

CERTIFICATE OF TITLE

I.- Description of the Property

All that Property admeasuring 3075sq.mts. surveyed under no.345/19 of Village Calangute, known as 'AGARVADO' situated at Agarwado- Calangute, within the limits of Village Panchayat of Calangute, Taluka and Registration Sub District of Bardez, District North Goa, in the State of Goa, which property is described in the Office of Land Registrar Bardez under Description No.51596 of Book 109 and enrolled in the Taluka Revenue Office under Matriz No.711.

The said Property surveyed under no.345/19 is bounded as under:-

Towards the North:-By the properties bearing Survey No.
345/2 of Village Calangute.

Towards the South:-By the property bearing Survey No
345/26 345/27 and 345/28 of Village
Calangute.

Towards the East :-By the property bearing Survey No.
345/20 and 345/22 of Village Calangute.

Towards the West :-By the property bearing survey No.345/1
And 345/24 of Village Calangute.

II.- LIST OF THE DOCUMENTS SCRUTINISED

I have examined the following documents which are valid as per the prevailing laws:-

1.- Certificate of Description and Inscription from Land-Registrar Bardez. (along with translation).



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2.-Form III concerning Survey no. 345/19 of Village Calangute.

3.-Manual Form I and XIV concerning Survey no.345/19 of Village Calangute.

4.- Digital Form I and XIV concerning Survey no.345/19 of Village Calangute.

5.- Public Will dated 15-09-1966 recorded at Folio 80 off Book 70 executed before the Notary Antonio Jose Joao Francisco Pinto de Menezes in the Judicial of Bardez.

6.- Deed of Sale dated 25-09-2009 registered under Book 1 Document Registration Number BRZ-BK1-01919-2009 CD Number BRZD28 on 29-09-2009 in the Office of Sub-Registrar Bardez at Mapusa Goa.

7.- Judgement and Order under Case No.JM-III/MND/NEG-DECL/Calangute/08/2021 in the Court of the Joint Mamlatdar of Bardez III at Mapusa Bardez Goa.

8.- Zoning certificate under No.TPBZ/ZON/14815/CAL/TCP-24/622 issued by the office of the Senior Town and Country Planner Bardez Goa.

9.- Sanad under no.4/285/CNV/AC-II/2024/1222 dated 29-07-2024 from the office of the Add.Collector-III North Goa District Mapusa Goa.



10.- Deed of Sale dated 23-09-2024 registered under Book 1 Document Registration Number BRZ-1-5206-2024 on 27-09-2024 in the Office of Sub-Registrar Bardez at Mapusa Goa.

11.- Nil Encumbrance Certificate dated 18-10-2021 from 21-09-2009 to 18-10-2021 issued by the office of Sub-Registrar Bardez Goa.

12.- Survey Plan

III.- FLOW OF TITLE

On having perused the above listed documents produced on record I confirm that the said property described under No,51596 originally belonged to Shri.Joaquim Aleixo de Souza Proenca as the same stands inscribed in his favour under Inscription No.4363 at Folio 139 of Book G-47 in the office of Land Registrar Bardez.

From the said Inscription Certificate it reveals that the said property was bequeathed to the said Aleixo-de Souza Proenca by his late Mother Alda Fausta Martins vide Public Will dated 10-10-1969 recorded at Folio 51 onwards of Book 79 of Will executed before the office of Notary Ex-Officio of Judicial Division Rajarama Vassideva Sinai Borco of Bardez.

On promulgation of Survey Records the said property was bearing survey No.345/19 and the name of Joaquim Proenca stands recorded in the Form I and XIV bearing Survey No.349/19 admeasuring 3075sq.mts of Village Calangute.



By Deed of Sale dated 25-09-2009 Shri Joaquim Aleixo De Souza Proenca and his wife Smt. Maria Zelia Leticia Pereira de Andrade de Souza Proenca, sold to GOLDIAM MERCANTILE REALTY LLP, the said property admeasuring an area of 3075sq.mts. of Survey no.345/19 of Village Calangute Bardez Goa, which Deed is duly registered under Book 1 Document Registration Number BRZ-BK1-01919-2009 CD Number BRZD28 on 29-09-2009 in the Office of Sub-Registrar Bardez at Mapusa Goa.

