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To
Isprava Luxury Realty Two LLP
First Floor, 42A,
Impression House,
G. D. Ambekar Marg,
Wadala, Mumbai – 400031.

REPORT ON TITLE

Re: All that plot admeasuring 15455 sq.mts., forming a part of the property known as "COIRAT" also known as "KHAIRAT", aggregately admeasuring 56466 sq. mts., bearing survey No.172/1-N of Village Camurlim, which is found described in the Land Registration Office of Bardez under no.1575 at page 3 of Book B-5 new, within the jurisdiction of the Village Panchayat of Camurlim, Taluka Bardez, District of North Goa, State of Goa, hereinafter referred to as the "**Said Plot B**".

1. Documents perused:

- i. Copy of the Certificate of Description bearing no.1575 drawn up at folio 3 of Book B-5 new of the Land Registration Records of Bardez and preserved in the Directorate of Archives and Archaeology, Panjim.(in Portuguese along with its translation)
- ii. Copy of the Certificate of Inscription bearing no. 23759 drawn up at folio 79 of Book G-30 of the Land Registration Records of Bardez and preserved in the Directorate of Archives and Archaeology, Panjim.(in Portuguese along with its translation)
- iii. Copy of the Records and proceedings of Inventory Proceedings bearing No.5/1961(30/61/B) filed in the Court of the Civil Judge Senior Division at Mapusa, Goa.

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- iv. Copy of the Index of Land with respect to survey no.172/1 of Village Camurlim, Goa, issued by the Office of the Talathi of Camurlim, Bardez Taluka, Goa
- v. Copy of the Form 9 with respect to mutation entry no.302, with reference to survey no.172/1 of Village Camurlim, issued by the Talathi of Camurlim.
- vi. Copy of the Form 9 with respect to mutation entry no.492, with reference to survey no.172/1 of Village Camurlim, issued by the Talathi of Camurlim.
- vii. Copy of the Form 9 with respect to mutation entry no.863, with reference to survey no.172/1 of Village Camurlim, issued by the Talathi of Camurlim.
- viii. Copy of the Manual Form I and XIV, with respect to survey no.172/1 of Village Camurlim, issued by the Office of the Talathi of Camurlim, Bardez Taluka, Goa
- ix. Copy of the Judgement dated 21st June 1997 passed in Special Civil Suit No.86/95/A filed before the Court of the Civil Judge Senior Division at Mapusa.
- x. Copy of the Affidavit dated 02nd September 1999 sworn by the said Jose Jeremias Lobo before Notary S. J. Sardesai and registered under no.9/1999.
- xi. Copy of the Public Will dated 12th June 2002 recorded at pages 40 to 41v of the Book of Wills bearing no.229 in the office of the Sub Registrar of Bardez.
- xii. Copy of the Form 9 with respect to mutation entry no. 15920, with respect to the property bearing survey no.172/1 of Village Camurlim.
- xiii. Copy of the Power of Attorney dated 22nd March 2003 executed before Notary N.S.Shinde and registered under no.346/2003 on 22nd March 2003.
- xiv. Copy of the Power of Attorney dated 21st July 2003 executed before Notary Tulsidas Naik and registered under no.477/2003 on 21st July 2003.
- xv. Copy of the Deed of Sale dated 11th October 2007 registered with the office of the Sub-Registrar of Bardez under no.5026 at pages 1 to 32 of Book No.1 of Volume No.2311 dated 15th October 2007
- xvi. Copy of the Deed of Succession dated 06th January 2009 recorded at pages 43 to 51 of the Notarial Book of Deeds bearing no.20 on 09th January 2009.
- xvii. Copy of the Fresh Certificate of Incorporation Consequent upon change of name dated 16th May 2008 issued by the Ministry of Corporate Affairs.

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- xviii. Copy of the Order dated 09th March 2009 passed in Case No.15/48/2008/Part/Land by the Deputy Collector & SDO at Mapusa.
- xix. Copy of the Form 9 with respect to mutation entry no.43697, with respect to the property bearing survey no.172/1 of Village Camurlim.
- xx. Copy of the Deed of Sale dated 23rd September 2009, duly registered with the office of the Sub-Registrar of Bardez under no.1784 at pages 218 to 237, Book no.I, Volume no.2852 on 29th September 2009
- xxi. Copy of the Deed of Sale dated 24th September 2009, duly registered with the office of the Sub-Registrar of Bardez under no.1783 at pages 198 to 217, Book no.I, Volume no.2852 on 29th September 2009.
- xxii. Copy of the Technical Clearance Order bearing reference no. DB/21618/2010/4042 dated 27th December 2010, issued by the office of the Senior Town Planner, Mapusa.
- xxiii. Copy of the Technical Clearance Order bearing reference no. DB/21618/2010/4039 dated 27th December 2010, issued by the office of the Senior Town Planner, Mapusa.
- xxiv. Copy of the Technical Clearance Order bearing reference no. DB/21618/2010/4040 dated 27th December 2010, issued by the office of the Senior Town Planner, Mapusa.
- xxv. Copy of the Technical Clearance Order bearing reference no. DB/21618/2010/4041 dated 27th December 2010, issued by the office of the Senior Town Planner, Mapusa.
- xxvi. Copy of the Construction License dated 25th November 2007 bearing reference no. VPC/ConstLicense/489/2007-08 issued by the office of the Village Panchayat of Camurlim.
- xxvii. Copy of the Construction License dated 10th September 2009 bearing reference no. VPC/CAM/F/Const/497/2009-10 issued by the office of the Village Panchayat of Carmulim.

