



Date: 14/06/2018

This Certificate of Title and Search is given at the request of **AANSAV REALTY AND INFRASTRUCTURE PVT. LTD.** a registered company incorporated under the Companies Act 1956 (No. 1 of 1956), having its Registered Office at SF-211, WDC Enclave, Mabai Hotel Complex, Near Old Collector Office, Margao, Salcete-Goa, in respect of the following plots:

- (i) Plot of Land identified as Plot A admeasuring 5680.00 Sq. meters,
- (ii) Plot of land identified as Plot A1 admeasuring 6156.00 Sq. meters,
- (iii) Plot of Land identified as Plot A/3 admeasuring 5882.00 Sq. meters,
- (iv) A strip of land admeasuring 488.00 Sq. meters forming part of Plot A2
All the above four plots/properties forming part of the property under Survey No. 94/3 of Varca Village;
- (v) Property admeasuring 3825.00 Sq. meters surveyed under Survey No. 94/2 of Varca Village.

CERTIFICATE OF TITLE

With reference to the above referred properties, after scrutinizing the documents submitted to me, I submit herewith my legal opinion as under:-

I. Description of the Property:

A) Properties under Scrutiny:

The properties under scrutiny are as under:

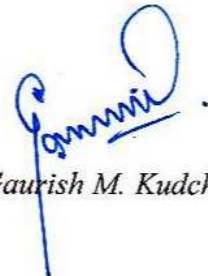
- (i) Plot of Land identified as Plot A admeasuring 5680.00 Sq. meters (is hereinafter for the sake of convenience referred to as "Said Plot A");

- (ii) Plot of land identified as Plot A1 admeasuring 6156.00 Sq. meters (is hereinafter for the sake of convenience referred to as "Said Plot A1")
- (iii) Plot of Land identified as Plot A/3 admeasuring 5882.00 Sq. meters (is hereinafter for the sake of convenience referred to as "Said Plot A3");
- (iv) A strip of land admeasuring 488.00 Sq. meters forming part of Plot A2 (is hereinafter for the sake of convenience referred to as "Said Strip");
- All the above four plots/properties forms part of the property under Survey No. 94/3 of Varca Village;
- (The above four plots/properties, taken together are hereinafter, for the sake of convenience, referred to as "Said Plots of 94/3");
- (v) Property admeasuring 3825.00 Sq. meters surveyed under Survey No. 94/2 of Varca Village.
- (hereinafter for the sake of convenience referred to as "Said Property of 94/2");

B) Location:

The "Said Plots of 94/3" and the "Said Property of 94/2" are adjacent to each other and are situated at Varca, within the limits of Village Panchayat of Varca, Taluka and Sub-District of Salcete and District of South Goa, State of Goa.

The "Said Plots of 94/3" forms part of the property known as "LANGOTEM" also known as "LANGTEM". This property known as "LANGOTEM" also known as "LANGTEM" is hereinafter referred to as "SAID PROPERTY".



Adv. Gaurish M. Kudchadkar

C) Registration details of properties under scrutiny:

The Said Property is described as a whole under no. 6665 in erstwhile Land Registration Office of Salcete, while the "Said Property of 94/2" is described under No. 37656 of new series.

D) Survey Number of the property as per new Land Revenue Code:

The Said Property is surveyed under Survey No. 94/3 of Varca Village, while the "Said Property of 94/2" is surveyed under Survey No. 94/2 of Varca Village.

E) Boundaries of the Said Property; "Said Plots of 94/3" and of the "Said Property of 94/2":

Of the Said Property

EAST : By Public Road;
 WEST : By the property belonging to heirs of Cosme Damiao Baracho;
 NORTH : By the streamlet;
 SOUTH : By property of the heirs of Francisco Bernardo Baracho.

Of the Said Plots of 94/3

Of the Said Plot A

EAST : partly by Public Road and partly by remaining portion of Survey no. 94/3;
 WEST : by the property surveyed under survey No. 94/2 (i.e. Said Property of 94/2);
 NORTH : by storm water drain surveyed under Survey No. 94/1;
 SOUTH : by remaining portion of Survey No. 94/3 of Varca Village (i.e. Said Plot A1).