On having acquired the said Property M/s. GOLDIAM MERCANTILE REALTY LLP carried out Mutation Proceedings and their names stands recorded in the Occupants Colum of the Form I and XIV bearing survey No.345/19 under Mutation No.89833.

On 17-01-2024 Zoning Certificate under no. No.TPBZ/ZON /14815/CAL/TCP-24/622 has been issued by the Office of the Senior Town Planner, Town and Country Planning Department, Mapusa Bardez Goa certifying that as per outline Development Plan for Calangute-Candolim Planning Area-3075, the Plot under reference falls in "Residential Zone"(S2) with permissible FAR-80.

On 29-07-2024 Sanad under no. 4/285/CNV/AC-II/2024/1222 has been issued by the Office of the Additional Collector-III, North Goa, District, Mapusa Goa for conversion of land admeasuring 3075sq.mts. of Survey no.345/19 of Village Calangute, for the purpose of Residential with 80 F.A.R.



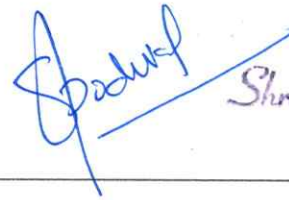
By Deed of Sale dated 23-09-2024 M/s. GOLDIAM MERCANTILE REALTY LLP, through its Designated Partner and Authorised Signatory Shri Ashwani Talwar, sold the said property to M/s. Raichandani Fortunes LLP, represented by its Partner and Authorised Signatory Shri Kunal Raichandani, which Deed is registered Book 1 Document Registration Number BRZ-1-5206-2024 on 27-09-2024 in the office of Sub-Registrar Bardez Goa.

On having acquired the said Property M/s. Raichandani Fortunes LLP, carried out Partition Proceedings and thus their names stands recorded in Survey Records of Rights under Mutation No.97608.

IV. - OPINION/CERTIFICATE

In the light of the above I confirm that M/s. Raichandani Fortunes LLP, has and holds clear, absolute, valid and marketable title to the property admeasuring 3075sq.mts. surveyed under no.345/19 of Village Calangute, Bardez Goa and are in the lawful uninterrupted possession and Ownership of the said property without any claim from whomsoever and the Survey Records being unchallenged till date.

Panaji, 03-07-2026



Shradha Shirwaiker Poduval
ADVOCATE
Panaji - G.O.

Adv.Shradha Shirwaiker Poduval

A. DISCLAIMER

1. This Title Opinion is based only on above facts and above mentioned documents provided to me, any court litigation/ other dispute or personal/business disputes of current or previous owner of the Captioned Property is not subject of this Search and Title Opinion.



2. Any Court litigation/other disputes or personal/business disputes of current or previous owner of the Subject property /Plot/Premises are not subject of this Title report. No search has been undertaken in any Courts or Tribunals.
3. It is observed that many Banks, Financial Institution or Private money lenders do not register their Equitable Mortgages. It is also observed that intimation required to be sent to the Sub-Registrar on Mortgages by Deposition of Title Deed is not done by the Banks or Financial Institutions. Therefore, details of such cannot be traceable so I submit this report only on the basis of the documents produced before me.
4. No documents are retained by me and all the documents are handed over back to the client.

CERTIFICATE OF TITLE

I.- Description of the Property

All that Property known as 'MOIEETT' admeasuring 1400sq.mts. surveyed under no.345/20 of Village Calangute, situated at Agarwado-Calangute, within the limits of Village Panchayat of Calangute, Taluka and Registration Sub District of Bardez, District North Goa, in the State of Goa, which property is neither described in the Office of Land Registrar Bardez nor enrolled in the Taluka Revenue Office.

The said Property surveyed under no.345/20 is bounded as under:-

Towards the North:-By the properties bearing Survey
Nos.345/2, 345/13, 345/14, 345/14,
345/15, 345/16, 345/17 and 345/18 of
Village Calangute.

Towards the South:-By the property bearing Survey
No.345/22 of Village Calangute.

Towards the East :-By the property bearing Survey
No.345/21 of Village Calangute.

Towards the West :-By the property bearing survey
No.345/19 of Village Calangute.

