records as under:

EAST : By monsoon water drainage;

WEST : By the property of Jose Carmelo Coelho;

NORTH : By the By the property of the Comunidade of Margao and public path; and

SOUTH : By the property of same name (Southern half) of Ariosto Xavier do Rosario Coelho.

PART II

All that immovable property known as "Carfondo" (Northern Half) situated at Davorlim, within the limits of the Village Panchayat of Davorlim, Taluka Salcete, District South Goa, State Goa, which property is described under No. 34592 in Book B 90 (New Series), enrolled in the revenue records under Matriz No. 67 and is bounded as per the erstwhile land registration records as under:

EAST : By monsoon water drainage and properties of Remedios Rodrigues and Comunidade of Davorlim;

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WEST : By the property of Jose Carmelo Coelho and the drain separating the uncultivated lands of Rozendo Barreto Xavier and Valentim Coelho;
NORTH : By the property of same name (Northern half) of heirs of said Valentim, and now of Aires de Ornelas Valentim do Rosario Coelho; and
SOUTH : By monsoon water drainage and property of Comunidade of Davorlim.

SCHEDULE II ABOVE WRITTEN

[Said Larger Property]

All that immovable property comprising the Fifth Addition of the property described in Part I of Schedule I above and the First and Second Additions of the property described in Part II of Schedule I above, which together constitute a separate and independent property by itself, is presently surveyed under Survey No. 91/5 of revenue village Davorlim, admeasures 2,250 sq. meters and is bounded as follows, viz.

EAST : By Survey Nos. 91/6, 91/7 and 91/8;
WEST : By village boundary of revenue village Davorlim;
NORTH : By Survey Nos. 91/3 and 91/4; and
SOUTH : By Survey Nos. 91/1, 91/2 and 91/3.

SCHEDULE III ABOVE WRITTEN


[Said Property]

All that portion of the property described in SCHEDULE II above written, which portion constitutes a separate and independent property by itself, admeasures 1,170 sq. meters and is bounded as follows, viz.

EAST : By Eastern bypass road;
WEST : By village boundary of revenue village Davorlim;
NORTH : By Survey Nos. 91/3 and 91/4; and
SOUTH : By Survey Nos. 91/1, 91/2 and 91/3

A plan of Survey No. 91/5 with above portion admeasuring 1,170 sq. meters.

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LIST OF DOCUMENTS SCRUTINISED & EXAMINED

- | | | |
|---------------|--|-------|
| 1. | Inscription & Description
Certificate of the property
under No. 34592 of book B
89 (New series). | Xerox |
| 2. | Inscription & Description
Certificate of the property
under No. 35216 of book B
90 (New series). | Xerox |
| 3. 10/12/2014 | Matriz Certificate under
No. 67 issued by the head
Of Taluka Revenue, Margao. | Xerox |
| 4. 12/07/1821 | Certificate of Inventory
Proceedings issued by
The Clerk of first class
Administration of Comunidades
Of Salcete. | Xerox |
| 5. 20/11/1948 | DEED OF SALE AND
AGREEMENT, executed by
AIRES DE ORNELAS
VALENTIM DO ROSARIO
COELHO, in favour ARIOSTO
XAVIER DO ROSARIO
COELHO and his wife MARIA
ESPERANCA VALDEMIRA
TOMESINHA FERNANDES by
other name VALDEMIRA
XAVIER DO ROSARIO COELHO. | Xerox |
| 6. 25/05/1988 | DEED OF RELINQUISHMENT
OF ILLIQUID AND UNDIVIDED
RIGHTS AND SUCCESSION OF | |

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HEIRS, drawn upon the death of
ARIOSTO XAVIER DO ROSARIO
COELHO.

Xerox

7. 05/12/1988 POWER OF ATTORNEY, executed
by Mr Jose Ariosto Coelho, in favour
of Mr Rogunath Nanu Kavthanker, duly
attested before the Additional Collector,
South Goa, under No. 2198/88, dated
30/01/1989.

Xerox

8. 16/02/1989 DEED OF RELINQUISHMENT
AND RENOUNCEMENT OF
ILLIQUID AND UNDIVIDED
RIGHTS TO INHERITANCE,
recorded at page 57 onwards of
Deeds Book No. 1319, in the office
of Notary public ex-officio of Salcete.