 Adv. Gaurish M. Kudchadkar

Of the Said Plot A1

- EAST : by access/remaining portion of Survey no. 94/3;
- WEST : by the property surveyed under survey No. 94/2 (i.e. Said Property of 94/2);
- NORTH : by remaining portion of Survey No. 94/3 of Varca Village (i.e. Said Plot A);
- SOUTH : by remaining portion of Survey No. 94/3 of Varca Village (i.e. Said Plot A3).

Of the Said Plot A3

- EAST : by 8.00 meters wide access road;
- WEST : by the property surveyed under survey No. 94/2(i.e. Said Property of 94/2);
- NORTH : by Said Plot A1;
- SOUTH : by remaining portion of Survey No. 94/3 of Varca Village.

Of the Said Strip

- EAST : by the property belonging to Sujata Khandekar;
- WEST : by property under Survey No. 94/2;
- NORTH : by Plot A/3;
- SOUTH : by Plot A/4.

Of the Said Property of 94/2

- On the East: by the property under Survey No. 94/3 (partly by Said Plot A, Said Plot A1 and Said Plot A3);
- On the West: partly by the property under Survey No. 98/2, 98/10, 93/6 to 93/9, 93/12 to 93/14;
- On the North: partly by property under Survey No. 93/6 and


Adv. Gaurish M. Kudchadkar

93/10;

On the South: by the property under survey no. 98/2.

II. Documents Scrutinized:

Sr. No.	Description	Date, if any
<u>In respect of the Said Property</u>		
1.	Public deeds (2 in nos)	02/12/1948 11/09/1950
2.	Certificate of Description and Inscription	
3.	Certificate cancelling the Mortgage	
4.	Extract of Inventory Proceedings under No. 1/1995	
<u>In respect of Said Plot A3</u>		
5.	Deed of Sale	17/08/2007
6.	Deed of Sale	18/01/2008
7.	Deed of Rectification	03/03/2010
<u>In respect of Said Plot A</u>		
8.	Deed of Sale	16/03/2006
9.	Deed of Sale	2/05/2007
10.	Deed of Sale (Reg. No. 3433)	14/06/2012
11.	Deed of Sale (Reg. No. 3436)	14/06/2012
12.	Deed of Sale (Reg. No. 3437)	14/06/2012
13.	Deed of Sale (Reg. No. 3440)	14/06/2012
<u>In respect of the Said Plot A1 and Said Strip</u>		
15.	Deed of Sale	06/08/2007
16.	Deed of Sale	04/02/2010
17.	Deed of Sale	12/01/2016



Adv. Gaurish M. Kudchadkar

18. Agreement for Development,
Construction and Sale 12/08/2015

In respect of the Said Property of 94/2

19. Certificate of Description No. 37656 (NS)
and corresponding Inscriptions
20. Deed of Sale 14/01/1960
21. Inventory Proceeding Nos. 105/2013/F
22. Deed of Sale (Reg. No. 00152) 9/01/2014
23. Deed of Sale (Reg. No. 00355) 9/01/2014
24. Deed of Sale (Reg. No. 00360) 9/01/2014
25. Deed of Sale (Reg. No. 00389) 9/01/2014

General Documents

26. Conversion Sanad 19/02/2009
27. Technical Clearance Order 17/05/2010
28. Construction Licence 29/05/2010
29. Completion Order 18/11/2015
30. Occupancy Certificate 05/01/2016
31. Fresh Certificate of Incorporation 07/08/2008
32. Conversion Sanad 15/01/2008
33. Technical Clearance Order 21/09/2015
34. Construction License 20/10/2015
35. Conversion Sanad 13/04/2017

III. Scrutiny of Documents-Search and Investigation:

In respect of the Said Property

I. Public Deeds of Sale dated 02.12.1948 and 11.09.1950:

Form the perusal of these deeds, following facts transpired:


Adv. Gaurish M. Kudchadkar

- a) This deeds dated 02.12.1948 at folio 15 onwards of Book No. 710 and deed dated 11.09.1950 at folio 45 overleaf of Book No. 773, were duly registered before the former notary of Judicial Division of Salcete.
- b) This deeds were executed by and between (i) Smt. Xantabai Gauncar as the "Vendor" and (ii) Shri. Puto Bablo Naique as the "Purchaser".
- c) By this deeds, the said Smt. Xantabai Gauncar sold unto Shri. Puto Bablo Naique the said property.