II.- LIST OF THE DOCUMENTS SCRUTINISED

I have examined the following documents which are valid as per the prevailing laws:-

1.- Form III (Index of Land) concerning Survey no.345/20 of Village Calangute Bardez Goa.



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2.-Manual Form I and XIV concerning Survey no.345/20 of Village Calangute Bardez Goa.

3.-Digital Form I and XIV concerning Survey no.345/20 of Village Calangute Bardez Goa.

4.-Deed of Sale dated 24-05-2007 registered under no.2740 at pages 263 to 281 of Book I Vol.2142 on 25-05-2007 in the Office of Sub-Registrar Bardez at Mapusa Goa.

5.-Deed of Succession dated 02-04-2008 in the Judicial Division of Canacona and in the Office of Sub-Registrar Canacona.

6.-Deed of Sale dated 26-12-2008, registered under Book 1 Document Registration Number BRZ-BK1-05813-2008 on 26-12-2008 in the Office of Sub-Registrar Bardez at Mapusa Goa.

7.-Affidavit of Shri Joaquim Aleixo De Souza Proenca alias Joaquim Proenca also known as Joaquim Pruence dated 30-11-2021 executed before the Notary Gajanan K. Korgaonkar of Bardez under Sr.no.4515 on 30-11-2021.

8.-Zoning Information dated 17-01-2024 under no.TPBZ/ZON/14816/CAL/TCP-24/620 from the Office of the Senior Town Planner, Town and Country Planning Department, Mapusa Bardez Goa.

9.-Sanad dated 29-07-2024 under no.4/286/CNV/AC-III/2024/1221 from the Office of the Additional Collector-III, North Goa, District, Mapusa Goa.

10.-Board Resolution from M/s. GOLDIAM MERCANTILE REALTY LLP. dated 26-08-2024.



11.-Power of Attorney dated 28-08-2024 executed before Notary Linus Emmanuel of Panaji under Sr.no.2906/2024 on 28-08-2024.

12.-Deed of Sale dated 17-07-2025, registered under Book 1 Document Registration Number BRZ-1-3815-2025 on 18-07-2025 in the Office of Sub-Registrar Bardez at Mapusa Goa.

13.-Old Cadastral Survey from the Office of Inspector of Survey and Land Records, Panaji Goa under Old Cadastral Survey no.2073 along with Records of Demarcation and Alphabetical Index of Village Calangute Bardez Goa.

14.-Nil Encumbrance Certificate dated 19-10-2021 under no.2304/2021 confirming that there is no registered charge on the said Property from 26-12-2008 to 18-10-2021 from the Office of Sub-Registrar Bardez.

15.-Old Cadastral Survey Plan.

16.-Survey Plan.

III.- FLOW OF TITLE

On having perused the above listed documents produced on record I confirm that the said Property originally was in possession of and belonged to Cycilia Remedios as her name stands recorded in the Survey Records of Rights since the time of Promulgation of Survey Records of the year 1971-72, in the Form III (Index of Land) under Mutation no.493 and subsequently in the Manual Form I and XIV.

It is observed that in the Form III bearing Survey no.345/20 the name of one Joaquim Proenca stands deleted/(bracketed) and the name of Cycilia Remedios stands recorded. That the said Joaquim Proenca also known



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as Joaquim Aleixo De Souza Proenca has sworn an Affidavit dated 30-11-2021 executed before the Notary Gajanan Korgaonkar, stating that the said Cecilia Remedios was the daughter of Joaquim Maria e Mariano dos Remedios and Estafania Carvalho to whom the said property originally belonged to as his name stands recorded in the Old Cadastral Survey Record and Records of Demarcation of the said property. Further stated that he knew the Family of the said Cecilia Remedios and that the said Cycilia Remedios objected in the dispute Case no.493 for deletion of his name and subsequently Survey Department after notifying two sons of late Joaquim Remedios by name (i)-Shri Peres Luis Paulo Remedios and (ii)-Shri Alex Remedios, the name of the said Cycilia Remedios was introduced as sole Occupant in the Survey Records bearing Survey no.345/20 of Village Calangute subsequently to the Survey promulgated by Government of Goa in the year 1971-72.

The said Joaquim Proenca has further declared that he has absolute no claim, right, interest of title to the said property bearing Survey no.345/20 of Village Calangute, and as seen his name stands deleted from Survey Record of Rights.