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- xxviii. Copy of the Construction License dated 10th September 2009 bearing reference no. VPC/BAR/CAM/F/Const/498/2009-10 issued by the office of the Village Panchayat of Camurlim.
- xxix. Copy of the Construction License dated 10/09/2009 bearing reference no. VPC/BAR/CAM/F/Const/499/2009-10 issued by the office of the Village Panchayat of Camurlim.
- xxx. Copy of the Construction License dated 10th September 2009 bearing reference no. VPC/BAR/CAM/F/Const/500/2009-10 issued by the office of the Village Panchayat of Camurlim.
- xxxi. Copy of the Construction License dated 19th April 2010 bearing reference no. VPC/BAR/CAM/F/Const/66/2010-11 issued by the office of the Village Panchayat of Camurlim.
- xxxii. Copy of the Construction License dated 19th April 2010 bearing reference no. VPC/BAR/CAM/F/Const/67/2010-11 issued by the office of the Village Panchayat of Camurlim.
- xxxiii. Copy of the Construction License dated 19th April 2010 bearing reference no. VPC/BAR/CAM/F/Const/68/2010-11 issued by the office of the Village Panchayat of Camurlim.
- xxxiv. Copy of the Construction License dated 25th November 2010 bearing reference no. VPC/BAR/CAM/F/Const/776/2010-11 issued by the office of the Village Panchayat of Camurlim.
- xxxv. Copy of the Construction License dated 25th November 2010 bearing reference no. VPC/BAR/CAM/F/Const/777/2010-11 issued by the office of the Village Panchayat of Camurlim.
- xxxvi. Copy of the Construction License dated 25th November 2010 bearing reference no. VPC/BAR/CAM/F/Const/778/2010-11 issued by the office of the Village Panchayat of Camurlim.
- xxxvii. Copy of the Land Use Zoning Information bearing reference no. TPBZ/ZON/299/CAM/13/153 dated 17th April 2013 issued by the office of the Town and Country Planning Department.

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- xxxviii. Copy of the Renewal of Construction License dated 28th July 2014 bearing reference no. VP/BAR/CAM/F-/Const/2014-15/39 issued by the office of the Village Panchayat of Carmulim.
- xxxix. Copy of the Renewal of Construction License dated 28th July 2014 bearing reference no. VP/BAR/CAM/F-/Const/ 2014-15/390 issued by the office of the Village Panchayat of Carmulim.
- xl. Copy of the Renewal of Construction License dated 28th July 2014 bearing reference no. VP/BAR/CAM/F-/Const/ 2014-15/392 issued by the office of the Village Panchayat of Carmulim.
- xli. Copy of the Project Proposal dated 05th January 2016 submitted to the Goa Investment Promotion & Facilitation Board (Goa –IPB),
- xl. Copy of the Letter bearing reference no.17/2016/Goa-IPB-102/410 dated 08th August 2016 issued by Goa Investment Promotion & Facilitation Board (Goa –IPB)
- xl. Copy of the Fresh Certificate of Incorporation Consequent upon change of name dated 19th November 2020 issued by the Ministry of Corporate Affairs.
- xl. Copy of the Zoning Information bearing reference no.TPBZ/ZON/8820/CAM/TCP-2021/3251 dated 10th August 2021 issued by the office of the Senior Town Planner.
- xl. Copy of the Missing Article Report bearing no.754708/2021 dated 27th September 2021 lodged with the Crime Branch, Delhi.
- xl. Copy of the Nil Encumbrance Certificate dated 18th October 2021 issued by the Office of the Sub-Registrar of Bardez at Mapusa.
- xl. Copy of the Nil Encumbrance Certificate dated 30th May 2022, issued by the Office of the Sub-Registrar of Bardez at Mapusa.
- xl. Copy of the Sanad bearing reference no.4/392/CNV/AC-III/2021/672 dated 20th June 2022 issued by the office of the Deputy Collector, North Goa.
- xl. Copy of the Letter bearing reference no.17/2016/Goa-IPB-102-66/46 dated 06th July 2022, the Goa Investment Promotion & Facilitation Board (Goa –IPB).
- I. Copy of the Technical Clearance Order dated 05th August 2022 issued by the Town and Country Planning Department.

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- ii. Copy of the Letter bearing reference no.NOC/49(6).2529/CAMU/TCP-2022/4515 dated 08th August 2022 issued by the office of the Town and Country Planning Department
- lii. Copy of the Deed of Sale dated 03rd August 2022, duly registered with the office of the Sub-Registrar of Bardez under no.BRZ-1-3527-2022 on 12th August 2022.
- liii. Copy of the Plan showing plots with respect to survey no.172/1-N of Village Camurlim, Goa
- liv. Copy of the Survey Plan with respect to survey no.172/1-N of Village Camurlim, Goa.

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, given by Fastgrowth Estate Private Limited to our requisitions, we observe as follows:

- (i) One Jose Salustiano Lobo alias Jose Salustiano Cirilo Lobo was the original owner of the property described under no.1575 drawn up at folio 3 of Book B-5 new, having purchased the same from one Maria Amelia Fragoso, vide Deed dated 13th May 1931 drawn at folio 36 of Book No.261 of Notary Public Carlos Pegado of the Judicial Division of Ilhas of Goa.

