



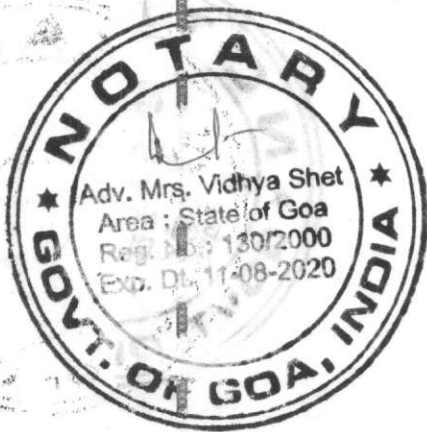
गोवा GOA

Serial No.: 63874 Place of Vending Vasco Date of Sale: 16 JAN 2018 447967
Vendor's Name : Apurva A. Shet Address: Chicalim
Licence No.: JUD/VEN-LIC/1/2015/AG-1
Value of Stamp Paper: Rs 500/- (Rupees five hundred only)
Name of Purchaser: Mr. Avez Azim Sheikh
RIO: Vasco Name of Father: Abdul A. Shaikh Mohudin
Purpose: Att. cum Deed Transacting Parties:

As there is no stamp paper for the value of Rs.....
Additional Stamp paper for the completion of the value is attached
Along with.


Signature of Stamp Vendor


Signature of Purchaser



AFFIDAVIT CUM DECLARATION



Affidavit cum Declaration of Mr. Avez Azim Shaikh promoter of the project named "Mohidin's Regina"

I, Shri. Avez Azim Shaikh son of Shri. Abdul Azim Shaikh Mohidin, aged 39 years, Indian national, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That I/promoter have a legal title Report to the land on which the development of the project is proposed and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and me/promoter for development of the real estate project is enclosed herewith.

(2) That the project land is free from all encumbrances.

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project is 31/01/2023.

(4) That seventy per cent of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.

(6) That I/the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

(7) That I/the promoter shall take all the pending approvals on time, from the competent authorities, if applicable.

(8) That I/the promoter shall inform the Authority regarding all the changes, if any, that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of the said Rules, within seven days of the said changes occurring.

[Handwritten Signature]



(9) That I/the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(10) That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Solemnly affirmed on this 17th day of January 2018 at Vasco-Da-Gama Goa.

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Vasco-da-Gama ,Goa, 17th day of January 2018 .

Deponent



EXECUTED BEFORE ME
BY Mrs. Vidhya Shet
.....
WHICH I ATTEST

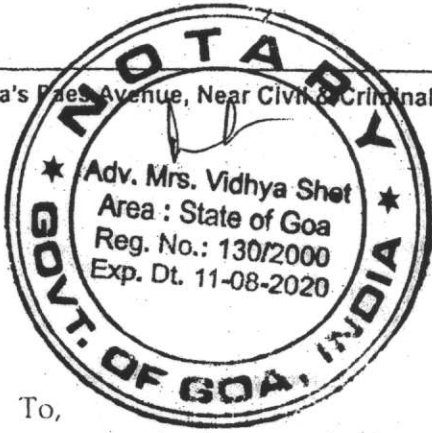


Adv. (Mrs.) VIDHYA A. SHET
NOTARY
STATE OF GOA
47, GROUND FLOOR, APNA BAZZAR,
VASCO-DA-GAMA, GOA-403802
PH.: 0832-2514130

Date: 17/01/2018
Reg. No.: 1289/2018

ADVOCATE

S-4, II Floor, Karma's Paes Avenue, Near Civil & Criminal Court, Vasco-da-Gama, Goa. ☎: 2500223 Mob.: 9822487771



LEGAL OPINION

April 29, 2016

To,

Mohidin Properties and Holdings,

Vasco da Gama, Goa

Sir,

Re: Opinion on investigation of title in respect of all that rustic property denominated "Fagrudem" commonly known as "Gina" situated at Vaddem, Vasco da Gama, described in the Land Registration Office of Salcete at No.18289 new series enrolled in the Taluka Revenue Office under No.133 (Matriz) presently surveyed in the City Survey Office of Vasco da Gama, under Chalta No.124 of P.T. Sheet No.142, admeasuring an area of 3445 sq.mtrs

DESCRIPTION OF PROPERTY:

SCHEDULE 'I'

All that southern half of the rustic property denominated "Fagrudem" commonly known as "Gina" situated at Vaddem, Vasco da Gama, described in the Land Registration Office of Salcete at No.18289 new series enrolled in the Taluka Revenue Office under No.133 (Matriz) presently surveyed in the City Survey Office of Vasco da Gama, under Chalta No.124 of P.T. Sheet No.142, admeasuring an area of 3445 sq.mtrs and bounded as under:

On the North: by the other half of the property

On the South: by property of heirs of Caetano Francis Xavier

On the East: by a trench/rivulet

On the West: by Hilltop/ mountain peak, now Goa Housing Board

The property as per the present survey plan is bounded as under:

On the North: by property bearing Chalta No.8 of Sheet No.142 .