That the said Cycilia Remedios alias Cecelia Remedios alias Cecelia Remedious alias Maria Cecelia Dos Remedios was married to Shri. Diago D'Souza alias Diago Marie D'Souza alias Diago D'Souza under the Regime of Communion of Assets, as per the Laws of land prevailing in the State of Goa.



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That the said Cycilia Remedios alias Cecelia Remedios alias Cecelia Remedious alias Maria Cecelia Dos Remedios expired on 23-01-1990, and subsequently on 14-05-1993 the said late Diago D'Souza alias Diago Marie D'Souza alias Diago D'Souza expired, without leaving behind any issues. However, they left behind the said brothers/brothers-in-law (i)-Shri Pires Paulo Remedios alias Pires Paul Remedios alias Paul Remedios alias Luis Paul Remedios and (ii)-Alex Remedios as their only universal heirs.

The said Pires Paulo Remedios alias Pires Paul Remedios alias Paul Remedios alias Luis Paul Remedios expired on 10-11-1979 leaving behind his widow and moiety sharer Smt. Ludwina De Angelo Lobo alias Agnes Remedios, and as his sole and universal and legal heir his son Shri Sebastian Remedios married to Smt. Veronica Lily Remedios alias Veronica Lily D'Souza who were declared as the sole heirs as confirmed by Deed of Succession dated 02-04-2008 recorded at pages 59 to 61 of the Notarial Book no.15 at the Office of the Civil Registrar-Cum-Sub-Registrar and Notarial Ex-Officio Canacona-Goa.

On 09-05-1980 expired the said Alex Remedios in the status of bachelor as seen from the Burial Certificate produced on record and thus the said property devolved upon Smt. Ludwina De Angelo Lobo alias Agnes Remedios, Shri Sebastian Remedios and his wife Smt. Veronica Lily Remedios alias Veronica Lily D'Souza who became the lawful Owners in uninterrupted possession of the said property.



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By a Deed of Sale dated 24-05-2007, (i)-Smt. Ludwina De Agnelo Lobo alias Agnes Remedios, (ii)-Shri Sebastian Remedios and his wife (iii)-Smt. Veronica Lily Remedios alias Veronica Lily D'Souza sold to Shri Joseph John Cardozo the said property admeasuring an area of 1400sq.mts. surveyed under no.345/20 of Village Calangute Bardez Goa, which Deed is duly registered under no.2740 at pages 263 to 281 of Book I Vol.2142 on 25-05-2007 in the Office of Sub-Registrar Bardez at Mapusa Goa.

By a Deed of Sale dated 26-12-2008, Shri Joseph John Cardozo and his wife Smt. Elizabeth Yvonne Cardozo, sold to M/s. GOLDIAM MERCANTILE REALTY LLP the said property admeasuring an area of 1400sq.mts. Surveyed under no.345/20 of Village Calangute Bardez Goa, which Deed is duly registered under Book 1 Document Registration Number BRZ-BK1-05813-2008 on 26-12-2008 in the Office of Sub-Registrar Bardez at Mapusa Goa.

On having acquired the said property M/s. GOLDIAM MERCANTILE REALTY LLP carried out Mutation Proceedings and thus its name stands recorded in the Survey Records of Right in the Occupant Column of Form I and XIV bearing Survey no.320/20 admeasuring 1400sq.mts. under Mutation no.29826.

On 17-01-2024, Zoning Information under no.TPBZ/ZON/14816 /CAL/TCP-24/620 was issued by the Office of the Senior Town Planner, Town and Country Planning Department, Mapusa Bardez Goa certifying that as per outline Development Plan for Calangute-Candolim Planning Area-2025, the said Property bearing Survey no.320/20 admeasuring 1400sq.mts. falls in "Residential Zone"(S2) with permissible FAR-80.



On 29-07-2024, Sanad under no.4/286/CNV/AC-III/2024/1221 was issued by the Office of the Additional Collector-III, North Goa, District, Mapusa Goa for conversion of land admeasuring 1400sq.mts.of Survey no.345/20 of Village Calangute, for the purpose of Residential with 80 F.A.R.