On 18th July 1931, the property previously described under no.1575 at folio 3 of Book B-5 new was inscribed in favour of the said Jose Salustiano Lobo alias Jose Salustiano Cirilo Lobo, in the Certificate of Inscription bearing no.23759 drawn up at folio 79 of Book G-30 of the Land Registration Records of Bardez and preserved in the Directorate of Archives and Archaeology, Panjim.

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We have not been furnished with the copy of the said Deed dated 13th May 1931 drawn at folio 36 of Book No.261 of Notary Public Carlos Pegado of the Judicial Division of Ilhas of Goa.

- (ii) We have been furnished with the translation of the Certificate of Description bearing no.1575 drawn up at folio 3 of Book B-5 new of the Land Registration Records of Bardez and preserved in the Directorate of Archives and Archaeology, Panjim. However, the contents of the said Certificate of Description are not completely translated, as the original sourced was old, torn and the script was faded. Hence, the contents of the same are not reproduced herein.
- (iii) The said Jose Salustiano Lobo alias Jose Salustiano Cirilo Lobo was married to one Sancia Maria Prelinda Anunciacao Liberata Rebelo. The said Jose Salustiano Lobo alias Jose Salustiano Cirilo Lobo expired, leaving behind his widow and moiety holder (half sharer) the said Sancia Maria Prelinda Anunciacao Liberata Rebelo and as his heirs, the following children:
- a. Bemvinda Lobo married to Hopolito Vas
 - b. Leonildes Lobo (spinster)
 - c. Piedade Lobo (bachelor)
 - d. Jose Jeremias Basilio Lobo alias Jose Jeremias Lobo married to Telma May Lucinda Lobo.

We have not been furnished with the Death Certificates of the said Jose Salustiano Lobo alias Jose Salustiano Cirilo Lobo for our perusal.

- (iv) Pursuant thereto, the said Sancia Maria Prelinda Anunciacao Liberata Rebelo expired and Inventory Proceedings bearing No.5/1961(30/61/B) were initiated in the Court of the Civil Judge Senior Division at Mapusa to partition her estate. The said Inventory Proceedings were initiated by her son Jose Jeremias Basilio Lobo.

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- (v) In the Act of Declaration of the Head of the Family dated 20th March 1961 filed in the said Inventory Proceedings, it is recorded that the said Sancia Maria Prelinda Anunciacao Liberata Rebelo expired on 26th December 1959, without any testament nor gift and was married without precedent anti-nuptial contract and for this purpose in general communion of the assets and in first and only one nuptial Jose Salustino Lobo, leaving behind the following children:
- a. Bemvinda Lobo married to Hopolito Vas
 - b. Leonildes Lobo (spinster)
 - c. Piedade Lobo (bachelor)
 - d. Jose Jeremias Basilio Lobo alias Jose Jeremias Lobo married to Telma May Lucinda Lobo.
- (vi) In the Description of Property dated 23rd July 1963 filed in the said Inventory Proceedings, the property listed as Clause No.54 was described as under:
“Property known as “Coirat” situated at Oxel being major portion in the hamlet of Oxel and the remaining in the hamlet of Camorlim, which found described in the formal of partition into three parts under numbers of the description of the Inventory from where was extracted the same formal, two hundred twenty two, two hundred twenty three, two hundred twenty four and two hundred thirty two as per following manner: One coconut garden Coirata, its hill, paddy field along with its new bunds of coconut seedlings and current foro of the Comunidade of Carmolim bounded by one side with lands of the Comunidade of Carmolim and Oxel, other with coconut garden and bund of Manuel Sebastiao Monteiro, and in the continuation of marine, other with paddy field Amoncares, with heirs of Vicente Xavier Lobo, with of the Soares and others and said Comunidade of Carmolim and other with Comunidade of Oxel, with Ana Severina Lobo, with heirs of Antonio Bernardo Fernandes, with Paolo Joao Lobo, with Sabina Paolo, with heirs of Miguel Fernandes, with the inventariado Cristovam Joaquim Fragoso, with heirs of Jose Caetano Faria and with of the Custodio da Rocha, described

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under number two hundred twenty two in inventory. – More one property known as Orco along with its adjacent culvert (aneixo) of bund known as Bendurly and one bund of khajan of the iron workers of Comunidade of Oxel, bounded the first property described in inventory number two hundred twenty three at one eastern side along with Inventariado and others, on the south with paddy field of Ana Avelina Ribeiro, on the north with stream of the same inventariado—the second property of the bund bounded by one side with Amoncar, on the south on the north with Comunidade of Carmolim, other, with Manuel Salvador Monteiro and other with river of Oxel – this property of the bund described under number two hundred twenty four in the said inventory, - one marine of salty waters situated at Oxel, which exists between clause of the said inventory. All this four properties forming only one property and at present entirely bounded on the east and hill top of the same property with hilly lands of the Comunidades of Oxel and Carmolim, on the north with lands of the Carmolim Comunidade and with different privates, on the south with lands of the Comunidade of Oxel and the different private properties and on the west with Chapora river or of the Oxel on the boundary dirty edge having trees known as salty trees at distant place of its bund of coconut trees of this property were des- annexed some parts, described in the Conservatorie of Land Registration under number one thousand five hundred seventy five at pages three of B 5new.”