On the South: by property bearing Chalta No.1 of P.T. Sheet No.98

On the East: by property bearing Chalta No.125 P.T. Sheet No.142

On the West: by property bearing Chalta No.1 P.T. Sheet No.146

Study of the following documents disclosed:

1. Agreement for Sale cum Development dated 19/11/2010.
2. Deed of Succession dated 14/08/2015.
3. Partition Deed dated 19/08/1974, duly registered under no.849 at pages 135 to 143 of Book No. 1, Volume No.129 dated 23/09/1974.
4. Succession Deed dated 04/05/1974 drawn by the Notary Public Ex-Officio of Ilhas at pages 18 onwards of Book No.605.
5. Irrevocable Power of Attorney dated 22/11/2010.
6. Addendum to Agreement for Development and Sale dated 19/11/2010.
7. Order of the Civil Judge Senior Division at Vasco in Sp. C. S. No.8/1985 dated 16/07/85.
8. Translation.
9. Original License No.50/2013 dated 31/01/2013 issued from the Mormugao Municipal Council.
10. Development Permission Ref. No. MPDA/1-J-32/11-12/186 dated 04/05/2011 issued from the Mormugao Planning and Development Authority.
11. Sanad No. COL/SG/CONV/39/2012/1408 dated 29/01/2013 issued from the Office of the Collector, South Goa, Margao Goa.
12. Official Gazette Government of Goa dated 27/08/2015.
13. Deed of Succession dated 17/10/2006

my



14. Nil Encumbrance Certificate No.153/2011 dated 25/02/2011 issued from the Office of the Sub Registrar of Mormugao.
15. Form D
16. Deed of Succession and Qualification of Heirs dated 04/11/1999 drawn at page 82 to 85 of Notary Book of Deeds bearing No.165.
17. Approved Plan.

The Chain of title relating to the property

The late Mr. Aleixo Cristovao Jorge alias Joaquim Belarmino Socrates Aleixo Cristovao Jorge alias Alex Christopher George or Aleixo C. Jorge or Aleixo Jorge was first married in the regime of communion of assets to Maria Ana das Mercedes Mendes, daughter of the said Randolpho Sebastiao das Mercedes Mendes, original owner of the said property, who died in the year 1935 leaving behind two children Ivo Sylvestre de Jose Vas Jose Jorge alias Ivor Sylvester George and Nuno Manuel do Rosario Jorge alias Nuno Jorge.

After the death of his first wife, the said Aleixo Cristovao Jorge was married again in the regime of communion of assets to the sister of his deceased wife Maria Urminda das Mercedes Mendes, daughter of the said Randolpho Sebastiao das Mercedes Mendes, and from this marriage he had one child Mr. Rui Socrates das Dores Jorge.

By Inventory Proceedings decreed on 21/09/1948 one half of the Said Property was awarded to Maria Urminda das Mercedes Mendes and other half to Xisto Andre Mendes.

After the death of Aleixo Cristovao Jorge on 28/06/1973 vide Succession Deed dated 04/05/1974 drawn by the Notary Public Ex-Officio of Ilhas Goa at pages 18 onwards of Book No. 605, his widow Maria Urminda das Mercedes Mendes qualified as his moiety share holder and his children (a) Ivo Sylvestre de Jose Vas Jorge (b) Nuno Manuel do Rosario Jorge (c) Rui Socrates das Dores Jorge as his only heirs.



By Deed of Partition dated 19/08/1974 and duly registered before the Sub Registrar, Salcete at No.849, pages 135 to 143 of Book No. 1, Volume No.129 on 23/09/94, the estate of the late Aleixo Cristovao Jorge and his first wife the late Maria Ana das Mercedes Mendes was partitioned among Maria Urminda das Mercedes Mendes, Ivo Sylvestre de Jose Vas Jorge, Nuno Manuel do Rosario Jorge and Rui Socrates das Dores Jorge.

By the said Deed of Partition the said property was allotted to Maria Urminda das Mercedes Mendes as 'TORNAS' to Rui Socrates das Dores Jorge and his wife, Mrs. Harriette Leocadia Dias alias Harriet Dias as their share in the said property.

