

LAZARUS F. VIEGAS

Advocate & Notary

Mobile:8390417586

Near INDUSIND Bank, Abade Faria Road ,Margao -Goa

REF .No.ROYAL REALTORS / 2019-2020

Dated:13 .02.2020

CERTIFICATE OF TITLE

I HAVE PERUSED THE DOCUMENTS OF Mrs. MONICA MIRANDA e NIASSO, alias MONICA MIRANDA and her husband Shri. SILVESTRE NIASSO and also Agreement for development and Sale dated 25.07.2019.

In view of the scrutiny of the documents I hereby certify: -

- (i) Smt. Monica Miranda e Niasso alias Monica Miranda and her husband Silvestre Niasso are the absolute legal owners of the Project Land.
- (ii) Project land is free from encumbrances, liens, charges and mortgages.
- (iii) Owners have clear, valid and marketable title to the Project Land.
- (iv) Owners entered into an Agreement for Development and Sale dated 25.07.2019 with M/s Royal Realtors Partnership firm.
- (v) M/s Royal Realtors partnership firm have legal right to develop and sell the Villas to the Allottee / Purchaser
- (vi) Detailed Certificate of Title will be issued to M/s Royal Realtors in due course of time.

Lazarus.F.Viegas
Advocate & Notary