(Hereinafter referred to as the “**Said Entire Property**”)

- (vii) In the Map of Partition of the estate dated 28th September 1964 filed in the said Inventory Proceedings, it is recorded that the said Jose Salustiano Lobo alias Jose Salustiano Cirilo Lobo had executed a Testament and by virtue of the same, he bequeathed his disposable quota to Piedade Lobo and Leonildes Lobo. Although, the said Inventory proceedings were initiated only to partition the estate of the said Sancia Maria Prelinda Anunciacao Liberata Rebelo, the disposable as well as the un-disposable quota of the said Jose

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Salustiano Lobo alias Jose Salustiano Cirilo Lobo in the Said Entire Property were also mentioned in the said Inventory Proceedings bearing No.5/1961(30/61/B). However, we have not been furnished with the copy of the said Testament of the said Jose Salustiano Lobo alias Jose Salustiano Cirilo Lobo, for our perusal.

- (viii) Pursuant thereto, vide Order dated 20th November 1964 passed in the said Inventory Proceedings, ½ share in the Said Entire Property came to be allotted to the said Leonildes Lobo and the remaining ½ share came to be allotted to Piedade Lobo.
- (ix) Subsequently, the said Leonildes Lobo and Piedade Lobo mutually divided the Said Entire Property amongst themselves, wherein the northern portion, came to be allotted to the said Piedade Lobo and the southern portion came to be allotted to the said Leonildes Lobo. We have not been furnished with the copy of the Deed of Partition/any other documents executed by the aforementioned parties, mutually partitioning the property.
- (x) The property known as "COIRAT" OR "KHAIRAT" was surveyed in the survey records, partly under survey no.172/1, 180 and 181 of Village Camurlim and partly under survey no.31/1 of Village Oxel. The northern portion of the property known as "COIRAT" OR "KHAIRAT", comprised of survey no.172/1(part) and the southern portion of the property known as "COIRAT" OR "KHAIRAT", comprised of survey no.172/1(part), 180 and 181 of Village Camurlim and partly under survey no.31/1 of Village Oxel.
- (xi) Vide an Affidavit dated 02nd September 1999 sworn by the said Jose Jeremias Lobo (i.e. brother of Leonildes Lobo and Piedade Lobo) before Notary S.J.Sardesai and registered under no.9/1999, the said Leonildes Lobo during her lifetime had sold the southern part of the property bearing survey

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no.172/1, to one Rupali R. Vaigankar and the said Piedade Lobo and his family were in possession of the northern portion of the property bearing survey no.172/1, admeasuring 65000 sq. mts. approximately.

- (xii) Pursuant to the aforementioned sale by Leonildes Lobo of the southern part of the property bearing survey no.172/1, the area surveyed under survey no.172/1 stood reduced to 65000 sq. mts. The northern portion of the property known as "COIRAT" OR "KHAIRAT", admeasuring 65000 sq. mts., surveyed under survey no.172/1 of Village Camurlim, forming a part of the entire property described in the Land Registration Office under no.1575 at folio no 3 of Book B-5 new, within the jurisdiction of Village Panchayat of Camurlim, Taluka Bardez, District of North Goa, State of Goa, shall hereinafter be referred to as the "**Said Larger Property**".
- (xiii) In the Index of Land with respect to survey no.172/1 of Village Camurlim, Goa, issued by the Office of the Talathi of Camurlim, Bardez Taluka, Goa, the names of Piedade Jose Saverina Santiago Lobo and Leonildes Lobo were recorded in the occupant's column under mutation entry nos.302 and 492 respectively. In the other rights column, under mutation entry no.863 it is recorded that there is a house belonging to one Yeshwant Rama Kesarkar and a house belonging to one Harischandra Bablo Morajkar existing on the property.
- (xiv) In the Manual Form I and XIV, with respect to survey no.172/1 of Village Camurlim, issued by the Office of the Talathi of Camurlim, Bardez Taluka, Goa, the names of Piedade Jose Saverina Santiago Lobo and Leonildes Lobo were recorded in the occupant's column under mutation entry no.302 and 492 respectively. In the other rights column, under mutation entry no.863, it is recorded that there is a house belonging to one Yeshwant Rama Kesarkar

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and a house belonging to one Harischandra Bablo Morajkar existing on the property.

- (xv) As per the Form 9 with respect to mutation entry no.302, with reference to survey no.172/1 of Village Camurlim, issued by the Talathi of Camurlim, the said Piedade Jose Saverina Santiago Lobo was the occupant, since before survey, i.e. prior to 1971.
- (xvi) As per the Form 9 with respect to mutation entry no.492, with reference to survey no.172/1 of Village Camurlim, issued by the Talathi of Camurlim, the said Leonilides Lobo was the occupant, since before survey, i.e. prior to 1971.
- (xvii) As per the Form 9 with respect to mutation entry no.863, with reference to survey no.172/1 of Village Camurlim, issued by the Talathi of Camurlim, there was a house belonging to one Yeshwant Rama Kesarkar and a house belonging to one Harischandra Bablo Morajkar existing on the property.
- (xviii) The said Yeshwant Rama Kesarkar and Harishchandra Krishna Morajkar filed an application under section 103 of LRC 1968 requesting to record their names in occupants column of the Form I and XIV of the property bearing survey no.172/1(Part) of Village Camurlim. On the date of enquiry, the applicants produced a Deed of Sale dated 03rd March 1970 in support of their contention. The applicants also produced a Deed of partition, by virtue of which an area totally admeasuring 1500 sq.mts. was equally partition amongst themselves. Vide Judgement dated 16th October 1997 passed in case no.18/303/94-LRC/MISC/4421 by the Court of the Deputy Collector and Sub Divisional Officer Mapusa, the Mamlatdar of Bardez and the Talathi of Carmulim were directed to include the names of Yeshwant Rama Kesarkar and Harishchandra Krishna Morajkar as co-occupants in the Form I and XIV

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of the property bearing survey no.172/1(Part) of Village Camurlim. Pursuant to mutation entry nos.1203 and 35217 respectively, the names Yeshwant Rama Kesarkar and Harishchandra Krishna Morajkar were deleted from the other rights column and recorded in the occupant's column of the Form I and XIV, under survey no.172/1-H and 172/1-I of Village Camurlim. We have perused through the Survey Plan with respect to survey no.172/1-H and 172/1-I of Village Camurlim and observed that the said area of 1500 sqmts was a part of the southern portion of the property known as "COIRAT" OR "KHAIRAT".