By Order of the Civil Judge Senior Division at Vasco Da Gama, Goa in Spl Civil Suit No.8/1985 dated 16/7/85, Rui Socrates das Dores Jorge and his wife Harriet Dias were divorced vide Decree of Divorce.

Smt. Maria Urminda das Mercedes Mendes expired on 02/07/1999 and vide Succession Deed dated 04/11/1999 drawn at pages 82 to 85 of Notary Book of Deeds bearing No.165 her son Rui Socrates das Dores Jorge, then divorced, qualified as her only heir.

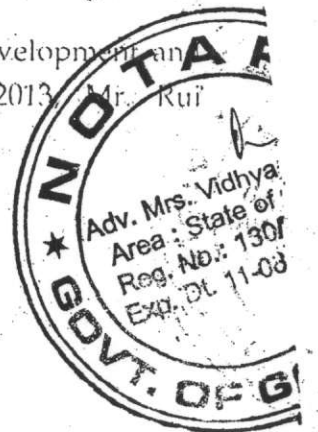
Consequently as cited above Rui Socrates das Dores Jorge came to be the sole owner in possession of the Said Property.

Mr. Rui Socrates das Dores Jorge has agreed to sell and M/s. Boa Casa Builders LLP has agreed to purchase and carry out development of the Said Property described under Schedule I.

By Agreement for Sale cum Development and Construction dated 19/11/2010, Mr. Rui Socrates das Dores Jorge has entrusted the Development of the property described in Schedule I to M/s. Boa Casa Builders LLP., represented by its Designated Partner Mr. Ruben Quadros, which agreement is registered before the Sub Registrar of Mormugao Goa.

Further by a Addendum to Agreement for Sale cum Development and Construction dated 19/11/2010, executed on 29/11/2013, Mr. Rui

hy



Socrates das Dores Jorge has entrusted the Development of the property described in Schedule I to M/s. Boa Casa Builders LLP., represented by its Designated Partner, Mr. Ruben Quadros, which agreement is registered before the Sub Registrar of Mormugao, Goa.

After the death of Mrs. Harriette Leocadia Dias on 1/1/2006 and Mr. Rui Socrates Das Dores Jorge on 25/05/2015, a Deed of Succession was drawn on 14/08/2015 in the office Notarial Book of Deed bearing no.183 at pages 95v to 96v dated 14/08/2015.

The said deceased left behind them as their sole and universal heirs, their two sons and one daughter namely, 1. Shri Erol Chirtopher Jorge, married to Smt. Elane Pracy De Souza, 2. Shri Ivor Alexander Jorge married to Mrs. Rochell Anna Albuquerque and 3. Mrs. Christine Ruth Jorge married to Mr. Ryan Anthony Hipolito De Menezes.

Thus, 1. Shri Erol Chirtopher Jorge and Smt. Elane Pracy De Souza, 2. Shri Ivor Alexander Jorge and Mrs. Rochell Anna Albuquerque and 3. Mrs. Christine Ruth Jorge and Mr. Ryan Anthony Hipolito De Menezes are the true owners in possession to all that southern half of the rustic property denominated "Fagrullem" commonly known as "Gina" situated at Vaddem, Vasco da Gama, described in the Land Registration Office of Salcete at No.18289 new series enrolled in the Taluka Revenue Office under No.133 (Matriz) presently surveyed in the City Survey Office of Vasco da Gama, under Chalta No.124 of P.T. Sheet No.142, admeasuring an area of 3445 sq.mtrs.

CONCLUSION:

I certify that 1. Shri Erol Chirtopher Jorge and Smt. Elane Pracy De Souza, 2. Shri Ivor Alexander Jorge and Mrs. Rochell Anna Albuquerque and 3. Mrs. Christine Ruth Jorge and Mr. Ryan Anthony Hipolito De Menezes are the true owners in possession to all that southern half of the rustic property denominated "Fagrullem" commonly known as "Gina" situated at Vaddem, Vasco da Gama, described in the Land Registration Office of



CERTIFIED TRUE COPY

Salcete at No.18289 new series enrolled in the Taluka Revenue Office under No.133 (Matriz) presently surveyed in the City Survey Office of Vasco da Gama, under Chalta No.124 of P.T. Sheet No.142, admeasuring an area of 3445 sq.mtrs.

[Signature]
Adv. Dnyanesh P. Karpe



[Signature]
Adv. (Mrs.) VIDHYA A. SHET

NOTARY

STATE OF GOA

47, GROUND FLOOR, APNA BAZZAR,

VASCO-DA-GAMA, GOA-403302

PH: 0832-2514130

Date: 17/01/2018

Reg. No.: 1291/2018