By Deed of Sale dated 17-07-2025, M/s. GOLDIAM MERCANTILE REALTY LLP, through its Designated Partner and Authorised Signatory Shri Ashwani Talwar, sold to M/s. Raichandani Fortunes LLP, represented by its Partner and Authorised Signatory Shri Kunal Raichandani, the said Property admeasuring 1400sq.mts. surveyed under no.345/20 of Village Calangute, which Deed is duly registered under Book 1 Document Registration Number BRZ-1-3815-2025 on 18-07-2025 in the Office of Sub-Registrar Bardez at Mapusa Goa.

On having acquired the said property M/s. Raichandani Fortunes LLP carried out Mutation Proceedings and thus the name of M/s. Raichandani Fortunes LLP stands recorded in the Survey Records of Right concerning Survey no.320/20 admeasuring 1400sq.mts. under Mutation no.103547.

IV.- OPINION/CERTIFICATE

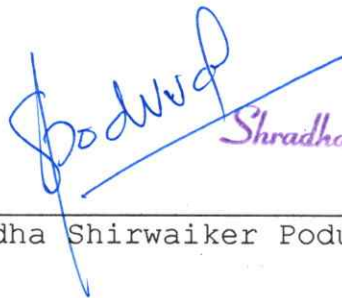
In the light of the above I confirm that M/s. Raichandani Fortunes LLP, has and holds clear, absolute, valid and marketable title to the property admeasuring 1400sq.mts. surveyed under no.345/20 of Village Calangute, Bardez Goa and are in the lawful uninterrupted possession and



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Ownership of the said property without any claim from whomsoever and the Survey Records being unchallenged till date.

Panaji, 03-07-2026


Shradha Shirwaiker Poduval
ADVOCATE
Panaji - Goa
Adv. Shradha Shirwaiker Poduval

A. DISCLAIMER

1. This Title Opinion is based only on above facts and above mentioned documents provided to me, any Court Litigation/ other dispute or personal/business disputes of current or Previous Owner of the Captioned Property is not subject of this Search and Title Opinion.
2. Any Court litigation/other disputes or personal/business disputes of current or previous Owner of the Subject Property/Plot/Premises are not subject of this Title report. No search has been undertaken in any Courts or Tribunals.
3. It is observed that many Banks, Financial Institution or Private money lenders do not register their Equitable Mortgages. It is also observed that intimation required to be sent to the Sub-Registrar on Mortgages by Deposition of Title Deed is not done by the Banks or Financial Institutions. Therefore, details of such cannot be traceable so I submit this report only on the basis of the documents produced before me.
4. No documents are retained by me and all the documents are handed over back to the Client.

CERTIFICATE OF TITLE

I.-DESCRIPTION OF THE PROPERTY

All that Plot of land admeasuring 2372sq.mts. surveyed under no.345/22-A of Village Calangute, forming part of the larger property identified as 'TARIACHEM' totally admeasuring 3400sq.mts., situated at Agarwado-Calangute, within the limits of Village Panchayat of Calangute, Taluka and Registration Sub-District of Bardez, District North Goa, in the State of Goa, which whole property is described in the Office of Land Registrar Bardez under description no.52163 at page 11 of Book B-111 (New) and enrolled in the Taluka Revenue Office under Matriz No.712 of Second Circumscription and surveyed under no.345/22 of Village Calangute Bardez Goa.

The SAID PLOT surveyed under no.345/22-A is bounded as under:-

Towards the North:-By the properties bearing Survey
Nos.345/20, and 345/21 of Village
Calangute Bardez Goa.

Towards the South:-By the properties bearing Survey
Nos.345/28-A, 345/29 and 345/28 of
Village Calangute Bardez Goa.

Towards the East :-Partly by Nullah and partly by part of
Survey no.345/22 of Village Calangute
Bardez Goa.

Towards the West :-By the property bearing Survey
no.345/19 of Village Calangute Bardez
Goa.



II.- LIST OF THE DOCUMENTS SCRUTINISED

I have examined the following documents which are valid as per the prevailing laws:-

1.-Certificate of Description and Inscription from the Office of Land-Registrar Bardez.

2.-Form III (Index of Land) concerning Survey no.345/22 of Village Calangute.

3.-Manual Form I and XIV concerning Survey no.345/22-A of Village Calangute.