- (xix) In the Deed of Succession dated 06th January 2009 recorded at pages 43 to 51 of the Notarial Book of Deeds bearing no.20 on 09th January 2009, it is recorded that the said Jose Piedade Xavier Santiago Lobo alias Piedade Jose Xavier Santiago Lobo alias Piedade Jose Xavier Santiago Lobo alias Piedade Lobo was married to one Anna Luizita Luis e Lobo.

It is further recorded therein that the said Jose Piedade Xavier Santiago Lobo alias Piedade Jose Xavier Santiago Lobo alias Piedade Jose Xavier Santiago Lobo alias Piedade Lobo expired on 16th January 2004 and the said Anna Luizita Luis e Lobo expired on 14th February 2001, intestate and without executing any Will of any other disposition of their last wish and leaving behind as their sole and universal heirs, the following children:

- a. Jose Salustiano Rosario Lobo alias Salustiano Lobo married to Clara Cecilia de Guia Gonsalves;
- b. Maria Ana Graciana Lidia Lobo married to Jose Noronha;
- c. Maria Sancia Serafina Lobo married to Dirk Siegfred Manfred Eilert.

- (xx) Vide Public Will dated 12th June 2002 recorded at pages 40 to 41v of the Book of Wills bearing no.229 in the office of the Sub Registrar of Bardez, the said Jose Piedade Xavier Santiago Lobo alias Piedade Jose Xavier Santiago

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Lobo alias Piedade Jose Xavier Santiago Lobo alias Piedade Lobo had bequeathed the Said Larger Property to his son Jose Salustiano Rosario Lobo alias Salustiano Lobo and his wife Clara Cecilia de Guia Gonsalves.

- (xxi) Pursuant to mutation entry bearing no.15920, the names of Jose Salustiano Rosario Lobo and his wife Clara Cecilia De Duia Gonsalves were recorded in the occupant's column of the Form I and XIV, with respect to the property bearing survey no.172/1 of Village Camurlim, Goa.
- (xxii) As per the Form 9 with respect to mutation entry no. 15920, with respect to the property bearing survey no.172/1 of Village Camurlim, Goa, issued by the Talathi of Camurlim the said Jose Salustiano Rosario Lobo and his wife Clara Cecilia De Duia Gonsalves came to be the owners of the property by virtue of the aforementioned Public Will dated 12th June 2002 recorded at pages 40 to 41v of the Book of Wills bearing no.229 in the office of the Sub Registrar of Bardez.
- (xxiii) Vide Power of Attorney dated 22nd March 2003 executed before Notary N.S.Shinde and registered under no.346/2003 on 22nd March 2003, the said Maria Sancia Serafina Lobo and her husband Dirk Eilert appointed Jose Salustiano Rosario Lobo as their Attorney, which included powers to sell the Said Larger Property and execute Deed of Sale, etc. and to present the same before the Sub-Registrar for the purpose of registration.
- (xxiv) Vide Power of Attorney dated 21st July 2003 executed before Notary Tulsidas Naik and registered under no.477/2003 on 21st July 2003, the said Joseph Francisco Noronha and his wife Maria Ana Graciana Lidia Lobo appointed Jose Salustiano Rosario Lobo as their Attorney, which included powers to sell the Said Larger Property and execute Deed of Sale, etc. and to present the same before the Sub-Registrar for the purpose of registration.

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(xxv) Vide Deed of Sale dated 11th October 2007, executed by 1. Jose Salustiano Rosario Lobo 2. Clara Cecilia de Guia Gonsalves E Lobo, 3. Maria Ana Graciana Lidia Lobo E Noronha, 4. Joseph Francisco Noronha, 5. Maria Sancia Serafina Lobo E Eilert and 6. Dirk Eilert as the "Vendors" and Muskan Properties Pvt. Ltd., represented by its Director Roshni Jaiswal as the "Purchaser", and Munish Anand as the "Confirming Party", the Vendors sold to the Purchaser, an area admeasuring 65000 sq.mts. forming a part of the Said Larger Property. The said Deed of Sale dated 11th October 2007 was registered with the office of the Sub-Registrar of Bardez under no.5026 at pages 1 to 32 of Book No.1 of Volume No.2311 dated 15th October 2007.

In the said Deed of Sale dated 11th October 2007, it is recorded that the aforesaid Vendors had entered into an Memorandum of Understanding dated 24th April 2007 with the Confirming Party, whereby they had agreed to sell to the Confirming Party an area admeasuring 65000 sq. mts. forming a part of the Said Larger Property.

In the said Deed of Sale dated 11th October 2007, it is further recorded that vide Memorandum of Understanding dated 18th May 2007, the Confirming Party agreed inter alia to assign to the Purchaser all his rights and interest which was acquired by him under the aforesaid Memorandum of Understanding dated 24th April 2007, with respect to an area admeasuring 65000 sq. mts. forming a part of the Said Larger Property.