Xerox

9. 25/11/2005 Certificate of Registration of M/s
SRE Estates Development, issued
By the Registrar of Firms, Salcete,
Under No. 244, volume no. 24, *quarta*
Certificate No. 18, dated 22/04/2015.

Xerox

10. 11/05/2009 DEED OF RELINQUISHMENT,
recorded at folio 86 to 87 of Deeds
Book No. 1537, in the office of
Notary public ex-officio of Salcete.

Xerox

11. 21/05/2009 SPECIAL POWER OF ATTORNEY,
executed by Mrs Angela Imaculada
Ana Xavier Do Rosario Coelho alias
Angela Fernandes and her husband Mr
Antonio Silovano De Assumpcao
Fernandes alias Silvano Fernandes, in
favour of Mrs Sonia Sudhir Volvoikar,
duly attested before the notary R. V.
Ramana

Xerox

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12. 01/06/2009 SPECIAL POWER OF ATTORNEY,
executed by Rev. Dr. Ariosto Jose
Coelho alias Jose Angelo Eronimo
Ariosto Xavier Do Rosario Coelho
alias Jose Ariosto Coelho and his wife
Mrs Vivian Marrone Coelho alias
Vivian Elizabeth Marrone alias Vivian
Marrone Basus alias Vivian Coelho, in
favour of Mrs Sonia Sudhir Volvoikar,
duly attested before the Additional
Collector South Goa, dated 11/06/2009. Xerox
13. 02/06/2009 DEED OF RELINGUISHMENT,
recorded at folio 64V to 65 of Deeds
Book No. 1538, in the office of
Notary public ex-officio of Salcete. Xerox
14. 12/06/2009 DEED OF RELINQUISHMENT,
executed by Mrs Sonia Sudhir
Volvoikar, in the office of Notary
public ex-officio of Salcete. Xerox
15. 10/02/2015 DEED OF SALE, executed by
MR JOSE VALENTIM XAVIER
DO ROSARIO COELHO alias
JOSEPH VALENTINE COELHO
and his wife MRS MARIA LUISA
JEANETTE SOARES PIRES alias
JEANNETTE COELHO, MR JOSE
ANTONIO SEBASTIAO LUCAS
XAVIER DO ROSARIO COELHO
alias JOSE LUCAS COELHO and
his wife MRS NIMMI BLANDINA
BEDA DA FATIMA RODRIGUES
CANA alias NIMMI COELHO, of
the property, in favour of, M/s SRE
ESTATES DEVELOPMENT, duly
registered in the office of the sub

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registrar of Salcete, under no. MGO
-BK1-00802-2015, CD No. MGOD82,
dated 12/02/2015.

Xerox



16. 01/04/2015 Partnership Deed-Change in Constitution of M/s SRE Estate Development, made between Mr Yogesh Yeshwant Naik, Mr Atul Madhusudan Virginkar, Mr Yash Atul Virginkar, & Mr Jai Atul Virginkar, duly attested Before the notary Sachin S. Kolwalkar, Margao, under no. 503/2015, dated 17/04/2015.

Xerox

17. 13/06/2016 SANAD, issued by Office of the Collector, South Goa District, Margao, under No. COL/SG/CONV/72/2015/6035.

Xerox

- 18A22/08/2016 FORM I & XIV, issued by Officers in Charge, Land Records, of the property under Survey No. 91, Sub Div. No. 5,

18B

18B

Survey plan

19. 11/11/2016 CONSTRUCTION PLAN, of the building, duly approved by South Goa Planning & Development Authority, Margao and Village Panchayat of Davorlim-Dicarpale, Dated 11/11/2016.

Xerox

XEROX

20. 11/11/2016 CONSTRUCTION LICENCE, issued by Village Panchayat of Davorlim - Dicarpale, under No. VP/DD/2016-17/CL-20/1459.

Xerox

Xerox

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21 24/05/2016 TECHNICAL CLEARANCE ORDER ISSUED
by Town & Country Planning Dept, Changanassery
22 22/11/2016 NIL CERTIFICATE of the property
issued by the office of the sub-registrar
of salcete, under no. 2449 of 2016,
from 10/02/2015 Till 21/11/2016.