4.-Form I and XIV concerning Survey no.345/22 and 345/22-A of Village Calangute.

5.-Record of Demarcation dated 05-01-1937 from the Directorate of Land Survey of the State of India (Translation).

6.-Record of Demarcation dated 26-01-1937 from the Directorate of Land Survey of the State of India (Translation).

7.-Surveyor's Register from the Office of Village Panchayat Calangute Bardez Goa. (Translation)

8.-Public Will dated 01-08-1979 drawn at page 25 onwards of Book number 109 in the Office of Civil Registrar-Cum-Sub-Registrar and Notary Ex-Officio in the Judicial Division of Bardez at Mapusa Goa.(Translation)

9.-Deed of Sale dated 14-03-2001 registered under no.625 at pages 172 to 183 of Book I Vol.807 on 20-03-2001 in the Office of Sub-Registrar Bardez at Mapusa Goa.



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10.-Deed of Sale dated 06-12-2007 registered under no.5988 at pages 218 to 236 of Book I Vol.2383 on 07-12-2007 in the Office of Sub-Registrar Bardez at Mapusa Goa.

11.-Judgement/Order dated 11-09-2018 in the Court of the Joint Mamlatdar of Bardez at Mapusa Goa in case no.MND/PUR/01/2009.

12.-Judgement/Order dated 13-02-2023 in the Court of the Mamlatdar of Bardez at Mapusa Goa in case no.MND/PUR/16(1)/Cal/1/2018.

13.-Application for Partition under Section 61 of the Land Revenue Code 1968 Land Case no.PART/LAND/05/___/2024 in the Court of the Inspector of Survey and Land Records at Mapusa Bardez Goa.

14.-Zoning Information dated 17-01-2024 under no.TPBZ/ZON/14817/CAL/TCP-24/621 from the Office of the Senior Town Planner, Town and Country Planning Department, Mapusa Bardez Goa.

15.-Order dated 30-07-2025 passed in Case no.PIBAR12-24-781/1157 by the Inspector of Survey and Land Records, Mapusa, Bardez Goa.

16.-Deed of Sale dated 08-04-2026, registered under Book 1 Document Registration Number BRZ-1-1815-2026 on 20-04-2026 in the Office of Sub-Registrar Bardez at Mapusa Goa.

17.-Nil Encumbrance Certificate dated 19-10-2021 under no.2303/2021 confirming that there is no registered charge on the said Property from 06-12-2007 18-10-2021 from the Office of Sub-Registrar Bardez.

18.-Survey Plan.



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III.- FLOW OF TITLE

On having perused the above listed documents produced on record I confirm that the said larger Property described under no.52163, originally belonged to Shri Mariano Bernardo Antonio Joao Fernandes as the same stands inscribed in his favour under inscription no.43188 at folio 183 of Book G-46 in the Office of the Land Registrar Bardez on 07-02-1969.

That the said Shri Mariano Bernardo Antonio Joao Fernandes was married to Smt.Gracinda Maroa de Carmo Lourdes Martins. During the lifetime of the said Shri Mariano Bernardo Antonio Joao Fernandes and his wife Smt.Gracinda Maroa de Carmo Lourdes Martins both had executed two separate Wills both dated 01-08-1979, drawn at page 25 and at page 21 overleaf onwards both of Book number 109 respectively in the Office of Civil Registrar-Cum-Sub-Registrar and Notary Ex-Officio in the Judicial Division of Bardez at Mapusa Goa, whereby both bequeathed their respective rights/Shares to the said property first in favour of the surviving spouse and upon their demise to be bequeathed to their daughter Smt.Vera Martins Fernandes alias Vera Martins Fernandes e Cardozo.

The said Mariano Bernardo Antonio Joao Fernandes alias Mariano Afonso Fernandes expired on 30-12-1979 and subsequently the said Gracinda Maria de Carmo Lourdes Martins expired on 19-07-1994, survived by their daughter the said Smt.Vera Martins Fernandes alias Vera Martins Fernandes e Cardozo.



In terms of the said Public Wills dated 01-08-1979 duly executed by Mariano Bernardo Antonio Joao Fernandes alias Mariano Afonso Fernandes and his wife Smt. Gracinda Maria de Carmo Lourdes Martins, which Wills came into effect upon the demise of the above respective deceased person, the Larger Property stood bequeathed to their only daughter Smt. Vera Martins Fernandes alias Vera Martins Fernandes e Cardozo.

