

Mrs. M. N. MEDHEKAR

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Ref. No. :

Date :
Date:-17/05/2023.

SUB: Title Report and Legal Opinion at the request of M/s. UMIYA BUILDERS AND DEVELOPERS, a Sole Proprietorship Concern, having its Head Office at No. #29/3, 2nd Floor H M Strafford, 7th Cross Vasanthnagar, Bangalore 560 052, and its Goa Office at G-01, Ground Floor, Umiya Quatro D Commercial, Goa International Airport Road, Dabolim - Goa 403801, represented herein by its Sole Proprietor -Mr. ANIRUDDHA MEHTA, son of Mr. Bhanuprasad C. Mehta, aged about 60 years, businessman, married, Indian National, having PAN: AABPM6682M, resident of Bangalore, Karnataka.

NAME OF THE OWNER:-

M/s. UMIYA BUILDERS AND DEVELOPERS, a Sole Proprietorship Concern, having its Head Office at No. # 29/3, 2nd Floor H M Strafford, 7th Cross Vasanthnagar, Bangalore 560 052, and its Goa Office at G -01, Ground Floor, Umiya Quatro D Commercial, Goa International Airport Road, Dabolim - Goa 403801, represented herein by its Sole Proprietor -Mr. ANIRUDDHA MEHTA, son of Mr. Bhanuprasad C. Mehta, aged about 60 years, businessman, married, Indian National, having PAN: AABPM6682M, resident of Bangalore, Karnataka.

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I. DESCRIPTION OF THE PROPERTY:-

ALL THAT Property admeasuring **1515.00 (One thousand Five hundred and Fifteen)** square meters, bearing Survey No. **195/23-C** of Village Candolim, forming a part of the larger property known as "ANNA VAADO" OR "ANNA WADO" also known as "NOMOXIM" alias "NOMOSSO", bearing Survey No. 195/23, admeasuring an area of 5,175.00 square meters (Five thousand One hundred and Seventy Five square meters), consisting of two residential houses bearing Village Panchayat House No. 1243(97/10) and other bearing Village Panchayat House No. 1244(97A/10) found described under Description No. 26942 at page 117 overleaf of Book B- 69, found inscribed under Inscription No. 36737 at page 102 overleaf of Book G- 40 in the Land Registration Office of Bardez, found enrolled in the Taluka Revenue Office under Matriz No. 253 of the second circumscription of the Village Candolim, situated at Candolim, within the limit of Village Panchayat of Candolim, Registration Sub- District of Bardez, District Of North Goa, in the State of Goa and the said property admeasuring 1515.00 square meters as a separate and distinct entity is bounded as under:-

On or towards the East: by 6.00 meters excess road/
nallah and by property bearing Survey No. 180/3,

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On or towards the West: by Survey No. 195/23,
On or towards the North: by Survey No. 195/15 and
On or towards the South: by Survey No. 195/26.

(The said property admeasuring 5,175.00 square meters (five thousand one hundred and seventy five square meters), known as "ANNA VAADO" or "ANNA WADO" also known as NOMOXIM" alias "NOMOSSO", consisting of two residential houses bearing Village Panchayat House No. 1243 (97/10) and other bearing Village Panchayat House No. 1244(97A/10), bearing Survey No. 195/23, found described under Description No. 26942 at page 117 overleaf of Book B- 69, found inscribed under Inscription No. 36737 at page 102 overleaf of Book G- 40 in the Land Registration Office of Bardez, found enrolled in the Taluka Revenue Office under Matriz No. 253 of the second circumscription of the Village Candolim- Bardez- Goa, shall hereinafter, for brevity's sake be referred to as "**the said larger Property**" and Property admeasuring 1515.00 square meters(**one thousand five hundred and fifteen**), bearing Survey No. 195/23-C, forming part of the larger property known as "ANNA VAADO" or "ANNA WADO" also known as "NOMOXIM" alias "NOMOSSO", situated at Candolim, Bardez - Goa, shall hereinafter, for brevity's sake be referred to as "**the said Property**".)

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II.DOCUMENTS EXAMINED

XEROX COPIES OF:-

1. Deed dated 19th July 1951, Shri. Govinda Narcivam Sinao Duclo alias Govinda Sinai Duclo and his Chondrabaga Sinai Duclo alias Chondrabaga Sinainim sold the said larger property to Mr. Pascoal Julio Luis de Souza, duly registered at Folio 97 of Book No. 514 of the Notings of the Notary of Bardez District, Licentiate in Law, Guilherme Lobo.
2. Inscription No. 36737 at page 102 overleaf of Book G- 40 issued by the Office of Land Registration of Bardez.
3. Description No. 26942 at page 117 overleaf of Book B- 69.
4. Form No. 9 issued by the Talathi of Candolim on 01/04/2022 reflecting the name of Pascoal Julius Dsouza, as Occupant therein.
5. Inventory/ Proceedings bearing No. 292/2006/C, initiated in the Court of Civil Judge, Senior Division at Mapusa- Goa, by Mrs. Rosie Florencia D'Souza alias Mrs. Rosy Florencia D'Souza for partition of estate left by her husband Mr. Pascoal Julius D' Souza also known as Pascoal Julio Lino de Souza, alias Mr. Pascoal Juliao

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Lino de Souza alias Mr. Pascoal Julias D'Souza alias Mr. Pascoal Julio de Souza alias Pascoal J. D Souza.