Xerox B

Xerox

(III) TRACING OF PARTIES TITLE TO THE PROPERTY

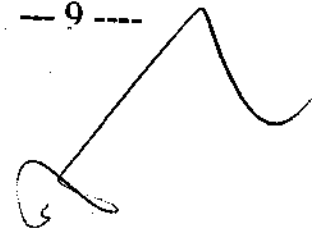
The immovable property known as "Carfondo" (Northern Half) situated at Davorlim, within the limits of the Village Panchayat of Davorlim, Taluka Salcete, which property is described under No. 35215 in Book B 90 (New Series), and under No. 34592 in Book B 90 (New Series), enrolled in the revenue records under Matriz No. 67, was originally owned by PEDRO JOAQUIM VALENTIM VENANCIO DO ROSARIO COELHO.

ii) Thereafter the said OWNER, PEDRO JOAQUIM VALENTIM VENANCIO DO ROSARIO COELHO, expired, and upon his death the property was inscribed in the name of his son AIRES DE ORNELAS VALENTIM DO ROSARIO COELHO, as per the Deed drawn up on 14/10/1934.

iii) Thereafter the said OWNER, MR AIRES DE ORNELAS VALENTIM DO ROSARIO COELHO, have by a Deed drawn up on 20/11/1948, by Arfano de Loiola Patricio Furtado, Notary in the then Judicial Division of Salcete, sold a portion of Northern Carfondo, viz. the portion designated as Fifth Addition, to ARIOSTO XAVIER DO ROSARIO COELHO and his wife DONA MARIA ESPERANCA VALDEMIRA XAVIER DO ROSARIO COELHO, i.e. parents of MR JOSE VALENTIM XAVIER DO ROSARIO COELHO and MR JOSE ANTONIO SEBASTIAO LUCAS XAVIER DO ROSARIO COELHO alias JOSE LUCAS COELHO.

iv) The two portions of Southern Carfondo, viz. the portion designated as First Addition and the Second Addition, already belonged to the aforesaid ARIOSTO XAVIER DO ROSARIO COELHO and his wife DONA MARIA ESPERANCA VALDEMIRA XAVIER DO ROSARIO COELHO, vide Deed drawn up on 20/11/1948.

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v) The said Fifth Addition of Northern Carfondo, the said First Addition of Southern Carfondo and the said Second Addition of Southern Carfondo, together constitute a separate and independent property which is described in SCHEDULE II hereunder written and is hereinafter referred to as the "Said Larger Property".

vi) Thereafter the said OWNER, MR ARIOSTO XAVIER DO ROSARIO COELHO, expired, on 06/11/1987, leaving behind him the following, viz.:

- 
- 1) His wife and moiety holder VALDEMIRA XAVIER DO ROSARIO COELHO;
 - 2) Daughter, CANDIDA SILVIA XAVIER DO ROSARIO COELHO Married to JOSE FRANCISCO ARTUR FERNANDES;
 - 3) Daughter, ANGELA IMACULADA ANA XAVIER DO ROSARIO COELHO married to ANTONIO SILVANO DE ASSUMPCAO FERNANDES;
 - 4) Daughter, AVITA ANTONIA BERNARDINA ANGELICA ANALIA XAVIER DO ROSARIO COELHO married to CARLOS JOAO BATISTA MONTEIRO;
 - 5) Son, viz. JOSE ARIOSTO COELHO alias JOSE AGNELO JERONIMO ARIOSTO XAVIER DO ROSARIO COELHO.
 - 6) Son, JOSE VALENTIM XAVIER DO ROSARIO COELHO married to MARIA LUISA JEANNETTE SOARES PIRES and
 - 7) Son, JOSE ANTONIO SEBASTIAO LUCAS XAVIER DO ROSARIO COELHO married to NIMMI BLANDINA BEDA DA FATIMA RODRIGUES CANA.

vii) Thereafter all the daughters and their spouses relinquished their rights to the estate of their father/father-in-law, ARIOSTO XAVIER DO ROSARIO COELHO alias XAVIERITO COELHO, viz.

- 1) CANDIDA SILVIA XAVIER DO ROSARIO COELHO and her husband JOSE FRANCISCO ARTUR FERNANDES;
- 2) ANGELA IMACULADA ANA XAVIER DO ROSARIO COELHO and her husband ANTONIO SILVANO DE ASSUMPCAO FERNANDES;

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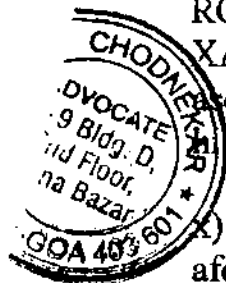
----- 10 -----

- 3) AVITA ANTONIA BERNARDINA ANGELICA ANALIA XAVIER DO ROSARIO COELHO and her husband CARLOS JOAO BATISTA MONTEIRO.