II. Extract of Certificate of Description No. 6665 and Certificate of Inscription No. 43823:

From the perusal of these certificates following facts transpired:

- a) The said property is described in the Land Registration Office of Salcete under No. 6665 at folio 150 of Book B -17 of New Series.
- b) The Said Property described under No. 6665 is inscribed under No. 43823 of Book G-50 in favour of Shri. Puto Bablo Naique as on 08/05/1951, he having purchased the same from its predecessor in title vide above referred Sale deed of 1948 and 1950.
- c) The Said Property was mortgaged by Shri. Puto Bablo Naique to Mr. Jose Exaltacao de Anunciacao Brito, in pursuance to which the same was inscribed in the name of said Mr. Britto vide Inscription No. 22446 as on 07/04/1960.



Adv. Gaurish M. Kudchadkar

- d) Vide Endorsement dated 25/04/1961, the Inscription of Mortgage No. 22446 is cancelled.

III. Extract of Inventory Proceedings in the Court of Civil Judge, Senior Division, Ponda, under Inventory Proceedings No. 1/1995:

From the perusal of this Inventory Proceedings following facts transpired:

- a) This Proceeding was instituted upon the death of Putu Khandekar and Manekbai Khandekar, for the partition of the assets left behind by them.
- b) From the Statement on Oath filed in this proceedings, it is seen that said Smt. Manekabai Putu Khandekar expired on 09/12/1973, leaving behind her widower and moiety holder said Putu Khandekar and sole son Shri. Surendra Khandekar married to Sujata Khandekar. Further, said Surendra Khandekar expired on 21/12/1977, leaving behind his widow and moiety holder said Sujata Khandekar and three children Miss. Sarika Khandekar, Miss. Latika Khandekar and Mr. Ashutosh Khandekar.
- c) That on 01/11/1979 said Putu Khandekar also expired leaving behind his only daughter-in-law said Sujata S. Khandekar and three grandchildren named above.
- d) In the said Inventory proceedings, the Said Property was listed and described under Item No. 5 of the List and Description of the Assets.



Adv. Gaurish M. Kudchadkar

- e) By the Judgment and Decree dated 08/01/1996 the Said property described in the Item No. 5 therein was allotted exclusively to Sujata S. Khandekar.

In respect of the Said Plot A3

IV. Deed of Sale dated 17/08/2007:

From the perusal of this deed, following facts transpired:

- a) This deed is duly registered before the office of the Sub-Registrar, Salcete under No. 4086, at pages 130 to 149 of Book No. I, Vol. No. 2603 dated 31/08/2007.
- b) By this deed, Mrs. Sujata S. Khandekar sold unto M/s Highclue Properties & Holdings Pvt. Ltd, the Said Plot A3.

V. Deed of Sale dated 18/01/2008:

From the perusal of this deed, following facts transpired:

- a) This deed is duly registered before the office of the Sub-Registrar, Salcete under No. 526, at pages 94 to 130 of Book No. I, Vol. No. 2804 dated 25/01/2008.
- b) By this deed, Highclue Properties & Holdings Pvt. Ltd. sold the SAID PLOT unto (i) Aansav Investments & Builders Pvt. Ltd., (ii) Shri. Alkesh Kantilal Parekh (iii) Shri. Nimesh Sumanbhai Parekh and (iv) Smt. Sangeeta Chandrashekar Pai.

VI. Deed of Rectification dated 03/03/2010:

From the perusal of this deed, following facts transpired:

- a) This deed is duly registered before the office of the Sub-Registrar, Salcete under No. MGO-BK1-01197-2010, CD No. MGOD10 dated 03/03/2010.


Adv. Gaurish M. Kudchadkar

- b) This Deed is executed between the same parties as to that of Deed of Sale dated 18/01/2008.
- c) By this Deed, the dimensions and boundaries of the Said Plot has been rectified and the plan of the said plot replaced.