The said Smt. Vera Martins Fernandes alias Vera Martins Fernandes e Cardozo was married to Shri. Lenin Bernardo De Sa Cardozo under the Regime of Communion of Assets, as per the Laws of land prevailing in the State of Goa and thus her spouse acquired the moiety share in the said Property. AND thus they became the lawful Owners in possession of the said property.

That in the said Property there existed Mundkarial Houses bearing House no.(i)-E-4-158, (ii)-E/4-168 and (iii)-E-4-167 as seen from the Survey Form I and XIV concerning Survey no.345/22.

By Deed of Sale dated 14-03-2001, the said Owners Smt. Vera Martins Fernandes e Cardozo and her husband Shri. Lenin Bernardo De Sa Cardozo sold to Smt. Martha Zuzarte and Smt.Christine Pereira, the Portion admeasuring 427.50 square meters together with the Mundkarial House bearing House no.E/4-158, existing in the said Property who were the Mundkar nd dwelling in the said Mundkaral House, which Deed is duly registered under no.625 at pages 172 to 183 of Book I Vol.807 on 20-03-2001 in the Office of Sub-Registrar Bardez at Mapusa Goa.



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By Deed of Sale dated 06-12-2007, Smt. Vera Martins Fernandes e Cardozo and her husband Shri. Lenin Bernardo De Sa Cardozo sold to M/s. GOLDIAM MERCANTILE COMPANY PRIVATE LIMITED, represented by its Partner Shri Joseph John Cardozo, the balance part of the Larger Property admeasuring 2972.5sq.mts., which Deed is duly registered under no.5988 at pages 218 to 236 of Book I Vol.2383 on 07-12-2007 in the Office of Sub-Registrar Bardez at Mapusa Goa.

That a Purchase Application dated 19-11-2008 under Case no. MND/PUR/01/2009 was filed by Maria Caetana Remedios (deceased through legal heirs) Smt. Lourdina Rodrigues alias Lordes Rodrigues and Smt. Joana Conceicao Rodrigues alias Joana Remedios alias Carmalina Remedios against Smt. Vera Martins Fernandes e Cardozo and her husband Shri. Lenin Bernardo De Sa Cardozo and M/s. GOLDIAM MERCANTILE COMPANY PRIVATE LIMITED for Purchase of the Mundkaral House no.E/4-167, who were the Mundkars having their dwelling House in the said balance property surveyed under no.345/22. By Judgement/Order dated 11-09-2018 passed by the Joint Mamlatdar of Bardez at Mapusa Goa, the said Application was allowed to the extent of an area of 300sq.mts. of the said property surveyed under no.345/22 along with the dwelling House no.E/4-168 existing therein and from the said Judgement it reveals that the Applicants Smt. Maria Caetan Remedios, through her legal heirs the said Smt.Lourdina Rodrigues alias Lordes Rodrigues and Smt. Joana Conceicao Rodrigues alias Joana Remedios alias Carmalina Remedios prior to the said Purchase Application were declared as Mundkars of the said dwelling House bearing no.E/4-168 in terms of the Order dated 31-03-2016



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passed in Case no.JM/II/MND/SR/2008 passed by the Court of Joint Mamlatdar-II, Bardez Goa.

That another Purchase Application dated 23-01-2018 under Case no. MND/PUR/16(1)/Cal/1/2018 was filed by Smt. Anna Conceicao Ludovina Faria E Remedios against Shri Lenin Bernard de Sa Cardoso and his wife Smt. Vera Martins Fernandes e Cardozo and M/s. GOLDIAM MERCANTILE COMPANY PRIVATE LIMITED for Purchase of the House no.E/4-167 who were the Mundkars having their dwelling House in the said balance property surveyed under no.345/22. By Judgement/Order dated 11-09-2018 passed by the Joint Mamlatdar of Bardez at Mapusa Goa, the said Application was allowed to the extent of an area 300sq.mts. of the said property surveyed under no.345/22 along with the dwelling House no.E/4-167 and from the said Judgement it reveals that the Applicants Smt. Anna Conceicao Ludovina Faria E Remedios, through her legal heirs, Smt. Esperance Soares prior to the Purchase Application were declared as Mundkars of the said dwelling House bearing no.E/4-167 in terms of the Order dated 13-02-2023 passed in Case no.JM/II/MND/SR/2008 passed by the Court of Joint Mamlatdar-II, Bardez Goa.