As per Deed dated 25/05/1988.

viii) That vide a Deed of Relinquishment and Renouncement of Illiquid and undivided Rights drawn up on 16/02/1989 by the Sub-Registrar of Salcete Taluka at Margao, Their son JOSE AGNELO JERONIMO ARIOSTO XAVIER DO ROSARIO COELHO, relinquished his rights to the estate of his father, ARIOSTO XAVIER DO ROSARIO COELHO alias XAVIERITO COELHO.

ix) That on 22/12/1993, the aforesaid JOSE FRANCISCO ARTUR FERNANDES husband of CANDIDA SILVIA XAVIER DO ROSARIO COELHO, one of the daughters of the aforesaid ARIOSTO XAVIER DO ROSARIO COELHO alias XAVIERITO COELHO and VALDEMIRA XAVIER DO ROSARIO COELHO died, leaving behind him no children, descendants or collaterals, but only his wife and moiety holder and therefore his sole heir, CANDIDA SILVIA XAVIER DO ROSARIO COELHO.



x) That VALDEMIRA XAVIER DO ROSARIO COELHO wife of the aforesaid ARIOSTO XAVIER DO ROSARIO COELHO alias XAVIERITO COELHO and mother of the owners died on 12/12/1994, leaving behind her the following person as her only heirs, viz.

- 1) Daughter, CANDIDA SILVIA XAVIER DO ROSARIO COELHO, widow;
- 2) Daughter, ANGELA IMACULADA ANA XAVIER DO ROSARIO COELHO married to ANTONIO SILVANO DE ASSUMPCAO FERNANDES;
- 3) Daughter, AVITA ANTONIA BERNARDINA ANGELICA ANALIA XAVIER DO ROSARIO COELHO married to CARLOS JOAO BATISTA MONTEIRO;
- 4) Son, JOSE VALENTIM XAVIER DO ROSARIO COELHO married to MARIA LUISA JEANNETTE SOARES PIRES and
- 5) Son JOSE AGNELO JERONIMO ARIOSTO XAVIER DO ROSARIO COELHO alias JOSE ARIOSTO COELHO.

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6) Son, JOSE ANTONIO SEBASTIAO LUCAS XAVIER DO ROSARIO, COELHO married to NIMME BLANDINA BEDA DA FATIMA RODRIGUES CANA.

xi) That vide a Deed of Relinquishment drawn up on 11/05/2009 by the Sub-Registrar of Salcete Taluka at Margao and recorded at folios 86 to 87 of Deeds Book No. 1537, the aforesaid AVITA ANTONIO BERNARDINA ANGELICA ANALIA XAVIER DO ROSARIO COELHO and her husband CARLOS JOAO BATISTA MONTEIRO relinquished their rights to the estate of their deceased mother/mother-in-law, viz. VALDEMIRA XAVIER DO ROSARIO COELHO.

xii) That vide another Deed of Relinquishment, also drawn up on 11/05/2009 by the Sub-Registrar of Salcete Taluka at Margao and recorded at Folio 87 to 88 of Deeds Book No. 1537, the aforesaid CANDIDA SILVIA XAVIER DO ROSARIO COELHO relinquished her rights to the estate of her deceased mother, viz. VALDEMIRA XAVIER DO ROSARIO COELHO.

xiii) That vide yet another Deed of Relinquishment drawn up on 02/06/2009 by the Sub-Registrar of Salcete Taluka at Margao, the aforesaid ANGELA IMACULADA ANA XAVIER DO ROSARIO COELHO and her husband ANTONIO SILVANO DE ASSUMPCAO FERNANDES both relinquished their rights to the estate of their deceased mother/mother-in-law, viz. VALDEMIRA XAVIER DO ROSARIO COELHO.

xiv) That vide a fourth Deed of Relinquishment drawn up on 12/06/2009 by the Sub-Registrar of Salcete Taluka at Margao, the aforesaid JOSE ARIOSTO COELHO alias JOSE AGNELO JERONIMO ARIOSTO XAVIER DO ROSARIO COELHO and his wife VIVIAN MARRONE COELHO alias VIVIAN COELHO, both relinquished their rights to the estate of their deceased mother/mother-in-law, viz. VALDEMIRA XAVIER DO ROSARIO COELHO.