6. Chart of Allotment dated 10/04/2008 and Order dated 07/05/2008 passed in the Inventory/ Proceedings bearing No. 292/2006/C.
7. Report No. 9/ISLR/MAP/PART/LAND/418/11/9053 dated 23/07/2012 pursuant to Order No.15/130/2011/Part/Land/DC-II dated 27/06/2011 was confirmed and as Per Deputy Collector Order No.No.15/130/2011/Part/Land/DC-II dated 08/10/2012 and Area Adjustment Statement bearing no. 9/ISLR/MAP/PART/LAND/418/11 dated 21/03/2013. (*The New Sub-Division created is Survey No. 195/23-C of Candolim Village (area mentioned as 1515.00 square meters against Entry No. 45568 reflecting the names of Dr.Gwendolyn Casabelle Fernandes alias Dr.Gwendolyn Casabelle Fernandes nee al and Jose Maria Fernandes alias Josemaria Fernandes) of Village Candolim, Bardez- Goa*).
8. Letter issued by the Office of North Goa Planning And Development Authority Panaji Goa, issued Land Use Zoning information in respect of the property admeasuring 1515.00

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square meters bearing Survey No. 195/23-C, situated at Candolim, Bardez- Goa, that said property falls in Settlement Zone.

9. Deed of Sale dated 17/11/2022, executed between Mrs. (Dr.) Gwendolyn Casabelle Fernandes nee Gwendolyn Casabelle D' Souza and her husband Mr. Jose Maria Fernandes alias Josemaria Fernandes, as the Vendors therein and M/s. Umiya Builders And Developers, a Sole Proprietorship Concern, represented herein by its Sole Proprietor -Mr. Aniruddha Mehta, as the Purchaser therein, in respect of sale of property admeasuring 1515.00 square meters bearing Survey No. 195/23-C, situated at Candolim, Bardez- Goa, in favour of the Purchaser therein, duly registered in the Office of Sub-Registrar of Bardez at Mapusa, at Book-1 Document Registration No. BRZ-1-5144-2022, on 17/11/2022.

III. TITLE REPORT: -

10. I have examined the documents mentioned herein above in para II in respect of the SAID PROPERTY and from the same it transpires that said property belonged to Shri. Govinda Narcivam Sinao Duclo alias Govinda Sinai

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Duclo and his wife Chondrabaga Sinai Duclo alias Chondrabaga Sinainim, who were the landowners of Calangute-Bardez Goa.

11. In terms of Deed dated 19th day of the July month of the year 1951 registered at Folio 97 of Book No. 514 of the Notings of the Notary of Bardez District, Licentiate in Law, Guilherme Lobo, said Shri. Govinda Narcivam Sinao Duclo alias Govinda Sinai Duclo and his Chondrabaga Sinai Duclo alias Chondrabaga Sinainim, sold the said larger property to Mr. Pascoal Julio Luis de Souza, a bachelor and a landowner of Candolim, Bardez Goa.
12. The said Mr. Pascoal Julio Luis de Souza thus became the owner of the said larger property and the same is found registered and inscribed in his favour under Inscription No. 36737 at page 102 overleaf of Book G- 40 in the Land Registration Office of Bardez and described as whole under Description No. 26942 at page 117 overleaf of Book B- 69, situated within the limits of Village Panchayat of Candolim, and Sub District of Bardez, District of North Goa in the State of Goa.
13. Name of the said Pascoal Julius Dsouza, stands

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recorded in Form No. 9 dated 01/04/2022, as Occupant since before Survey issued by the Talathi of Candolim;

14. The said Mr. Pascoal Julius D' Souza also known as Pascoal Julio Lino de Souza, alias Mr. Pascoal Juliao Lino de Souza alias Mr. Pascoal Julias D'Souza alias Mr. Pascoal Julio de Souza alias Pascoal J. D Souza expired on 14/12/2000 in the status of married, without any will or any other testamentary disposition of his last wishes.