It is further recorded therein that after execution of this Deed of Sale dated 11th October 2007, the said Memoranda dated 24th April 2007 and 18th May 2007 respectively along with all copies thereof were destroyed in the presence of the parties.

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- (xxvi) Thereafter, the said Muskan Properties Pvt. Ltd. moved an application before the Deputy Collector to partition the area admeasuring 65000 sq.mts. i.e. the Said Larger Property. Upon perusal of the Order dated 09th March 2009 passed in Case No.15/48/2008/Part/Land by the Deputy Collector & SDO at Mapusa, it appears that partition was carried out by the Inspector of Surveys and Land Records, City Survey, Mapusa, vide Report No. 9/ISLR/MAP/LAND/PART/514/2008/84224 dated 24th February 2009. Vide Order dated 22nd September 2009, the said Report was confirmed and a new sub-division no.172/1-N for an area admeasuring 65000 sq.mts. of Village Camurlim was allotted.
- (xxvii) Upon perusal of the Fresh Certificate of Incorporation Consequent upon change of name dated 16th May 2008 issued by the Ministry of Corporate Affairs, it is observed that the name of the Company M/s Muskan Properties Pvt. Ltd. was changed to Ayaan Properties Private Limited.
- (xxviii) Pursuant to mutation entry bearing no.43697, the name Ayaan Properties Private Limited was recorded in the occupant's column of the Form I and XIV, with respect to the property bearing survey no.172/1-N of Village Camurlim, Goa. There are no other names recorded in the occupant's column or other rights column in the Form I and XIV, with respect to the property bearing survey no.172/1-N of Village Camurlim.
- (xxix) Pursuant thereto, vide Deed of Sale dated 23rd September 2009, duly registered with the office of the Sub-Registrar of Bardez under no.1784 at pages 218 to 237, Book no.I, Volume no.2852 on 29th September 2009, Muskan Properties Pvt. Ltd. sold to Mr. Vikram Goyal, an area admeasuring 4138 sq mts forming a part of the property bearing survey no.172/1-N, aggregately admeasuring 65000 sq. mts.

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- (xxx) Vide Deed of Sale dated 24th September 2009, duly registered with the office of the Sub-Registrar of Bardez under no.1783 at pages 198 to 217, Book no.I, Volume no.2852 on 29th September 2009, Muskan Properties Pvt. Ltd. sold to Ms. Ujwala Khanna, an area admeasuring 4296 sq mts forming a part of the property bearing survey no.172/1-N, aggregately admeasuring 65000 sq. mts.
- (xxxi) The balance area admeasuring 56466 sq.mts., bearing survey no.172/1-N, forming a part of the property known as "COIRAT" OR "KHAIRAT", described in the Land Registration Office under no.1575 at folio no 3 of Book B-5 new, within the jurisdiction of Village Panchayat of Camurlim, Taluka Bardez, District of North Goa, State of Goa, shall hereinafter be referred to as the **"Said Property"**.
- (xxxii) As per the Land Use Zoning Information bearing reference no.TPBZ/ZON/299/CAM/13/153 dated 17th April 2013 issued by the office of the Town and Country Planning Department, the property bearing survey no.172/1-N, admeasuring 65000 sq. mts., falls Partly in Cultivated Land Zone and Partly in Orchard Zone, as per the Regional Plan for Goa 2001.
- (xxxiii) Upon perusal of the Fresh Certificate of Incorporation Consequent upon change of name dated 19th February 2020 issued by the Ministry of Corporate Affairs, it is observed that the name of the Company Ayaan Properties Private Limited was changed to Fastgrowth Estates Private Limited.
- (xxxiv) As per the Zoning Information bearing reference no.TPBZ/ZON/8820/CAM/TCP-2021/3251 dated 10th August 2021 issued by the office of the Senior Town Planner, the property bearing survey no.172/1-N, admeasuring 56466 sq. mts., falls Partly under Settlement (V-2) with FAR

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60 (towards northern side an area admeasuring 10,665 sq.mts. and towards southern side an area admeasuring 27000 sq.mts.), Partly Natural cover overlapping with No Development Slopes and Proposed 100 meter wide road passing through the property, as per the Regional Plan for Goa 2021.

- (xxxv) Since, the Deed of Sale dated 11th October 2007, by virtue of which the said M/s Muskan Properties Pvt. Ltd. had purchased the Said Property was lost on 20th September 2021, a Missing Article Report bearing no.754708/2021 dated 27th September 2021 was lodged with the Crime Branch, Delhi, with reference to the same.
- (xxxvi) Upon perusal of the Nil Encumbrance Certificate dated 18th October 2021 issued by the Office of the Sub-Registrar of Bardez at Mapusa, it appears that no encumbrances are affecting the Said Property i.e. survey no.172/1-N, admeasuring 65000 sq. mts., for the period 11th October 2007 till 14th October 2021.
- (xxxvii) As per the Nil Encumbrance Certificate dated 30th May 2022, issued by the Office of the Sub-Registrar of Bardez at Mapusa, there were no encumbrances, affecting the Said Property for the period 01st January 2007 to 27th May 2022.
- (xxxviii) Vide Sanad bearing reference no.4/392/CNV/AC-III/2021/672 dated 20th June 2022 issued by the office of the Deputy Collector, North Goa, M/s Ayaan Properties Pvt. Ltd were granted permission to use an area admeasuring 24583 sq. meters forming a part of survey no.172/1-N.
- (xxxix) Vide Technical Clearance Order dated 05th August 2022, the Town and Country Planning Department has granted it's technical clearance for carrying out the Provisional cum Final Sub-division of the Land, with respect

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to an area admeasuring 15455 sq.mts. forming a part of the Said Property (hereinafter referred to as the "**Said Plot B**).