That the respective Mundkars on having purchased the portion of the said property with respective Dwelling Houses carried out Mutation Proceedings and their names stands recorded in the Form I and XIV along with the said Smt. Vera Martins Fernandes, and M/s.GOLDIAM MERCANTILE REALTY LLP.



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M/s. GOLDIAM MERCANTILE REALTY LLP. filed Proceedings before the Inspector of Survey and Land Records, Mapusa bearing Case no.PIBAR12-24-781/1157 for partition of his holding which admeasured 2372sq.mts. after deducting the areas of 600sq.mts. purchased by Mundkars from the portion admeasuring 2972sq.mts. by Order dated 30-07-2025 passed by the Inspector of Survey and Land Records, Mapusa, the said Plot admeasuring 2372sq.mts. has been partition and designated a separate Land holding bearing Survey no.345/22-A and thus the name of M/s. GOLDIAM MERCANTILE REALTY LLP. stands recorded in the Form I and XIV bearing Survey no.345/22-A of Village Calangute Bardez Goa.

On 17-01-2024, Zoning Information under no.TPBZ/ZON/14817/CAL/TCP-24/621 was issued by the Office of the Senior Town Planner, Town and Country Planning Department, Mapusa Bardez Goa, certifying that as per Outline Development Plan for Calangute-Candolim Planning Area-2025, the said property admeasuring 3400sq.mts. surveyed under no.345/22 under reference falls in 'Residential Zone' (S2) with permissible F.A.R.80.

By a Deed of Sale dated 08-04-2026, M/s. GOLDIAM MERCANTILE REALTY LLP., represented by its Partner Shri Ashwani Talwar, sold to Raichandani Fortunes LLP represented by its Partner Shri Kunal Raichandani the said Plot admeasuring 2372sq.mts. surveyed under no.345/22-A of Village Calangute Bardez Goa, which Deed is duly registered under Book 1 Document Registration Number BRZ-1-1815-2026 on 20-04-2026 in the Office of Sub-Registrar Bardez at Mapusa Goa.



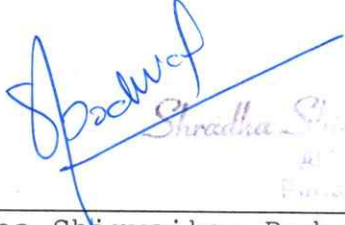
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On having acquired the said Plot M/s. Raichandani Fortunes LLP carried out Mutation and the name of the said M/s. Raichandani Fortunes LLP stands recorded in the Survey Record of Rights concerning Survey no.345/22-A of Village Calangute under Mutation no.107174.

IV. - OPINION/CERTIFICATE

In the light of the above I confirm that M/s. Raichandani Fortunes LLP, has and holds clear, absolute, valid and marketable title to the said Plot admeasuring 2372sq.mts. surveyed under no.345/22-A of Village Calangute, Bardez Goa and are in the lawful uninterrupted possession and Ownership of the said Plot without any claims from whomsoever and the Survey Records being unchallenged till date.

Panaji, 03-07-2026


Adv.Shradha Shirwaiker Poduval

A. DISCLAIMER

1. This Title Opinion is based only on above facts and above mentioned documents provided to me, any Court Litigation/ other dispute or personal/business disputes of current or previous Owner of the Captioned Property is not subject of this Search and Title Opinion.
2. Any Court litigation/other disputes or personal/business disputes of current or previous Owner of the Subject Property/Plot/Premises are not subject of this Title Report. No search has been undertaken in any Courts or Tribunals.



3. It is observed that many Banks, Financial Institution or Private money lenders do not register their Equitable Mortgages. It is also observed that intimation required to be sent to the Sub-Registrar on Mortgages by Deposition of Title Deed is not done by the Banks or Financial Institutions. Therefore, details of such cannot be traceable so I submit this report only on the basis of the documents produced before me.
4. No documents are retained by me and all the documents are handed over back to the Client.