In respect of the Said Plot A

VII. Deed of Sale dated 16/03/2006:

From the perusal of this deed, following facts transpired:

- a) This deed is duly registered in the office of the Sub-Registrar, Salcete under No. 1397 at pages 336 to 369 of Book No. I, Vol. No. 1985 dated 22/03/2006.
- b) This deed is executed by and between: (i) Mrs. Sujata Suredra Khandeparkar, referred therein as "Vendor" and (ii) Highclue Properties & Holdings Pvt. Ltd., referred therein as "Purchaser".
- c) By this Deed, the Vendor sold unto the Purchaser the SAID PLOT A.

VIII. Deed of Sale dated 02/05/2007:

From the perusal of this deed, following facts transpired:

- a) This deed is duly registered in the office of the Sub-Registrar, Salcete under No. 2275 at pages 46 to 63 of Book No. I, Vol. No. 2451 dated 10/05/2007.
- b) This deed is executed by and between: (i) Highclue Properties & Holdings Pvt. Ltd, referred therein as "Vendor" and (ii) Suvarshay Associates Pvt. Ltd., referred therein as "Purchaser".


Adv. Gaurish M. Kudchadkar

- c) By this Deed, the Vendor sold unto the Purchaser an area admeasuring 5016.00 Sq. meters of the SAID PLOT A.

IX. Four Deeds of Sale dated 14/06/2012:

From the perusal of these deeds, following facts transpired:

- a) These deeds are duly registered in the office of the Sub-Registrar, Salcete under No. MGO-BK1-03433-2012, CD Number MG0D61 of Book-1 Document dated 15/06/2012; MGO-BK1-03436-2012, CD Number MG0D61 of Book-1 Document dated 15/06/2012; MGO-BK1-03437-2012, CD Number MG0D61 of Book-1 Document dated 15/06/2012; and MGO-BK1-03440-2012, CD Number MG0D61 of Book-1 Document dated 15/06/2012.
- b) This Deeds are executed by and between Suvarshay Associates Pvt. Ltd., referred therein as "Vendor No. 1", N/s Highclue Properties & Holdings Pvt. Ltd., referred to as "Vendor No. 2 and (iii) M/s Aansav Realty & Infrastructure Pvt. Ltd. and Mr. Nakul Tiwari, referred therein as "PURCHASERS".
- c) By this four deeds, the Vendor no. 1 sold unto the Purchasers an area admeasuring 5016.00 Sq. meters of the Said Plot A while the VENDOR No. 2 sold the remaining area admeasuring 664.00 Sq. meters of the Said Plot A.

Observation and opinion:

In the Sale Deed dated 14/06/2012, there is reference of Deed of Ratification dated 12/10/2007. It is seen that vide this Deed of Ratification dated 12/10/2017, the area of the Sale Deed dated 16/03/2006 was rectified from 5680.00 Sq. meters to 5617.00 Sq. meters.

Adv. Gaurish M. Kudchadkar

However, by the time the Deed of Ratification dated 12/10/2017 was executed, an area admeasuring 5016.00 Sq. meters of the Said Plot A was already sold to Suvarshay Associates Pvt. Ltd vide Deed of Sale dated 02/05/2017, however said Suvarshay Associates Pvt. Ltd is not a party to the Deed of Ratification dated 12/10/2007 and as such the said Deed of Ratification dated 12/10/2007 suffers from legal deformity and legally the parties to the Deed of Ratification dated 12/10/2007 could not execute such document. That being so, the ratification cannot influence the subsequent sale deeds.

In respect of the Said Plot A1

X. Deed of Sale dated 18/05/2007:

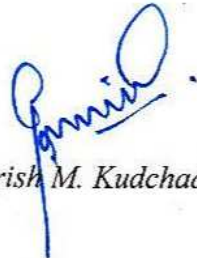
From the perusal of this deed, following facts transpired:

- a) This deed is duly registered in the office of the Sub-Registrar, Salcete under No. 2586 at pages 205 to 209 of Book No. I, Vol. No. 2472 dated 23/05/2007
- b) This deed is executed by and between: (i) Sujata Surendra Khandekar, referred therein as "Vendor" and (ii) Highclue Properties & Holdings Pvt. Ltd., referred therein as "Purchaser".
- c) By this Deed, the Vendor sold unto the Purchaser the SAID PLOT A1.