- (xi) Vide Letter bearing reference no.NOC/49(6).2529/CAMU/TCP-2022/4516 dated 08th August 2022, the Town and Country Planning Department has stated that since the plot is granted Provisional cum Final approved Sub-Division vide Letter dated 05th August 2022, no sanction or NOC is required under section 49(6) of the Town and Country Planning Act for registration of the present Deed of Sale, with respect of the **Said Plot B**.
- (xli) Vide Deed of Sale dated 03rd August 2022, executed by Fastgrowth Estates Private Limited as the "Vendor" and Isprava Luxury Realty Two LLP as the "Purchaser", the Vendor sold to the Purchaser, an area admeasuring 15455 sq.mts. forming a part of the Said Property i.e. "**Said Plot B**. The Deed of Sale dated 03rd August 2022, was duly registered with the office of the Sub-Registrar of Bardez under no.BRZ-1-3527-2022 on 12th August 2022.

3. Permissions and Approvals:

- i. Upon perusal of the Plan showing plots, it is observed that Ayaan Properties Private Limited divided the property into 14 Plots and the same was approved by the office of the Town and Planning Department under reference no.DB/2/648/08/467 on 07th February 2008.
- ii. Upon perusal of the Technical Clearance Order bearing reference no. DB/21618/2010/4042 dated 27th December 2010, issued by the office of the Senior Town Planner, Mapusa, it appears that Technical Clearance was granted for carrying out the proposed construction of a Farm House and Compound wall as per the approved Agricultural plans, with respect to property bearing survey no.172/1-N for Plot no.7.

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- iii. Upon perusal of the Technical Clearance Order bearing reference no. DB/21618/2010/4039 dated 27th December 2010, issued by the office of the Senior Town Planner, Mapusa , it appears that Technical Clearance was granted for carrying out the proposed construction of a Farm House and Compound wall as per the approved Agricultural plans, with respect to property bearing survey no.172/1-N for Plot no.8.
- iv. Upon perusal of the Technical Clearance Order bearing reference no. DB/21618/2010/4040 dated 27th December 2010, issued by the office of the Senior Town Planner, Mapusa , it appears that Technical Clearance was granted for carrying out the proposed construction of a Farm House and Compound wall as per the approved Agricultural plans, with respect to property bearing survey no.172/1-N for Plot no.9.
- v. Upon perusal of the Technical Clearance Order bearing reference no. DB/21618/2010/4041 dated 27th December 2010, issued by the office of the Senior Town Planner, Mapusa , it appears that Technical Clearance was granted for carrying out the proposed construction of a Farm House and Compound wall as per the approved Agricultural plans, with respect to property bearing survey no.172/1-N for Plot no.14.
- vi. Vide Construction License dated 25th November 2007 bearing reference no. VPC/ConstLicense/489/2007-08 issued by the office of the Village Panchayat of Camurlim, Ayaan Properties Private Limited was granted permission for construction of Farm House in survey no.172/1(part).The license was valid for three years from 27/11/2007 to 26/11/2010.
- vii. Vide Construction License dated 10th September 2009 bearing reference no. VPC/CAM/F/Const/497/2009-10 issued by the office of the Village Panchayat of

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Carmulim, Bardez, Ayaan Properties Private Limited was granted permission for construction of Farm House in survey no.172/1-N with respect to Plot No.1. The license was valid for three years from 06/09/2009 to 05/09/2012.

- viii. Vide Construction License dated 10th September 2009 bearing reference no. VPC/BAR/CAM/F/Const/498/2009-10 issued by the office of the Village Panchayat of Camurlim, Ayaan Properties Private Limited was granted permission for construction of a farm house in Survey no. 172/1-N with respect to Plot No.2. The license was valid for three years from 06/09/2009 to 05/09/2012.
- ix. Vide Construction License dated 10/09/2009 bearing reference no. VPC/BAR/CAM/F/Const/499/2009-10 issued by the office of the Village Panchayat of Camurlim, Ayaan Properties Private Limited was granted permission for construction of a farm house in Survey no. 172/1-N with respect to Plot No.3. The license was valid for three years from 06/09/2009 to 05/09/2012.
- x. Vide Construction License dated 10th September 2009 bearing reference no. VPC/BAR/CAM/F/Const/500/2009-10 issued by the office of the Village Panchayat of Camurlim, Ayaan Properties Private Limited was granted permission for construction of a farm house in Survey no. 172/1-N with respect to Plot No.4. The license was valid for three years from 06/09/2009 to 05/09/2012.
- xi. Vide Construction License dated 19th April 2010 bearing reference no. VPC/BAR/CAM/F/Const/66/2010-11 issued by the office of the Village Panchayat of Camurlim, Ayaan Properties Private Limited was granted permission for construction of a farm house in Survey no. 172/1-N with respect to Plot No.5. The license was valid for three years from 19/04/2010 to 18/04/2013.
- xii. Vide Construction License dated 19th April 2010 bearing reference no. VPC/BAR/CAM/F/Const/67/2010-11 issued by the office of the Village

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Panchayat of Camurlim, Ayaan Properties Private Limited was granted permission for construction of a farm house in Survey no. 172/1-N with respect to Plot No.10. The license was valid for three years from 19/04/2010 to 18/04/2013.