xv) Thereafter the said owners, MR JOSE VALENTIM XAVIER DO ROSARIO COELHO alias JOSEPH VALENTINE COELHO and his wife

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MRS MARIA LUISA JEANETTE SOARES PIRES alias JEANNETTE COELHO, MR JOSE ANTONIO SEBASTIAO LUCAS XAVIER DO ROSARIO COELHO alias JOSE LUCAS COELHO and his wife MRS NIMMI BLANDINA BEDA DA FATIMA RODRIGUES CANA alias NIMMI COELHO, have by a DEED OF SALE, dated 10/02/2015, sold the said property admeasuring 1,170.00 sq.mts. to M/S SRE ESTATES DEVELOPMENT, a partnership firm, with office at Comba, Margao-Goa, duly registered with the office of the sub registrar of Salcete under no. MG0-BK1-00802-2015, CD NO. MGOD82, dated 12/02/2015, vide which M/S SRE ESTATES DEVELOPMENT, a partnership firm, became the absolute owners of the said property.

xvi) The said OWNER CUM DEVELOPER has after obtaining the necessary permission from the respective authorities, has obtained the SANAD for conversion of land from the office of the collector of south Goa District, Margao-Goa, under no. COL/SG/CONV/72/2015/6035, dated 13/06/2016.

xvii) The said OWNER CUM DEVELOPER, has been issued Construction Licence by the office of the village panchayat Davorlim-Dicarpale, under no. VP/DD/2016-17/CL-20/1459, dated 11/11/2016, duly approved by the office of the town planner Town and Country Planning Department, Margao, under No. TPM/27979/Davorlim/91/5/2016/4007, dated 24/08/2016.

The TITLE HISTORY of last 30 years from this date shows the above transactions. The links in the chain of title have been properly established. All the transactions have been duly verified from the relevant records of Registrar of Documents, village panchayat Davorlim-Dicarpale, city survey, Town and Country Planning Department, Margao.

(IV)

LEGAL OPINION & CERTIFICATE OF TITLE

From the Scrutiny of the documents and search of relevant records I have found that the TITLE of the OWNERS in respect of said property/premises

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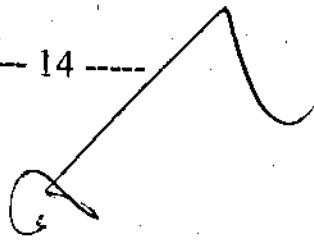
situated in the building known as " SUPREME ENCLAVE ", situated on the said properties as described in the Land registration office, under No. 35215 in Book B 90 (New Series), and under No. 34592 in Book B 90 (New Series), enrolled in the revenue roll Matriz under No. 67, situated within the village panchayat of Davorlim-Dicarpale, and surveyed under Survey No. 91 of sub division no. 5 forming an independent property, is having a Clean, Clear, and readily Marketable Title, AND the OWNERS CUM DEVELOPERS can EQUITABLY MORTGAGE the said property/ premises along with the undivided proportionate share in land to the BANKS/FINANCIAL INSTITUTIONS, for seeking the TERM LOAN, AND THE OWNERS CUM DEVELOPERS, i.e M/S SRE ESTATES DEVELOPMENT, a Partnership firm, will have to be the Parties to the deed.



I FURTHER CERTIFY THAT:

- (a) there are no claims of Minors/or any other person to the said property
- (b) there is no liability created by any person on the said property/ies
- (c) Assessment of land revenue tax as per the present land code in force is not yet finalized in Goa, and that it will take its own time for completion.
- (d) Provision of urban land ceiling act are not applicable in Goa and Ownership of the said properties by the applicant in accordance with the provision of land reform act.

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(e) There are no prior Mortgages, charges whatsoever in respect of the said property

(f) There is no act nor any law in force in the state of Goa which prohibits creation of Mortgage in respect of the agricultural land or otherwise situated in the state of Goa.