XI. Deed of Sale dated 06/08/2007:

From the perusal of this deed, following facts transpired:

- a) This deed is duly registered in the office of the Sub-Registrar, Salcete under No. 3875 at pages 24 to 46 of Book No. I, Vol. No. 2585 dated 20/08/2007.



Adv. Gaurish M. Kudchadkar

- b) This deed is executed by and between: (i) Highclue Properties & Holdings Pvt. Ltd., referred therein as "Vendor" and (ii) B & B Holdings referred therein as "Purchaser".
- c) By this Deed, the Vendor sold unto the Purchaser an area admeasuring 5404.00 Sq. meters of the SAID PLOT A.

XII. Deed of Sale dated 04/02/2010:


From the perusal of this deed, following facts transpired:

- a) This Deed is duly registered in the office of the Sub-Registrar, Salcete under Reg. No. MGO-BK1-00675-2010, CD No. MGOD7 dated 04/02/25010.
- b) This Deed is executed by and between: (i) Mrs. Sujata Khandekar, referred therein as "Vendor" and (ii) Highvlue Properties & Holdings Pvt. Ltd. as "Purchaser".
- b) By this Deed, said Mrs. Sujata Khandekar sold to Highclue Properties and Holdings Pvt. Ltd., an area admeasuring 488.00 Sq. meters approximately forming part of the Said Property.

XIII. Deed of Sale dated 12/01/2016:

From the perusal of this deed, following facts transpired:

- a) This deed is duly registered in the office of the Sub-Registrar, Salcete under No. MGO-BK1-00153-2016, CD No. MGOD89 on 12/01/2018.
- b) This deed is executed by and between: (i) Highclue Properties & Holdings Pvt. Ltd., referred therein as "Vendor" and (ii)


 Adv. Gaurish M. Kudchadkar

Aansav Realty & Infrastructure Pvt. Ltd., referred therein as "Purchaser".

- c) By this Deed, the Vendor sold unto the Purchaser an area admeasuring 1234.00 Sq. meters approximately of the SAID PROPERTY.

Note : Highclue Properties & Holdings Pvt. Ltd. owned an area admeasuring 1234.00 Sq. meters of the Said Property, they having retained to themselves an area admeasuring 752.00 Sq. meters approximately from 6156 Sq. meters, when it sold only an area admeasuring 5404.00 Sq. meters to B & B Holdings via Sale Deed dated 06/08/2007 while Highclue Properties & Holdings Pvt. Ltd. acquired 488.00 Sq. meters via Sale Deed dated 04/02/2016. The difference of 6.00 meters can be attributed to elevation/dimensions.

XIV. Agreement for Development, Construction and Sale 12/08/2015:

- a) This agreement is duly executed before Notary Shri. D. S. Petkar under his Reg. No. 16403/2015.
- b) Vide this agreement, B & B Holdings, have permitted Aansav Realty and Infrastructure Pvt. Ltd. to develop an area admeasuring 5404.00 Sq. meters of the Said Plot A1 and Aansav Realty and Infrastructure Pvt. Ltd have agreed to develop the same by also utilizing the FAR of 1234.00 Sq. meters owned by it.

In respect of the Said Property of 94/2

XV. Certificate of Description No. 37656 (NS) and corresponding Inscriptions:

Adv. Gaurish M. Kudchadkar

From the perusal of this document following facts transpired:

- a) That the "Said Property of 94/2" is described in the Land Registration Office of Salcete under No. 37656 of new series, which was originally owned by Virginia Dulco Henriqueta Fernandes.
- b) The said property is inscribed in the name of Mr. Vianeca V. Raicar under Inscription No. 47412, he having purchased the same vide Deed of Sale dated 14/01/1960.