- xiii. Vide Construction License dated 19th April 2010 bearing reference no. VPC/BAR/CAM/F/Const/68/2010-11 issued by the office of the Village Panchayat of Camurlim, Ayaan Properties Private Limited was granted permission for construction of a farm house in Survey no. 172/1-N with respect to Plot No.11. The license was valid for three years from 19/04/2010 to 18/04/2013.
- xiv. Vide Construction License dated 25th November 2010 bearing reference no. VPC/BAR/CAM/F/Const/776/2010-11 issued by the office of the Village Panchayat of Camurlim, Ayaan Properties Private Limited was granted permission for construction of a farm house in Survey no. 172/1-N with respect to Plot No.6. The license was valid for three years from 25/11/2010 to 24/11/2013.
- xv. Vide Construction License dated 25th November 2010 bearing reference no. VPC/BAR/CAM/F/Const/777/2010-11 issued by the office of the Village Panchayat of Camurlim, Ayaan Properties Private Limited was granted permission for construction of a farm house in Survey no. 172/1-N with respect to Plot No.12. The license was valid for three years from 25/11/2010 to 24/11/2013.
- xvi. Vide Construction License dated 25th November 2010 bearing reference no. VPC/BAR/CAM/F/Const/778/2010-11 issued by the office of the Village Panchayat of Camurlim, Ayaan Properties Private Limited was granted permission for construction of a farm house in Survey no. 172/1-N with respect to Plot No.13. The license was valid for three years from 25/11/2010 to 24/11/2013.

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- xvii. Vide Renewal of Construction License dated 28th July 2014 bearing reference no. VP/BAR/CAM/F-/Const/2014-15/390 issued by the office of the Village Panchayat of Carmulim, Ayaan Properties Private Limited was granted permission for renewal of the construction licence for farm house in Survey no. 172/1-N with respect to Plot No.3. The license is valid for one year from 28/07/2014 to 27/07/2015.
- xviii. Vide Renewal of Construction License dated 28th July 2014 bearing reference no. VP/BAR/CAM/F-/Const/ 2014-15/391 issued by the office of the Village Panchayat of Carmulim, Ayaan Properties Private Limited was granted permission for renewal of the construction licence for farm house in Survey no. 172/1-N with respect to Plot No.4. The license is valid for one year from 28/07/2014 to 27/07/2015.
- xix. Vide Renewal of Construction License dated 28th July 2014 bearing reference no. VP/BAR/CAM/F-/Const/ 2014-15/392 issued by the office of the Village Panchayat of Carmulim, Ayaan Properties Private Limited was granted permission for renewal of the construction licence for farm house in Survey no. 172/1-N with respect to Plot No.11. The license is valid for one year from 28/07/2014 to 27/07/2015.
- xx. On 05th January 2016, Ayaan Properties Private Limited had submitted a Project Proposal for developing an Eco Friendly Luxury Resort consisting of Villas on the **Said Property** to the Goa Investment Promotion & Facilitation Board (Goa – IPB), for approval under the Goa Investment Promotion Act, 2014. Vide Letter bearing reference no.17/2016/Goa-IPB-102/410 dated 08th August 2016 issued by Goa Investment Promotion & Facilitation Board (Goa –IPB), Ayaan Properties Private Limited was granted in-principle approval for the developing an Eco Friendly Luxury Resort consisting of 9 Villas on the **Said Property**.

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On 05th May 2022, Ayaan Properties Private Limited submitted a request for revocation of the in-principle approval granted by Goa-IPB, as they could not undertake the project on account of financial difficulties. Vide Letter bearing reference no.17/2016/Goa-IPB-102-66/46 dated 06th July 2022, the Goa Investment Promotion & Facilitation Board (Goa -IPB) revoked the in-principle approval Letter bearing reference no.17/2016/Goa-IPB-102/410 dated 08th August 2016 granted to M/s Fastgrowth Estates Private Limited (previously known as Ayaan Properties Private Limited) for the developing an Eco Friendly Luxury Resort consisting of Villas on the **Said Property**, in terms of the Goa Investment Promotion Act, 2014.

4. Public Notice:

We have issued a Public Notice dated 15th April 2021 in the Navhind Times (in English), Herald (in English) and Gomantak (in Marathi), with respect to an area admeasuring 15455 sq.mts., forming a part of the **Said Property**, and no claims and/or objections and/or Notice and/or Letters and/or any written correspondence were received.

5. 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 1.

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6. Conclusion

In our opinion and **subject** to what is stated hereinabove, Isprava Luxury Realty Two LLP is entitled to and has free, clear and marketable title to the **Said Property** and can deal with the same.

7. 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**.
- 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.

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- 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**.
- 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.

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- 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;
 - 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;

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- 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.
 - r. Photocopies of the documents provided to us as enlisted in Clause 1 above.
- s. 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.
- t. 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.
- u. 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.
- v. 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.
8. This Report is addressed to Isprava Luxury Realty Two LLP alone. This Report may not be disclosed, furnished, quoted or relied on by any person or entity other than Isprava Luxury Realty Two LLP for any purpose without our prior written consent. It may however be disclosed or furnished by Isprava Luxury Realty Two 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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9. 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 Isprava Luxury Realty Two 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.

Dated this 01st September 2022.

JRD Legal

Managing Partner

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