(V) I CERTIFY THAT I, have taken the necessary Searches of the concerned registration before the Sub-registrar of Salcete, Survey office at Margao, Village Panchayat of Davorlim-Dicarpale, in respect of the said properties on which the building is constructed in the complex known as " SUPREME ENCLAVE " on the SAID property known as " CARFONDO " at Davorlim, Salcete-Goa, AND on the SAID PROPERTY, as above, AND I CERTIFY on the basis of said SEARCHES made by me and the documents placed before me, I certify that the said premises constructed on the above properties along with the undivided proportionate share in land of the property surveyed under Survey No. 91 of sub division no. 5 forming an independent property, situated at Davorlim, Salcete-Goa, is free from encumbrances, liens and mortgages or any other claim affecting the clear Title, as on date.

(VI) I am satisfied and confirm that the property is heritable and transferable and the transferor has right to transfer. All the necessary parties have been joined in the documents and the documents have desired effect. Facts and events material to title have been Satisfactorily proved.

(VII) From the study of all the title documents I have to certify that the OWNERS have got a valid Title to the said property/PREMISES along with the undivided proportionate share in land.

(VIII) I am satisfied and confirm that the property is heritable and transferable and the transferor has right to transfer. All the necessary parties have been joined in the documents and the documents have desired effect. Facts and events material to title have been Satisfactorily proved.

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(IX) From the study of all the title documents I have to certify that the OWNERS has got a valid Title to the said plot of land admeasuring 1,170:00 square metres purchased by the OWNERS. The OWNERS can seek loan against the EQUITABLE MORTGAGE of the following TITLE DOCUMENTS.

1. 12/07/1821 Certificate of Inventory
 Proceedings issued by
 The Clerk of first class
 Administration of Comunidades
 Of Salcete. Xerox

2. 20/11/1948 DEED OF SALE AND
 AGREEMENT. executed by
 AIRES DE ORNELAS
 VALENTIM DO ROSARIO
 COELHO, in favour ARIOSTO
 XAVIER DO ROSARIO
 COELHO and his wife MARIA
 ESPERANCA VALDEMIRA
 TOMESINHA FERNANDES by
 other name VALDEMIRA
 XAVIER DO ROSARIO COELHO. Xerox

3. 25/05/1988 DEED OF RELINQUISHMENT
 OF ILLIQUID AND UNDIVIDED
 RIGHTS AND SUCCESSION OF
 HEIRS, drawn upon the death of
 ARIOSTO XAVIER DO ROSARIO
 COELHO. Xerox

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A handwritten signature in black ink, consisting of a stylized 'G' followed by a long, sweeping horizontal line that curves upwards at the end.

UDAY CHODNEKAR
ADVOCATE: CIVIL, CRIMINAL, TAXATION

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4. 05/12/1988 POWER OF ATTORNEY, executed by Mr Jose Ariosto Coejho, in favour of Mr Rogunath Nana Kavthanker, duly attested before the Additional Collector, South Goa, under No. 2198/88, dated 30/01/1989 Xerox
5. 16/02/1989 DEED OF RELINQUISHMENT AND RENOUNCEMENT OF IL LIQUID AND UNDIVIDED RIGHTS TO INHERITANCE, recorded at page 57 onwards of Deeds Book No. 1319, in the office of Notary public ex-officio of Salcete. Xerox
6. 25/11/2005 Certificate of Registration of M/s SRE Estates Development, issued By the Registrar of Firms, Salcete, Under No. 244, volume no. 24, Certificate No. 18, dated 22/04/2015 Xerox
7. 11/05/2009 DEED OF RELINQUISHMENT, recorded at folio 86 to 87 of Deeds Book No. 1537, in the office of Notary public ex-officio of Salcete. Xerox
8. 21/05/2009 SPECIAL POWER OF ATTORNEY, executed by Mrs Angela Imaculada Ana Xavier Do Rosario Coelho alias Angela Fernandes and her husband Mr Antonio Silovano De Assumpcao Fernandes alias Silvano Fernandes, in favour of Mrs Sonia Sudhir Volvoikar, duly attested before the notary R. V. Ramana Xerox



Contd on —17—

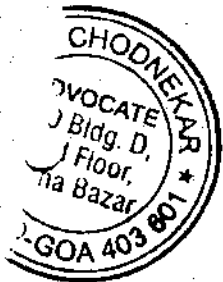
A handwritten signature in black ink, consisting of a stylized 'A' followed by a long horizontal stroke and a small loop at the end.