XVI. Deed of Sale dated 14/01/1960:

- a) This Deed of Sale dated 14/01/1960 is duly registered in the office of the Sub-Registrar, Salcete under No. 1084 at pages 3 onwards.
- b) Vide this deed, the Mr. Vinaeca Vassudeva Raicar, purchased the Said Property of 94/2 from its erstwhile owners.

XVII. Extract of Inventory Proceeding Nos. 105/2013/F:

From the perusal of this document, following facts transpired:

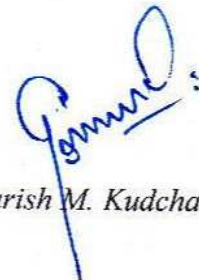
- a) That said Mr. Vinaeca V. Raicar was married to Smt. Krishnabai Vinaeca Raicar under the regime of communion of assets and the former expired on 28/05/1968 and later on 22/02/1998, leaving behind their sole and universal heir Shri. Shashikant Raikar;
- b) That said Shri. Shashikant Raikar expired on 15/07/2007, leaving behind his widow Mrs. Sushila S. Raikar and as sole and universal heirs his two sons Mr. Vinayak Raikar married to Mrs. Vinaya Raikar and Mr. Samir Raikar (bachelor).


Adv. Gaurish M. Kudchadkar

- c) That in order to partition the assets left behind by said late Shri. Vianeca, late Mrs. Krishnabai and late Shri. Shashikant Raikar; Mr. Samir Raikar initiated an Inventory Proceedings in the court of Civil Judge Junior Division, Margao and the same was registered as Inventory Proceeding Nos. 105/2013/F.
- d) That the Said Property of 94/2 was listed under Item No. XII of the List of Assets and was allotted to the interested parties therein in the following manner:
- | | |
|---|------------------------------|
| Mrs. Sushila S. Raikar |1/2 share |
| Mr. Vinayak Raikar & Mrs. Vinaya Raikar |1/4 th share |
| Mr. Samir Raikar |1/4 th share |

XVIII. Deed of sale dated 09/01/2014 (four in numbers):

- a) These deeds are duly registered in the office of the Sub-Registrar, Salcete under No. MGO-BK1-00355-2014, CD Number MG0D74 of Book-1 Document dated 22/01/2014; MGO-BK1-00152-2014, CD Number MG0D74 of Book-1 Document dated 10/01/2014; MGO-BK1-360-2014, CD Number MG0D74 of Book-1 Document dated 23/01/2014; and MGO-BK1-00389-2014, CD Number MG0D74 of Book-1 Document dated 23/01/2014.
- b) This Deeds are executed by and between (i) Mrs. Sushila S. Raikar, Mr. Vinayak Raikar, his wife Mrs. Vinaya Raikar and Mr. Samir Raikar, referred to as "Vendors" and (iii) Aansav Realty and Infrastructure Pvt. Ltd., M/s Aansav Realty & Infrastructure Pvt. Ltd. and Mr. Lagan Tiwari, referred therein as "PURCHASERS".



Adv. Gaurish M. Kudchadkar

- c) By this four deeds, the Vendors sold unto the Purchasers the
"Said Property of 94/2"

General Documents:

XIX. Conversion Sanad dated 15/01/2008:

By this Sanad issued by Office of the Collector, South Goa, permission has been granted to use an area admeasuring 5680.00 Sq. meters of the property surveyed under Survey no. 94/3 (part) of Varca Village for residential use only.

XX. Conversion Sanad dated 19/02/2009:

By this Sanad issued by Office of the Collector, South Goa, permission has been granted to use an area admeasuring 5882.00 Sq. meters of the property surveyed under Survey no. 94/3 (part) of Varca Village for residential use only.

XXI. Conversion Sanad dated 13/04/2017:


By this Sanad issued by Office of the Collector, South Goa, permission has been granted to use an area admeasuring 3825.00 Sq. meters of the property surveyed under Survey no. 94/2 of Varca Village for residential use only.

XXII. Technical Clearance Order No.

TPM/Const/Varca/94/3/10/2367 dated 17/05/2010:

By this technical clearance order issued by the Town and Country Planning Office , Margao-Goa, technical clearance has been granted to carry out work of construction of residential unit Q,R,S,T,U,V and W in the Said Plot A3.