UDAY CHODNEKAR
ADVOCATE: CIVIL, CRIMINAL, TAXATION

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9. 01/06/2009 SPECIAL POWER OF ATTORNEY,
executed by Rev. Dr. Ariosto Jose
Coelho alias Jose Angelo Eronimo
Ariosto Xavier Do Rosario Coelho
alias Jose Ariosto Coelho and his wife
Mrs Vivian Marrone Coelho alias
Vivian Elizabeth Marrone alias Vivian
Marrone Basus alias Vivian Coelho, in
favour of Mrs Sonia Sudhir Volvoikar,
duly attested before the Additional
Collector South Goa, dated 11/06/2009. Xerox
10. 02/06/2009 DEED OF RELINQUISHMENT,
recorded at folio 64V to 65 of Deeds
Book No. 1538, in the office of
Notary public ex-officio of Salcete. Xerox
11. 12/06/2009 DEED OF RELINQUISHMENT,
executed by Mrs Sonia Sudhir
Volvoikar, in the office of Notary
public ex-officio of Salcete. Xerox
12. 10/02/2015 DEED OF SALE, executed by
MR JOSE VALENTIM XAVIER
DO ROSARIO COELHO alias
JOSEPH VALENTINE COELHO
and his wife MRS MARIA LUISA
JEANETTE SOARES PIRES alias
JEANNETTE COELHO, MR JOSE
ANTONIO SEBASTIAO LUCAS
XAVIER DO ROSARIO COELHO
alias JOSE LUCAS COELHO and
his wife MRS NIMMI BLANDINA
BEDA DA FATIMA RODRIGUES
CANA alias NIMMI COELHO, of

Contd on ---18---



UDAY CHODNEKAR
ADVOCATE: CIVIL, CRIMINAL, TAXATION

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the property, in favour of, M/s SRE
ESTATES DEVELOPMENT, duly
registered in the office of the sub
registrar of Salcete, under no. MGO
-BK1-00802-2015, CD No. MGOD82,
dated 12/02/2015.

ORIGINAL

13. 01/04/2015 Partnership Deed-Change in
Constitution of M/s SRE Estate
Development, made between
Mr Yogesh Yeshwant Naik,
Mr Atul Madhusudan Virginkar,
Mr Yash Atul Virginkar, &
Mr Jai Atul Virginkar, duly attested
Before the notary Sachin S. Kolwalkar,
Margao, under no. 503/2015, dated
17/04/2015.

Xerox

14. 13/06/2016 SANAD, issued by Office of the
Collector, South Goa District, Margao,
under No. COL/SG/CONV/72/2015/
6035.

Xerox

15. 22/08/2016 FORM I & XIV, issued by Officers
in Charge, Land Records, of the
property under Survey No. 91, Sub
Div. No. 5.

ORIGINAL

16. 11/11/2016 CONSTRUCTION PLAN, of the
building, duly approved by South
Goa Planning & Development
Authority, Margao and Village
Panchayat of Davorlim-Dicarpale,
Dated 11/11/2016.

Xerox

Contd on -----19-----



UDAY CHODNEKAR
ADVOCATE: CIVIL, CRIMINAL, TAXATION

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17. 11/11/2016 CONSTRUCTION LICENCE,
issued by Village Panchayat of
Davorlim - Dicarpale, under
No. VP/DD/2016-17/CL-20/1459. Xerox

18. 22/11/2016 NIL CERTIFICATE of the property
issued by the office of the sub-registrar
of salcete, under no. 2449 of 2016,
from 10/02/2015 Till 21/11/2016. ORIGINAL

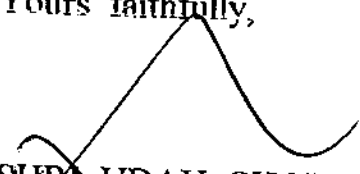
The said BUILDER CUM OWNER, M/S SRE ESTATES DEVELOPMENT, a Partnership firm, from Margao, is entitled to sell the premises to the Prospective Buyers, who can seek Term loan from the BANK, against the EQUITABLE MORTGAGE, of the said respective Premises.

All the documents referred by me in CLAUSE NO. II, may be kept for the purpose of record and reference.

I am returning herewith the FILE of M/S SRE ESTATES DEVELOPMENT, a Partnership firm with their office at Commerce House, 1st Floor, Margao, Salcete-Goa, alongwith the TITLE DOCUMENTS, submitted for my Scrutiny.

Thanking You,

Yours faithfully,


~~SRI~~ UDAY CHODNEKAR
ADVOCATE
Uday Chodnekhar
ADVOCATE