XXIII. Construction Licence dated 29/05/2010:


Adv. Gaurish M. Kudchadkar

This Licence under No. VP/VAR/10-11/10 dated 29/05/2010 is issued by the Office of the Village Panchayat of Varca, granting licence to for the construction of residential complex in the Said Plot A3.

XXIV. Completion Order dated 18/11/2015:

This Certificate under Ref. No. TPM/21182/Varca/94/3/2015/5477 dated 18/11/2015 is issued by Town and Country Planning Office, Margao-Goa, certifying that the blocks Q, R, S, T, U, V and W in Survey No. 94/3 (Part) have been completed as approved.

XXV. Occupancy Certificate dated 05/01/2016:

This Occupancy certificate is issued under No. VP/VAR/2015-16/1329 dated 05/01/2016 by Office of Village Panchayat of Varca, certifying that Blocks Q, R, S, T, U, V, W constructed in Survey No. 94/3 (part) of Varca Village are fit for occupation.

XXVI. Fresh Certificate of Incorporation Consequent to Change of Name dated 07/08/2008:

From the perusal of this certificate issued by Registrar of Companies, it transpired that the name of the Company 'AANSAV INVESTMENTS AND BUILDERS PRIVATE LIMITED' is changed to "AANSAV REALTY AND INFRASTRURE PRIVATE LIMITED"

XXVII. Technical Clearance Order No. TPM/21182/Varca/94/2 & 3/2015/4530 dated 21/09/2015:

By this technical clearance order issued by the Town and Country Planning Office, Margao-Goa, technical clearance has been granted to carry out work of amalgamation of properties, revision and expansion of residential projects in survey No. 94/2 and 94/3 of Varca Village.


Adv. Gaurish M. Kudchadkar

XXVIII. Construction License dated 20/10/2015:

Vide this License under No. VP/VAR/2015-2016/12 issued by V. P. Varca, permission has been granted to Aansav Realty & Infrastructure Pvt. Ltd., for amalgamation of properties, revision and expansion of Residential projects in Survey No. 94/2 and 94/3 of Varca Village.

XXIX. No Objection Certificate dated 29/04/2010 from Primary Health centre, Chinchinim,

This certificate is issued by Medical Officer, Primary Helth Centre Chinchinim under No. PHC/Chin/NOC/10-11/79 dated 29/04/2010, communicating its no objection for construction of residential units, swimming pool and compound wall in survey no. 94/3 of Varca Village.

Certificate:

I hereby certify that I have personally searched and verified the information furnished in this report. The statements and other information given in this report are correct and true.

I certify that:

"Said Plots of 94/3" are owned in the following manner:

Plot A3 is owned by:

(i) M/s Aansav Realty & Infrastructure Pvt. Ltd (formerly known as Aansav Investments & Builders Pvt. Ltd.), (ii) Shri. Alkesh Kantilal Parekh (iii) Shri. Nimesh Sumanbhai Parekh and (iv) Smt. Sangeeta Chandrashekar Pai.

Plot A is owned by:

Aansav Realty & Infrastructure Pvt. Ltd. and Mr. Nakul Tiwari


Adv. Gaurish M. Kudchadkar

*An area admeasuring 5404.00 Sq. meters of Plot A3 is owned by:
B & B Holdings*

*An area admeasuring 1234.00 approximately Sq. meters (being 752.00 Sq. meters of A3 and 488.00 Sq. meters of Said Strip) is owned by:
Aansav Realty & Infrastructure Pvt. Ltd.*

Said Property of 94/2 is owned by:

Aansav Realty and Infrastructure Pvt. Ltd., and Mr. Lagan Tiwari.

“Said Plots of 94/3” and “Said Property of 94/2” (with the exclusion of an area admeasuring 1497.00 Sq. meters) have been amalgamated and the property is being developed by Aansav Realty & Infrastructure Pvt. Ltd..

Yours in Service,

Gaurish M. Kudchadkar
B.Com., LL.M.
ADVOCATE, HIGH COURT
Kamat Commercial,
Second Floor, Opp. Hari Mandir,
Margao-Goa - 403601

Adv. Gaurish M. Kudchadkar