15. The said Mr. Pascoal Julius D' Souza also known as Pascoal Julio Lino de Souza, alias Mr. Pascoal Juliao Lino de Souza alias Mr. Pascoal Julias D'Souza alias Mr. Pascoal Julio de Souza alias Pascoal J. D Souza expired, leaving behind Mrs. Rosie Florencia D'Souza alias Mrs. Rosy Florencia D'Souza, as his widow and half sharer/ moiety holder and the following children as his sole and universal heirs and successors namely:

- (i) Mrs. (Dr). Gwendolyn Casabelle Fernandes (daughter), married to Mr. Jose Maria Fernandes,
- (ii) Mr. Godfrey Victor D'Souza (son), unmarried, and
- (iii) Mrs. Giselle Yvette Noronha (daughter) married to Mr. Thomas Richard Noronha.

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16. Upon demise of said Mr. Pascoal Julius D' Souza also known as Pascoal Julio Lino de Souza, alias Mr. Pascoal Juliao Lino de Souza alias Mr. Pascoal Julias D'Souza alias Mr. Pascoal Julio de Souza alias Pascoal J. D Souza an Inventory/ Proceedings bearing No. 292/2006/C, was initiated by his widow Mrs. Rosie Florencia D'Souza alias Mrs. Rosy Florencia D'Souza, in the Court of Civil Judge, Senior Division at Mapusa- Goa, for partition of estate left by said late Mr. Pascoal Julius D' Souza also known as Pascoal Julio Lino de Souza, alias Mr. Pascoal Juliao Lino de Souza alias Mr. Pascoal Julias D'Souza alias Mr. Pascoal Julio de Souza alias Pascoal J. D Souza, and the said larger property was listed as Item No. 1 (One) in the said proceedings.

17. By virtue of Chart of Allotment 10/04/2008 and Order dated 07/05/2008 passed in the said Inventory/ Proceedings bearing No. 292/2006/C, the said property was amicably partitioned in Plots bearing Plot Nos. (A), (B), (B1) AND (C) came to be allotted as under

(i) Plot A of Item No.1 admeasuring an area of 1587.50 square meters (One thousand Five hundred and Eighty-Seven point.Fifty square meters) was allotted to Mrs. (Dr.) Gwendolyn Casabelle Fernandes nee Gwendolyn Casabelle

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D' Souza married to Mr. Jose Maria Fernandes alias Josemaria Fernandes.

(ii) Plots B and B1 of Item No. 1 admeasuring an area of 375.50 square meters (three hundred and seventy five point fifty square meters) and 749.70 square meters(seven hundred and forty nine point seventy square meters) respectively allotted to Mrs. Giselle Yvette Noronha alias Giselle Yvette Noronha nee Giselle Yvette D'Souza married to Mr. Thomas Richard Noronha.

(iii) Plot C of Item No. 1 admeasuring an area of 2264.80 (two thousand two hundred and sixty four point eighty square meters) was allotted to Mr. Godfrey Victor D' Souza.

18. By virtue of the above said Mrs. (Dr.) Gwendolyn Casabelle Fernandes nee Gwendolyn Casabelle D' Souza married to Mr. Jose Maria Fernandes alias Josemaria Fernandes became the absolute and exclusive owners of Plot A admeasuring an area of 1587.50 square meters (one thousand five hundred and eighty-seven point fifty square meters) .

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19. The said Plot A is Sub-Divided and the Partition was carried out by the Inspector of Survey and Land Records Mapusa in Case Vide Report No. 9/ISLR/MAP/PART/LAND/418/11/9053 dated 23/07/2012 pursuant to Order No.15/130/2011/Part/Land/DC-II dated 27/06/2011 was confirmed and as Per Deputy Collector Order No.15/130/2011/Part/Land/DC-II dated 08/10/2012 and Area Adjustment Statement bearing no. 9/ISLR/MAP/PART/LAND/418/11 dated 21/03/2013. *(The New Sub-Division created is Survey No. 195/23-C of Candolim Village (area mentioned as 1515.00 square meters against Entry No. 45568 reflecting the names of said Dr. Gwendolyn Casabelle Fernandes alias Dr. Gwendolyn Casabelle Fernandes nee al and Jose Maria Fernandes alias Josemaria Fernandes) of Village Candolim, Bardez- Goa).*
20. By virtue of the above the said Dr. Gwendolyn Casabelle Fernandes alias Dr. Gwendolyn Casabelle Fernandes nee al and Jose Maria Fernandes alias Josemaria Fernandes became the absolute and exclusive owners of the said property admeasuring 1515.00 square meters bearing Survey No. 195/23-C of Candolim Village situated at Bardez-Goa.

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21. The Office of North Goa Planning And Development Authority Panaji Goa (Calangute- Candolim Planning Area), have issued Land Use Zoning information in respect of the said property admeasuring 1515.00 square meters bearing Survey No. 195/23-C, situated at Candolim, Bardez- Goa, that said property falls in Settlement Zone.

22. In terms of Deed of Sale dated 17/11/2022, executed between said Mrs. (Dr.) Gwendolyn Casabelle Fernandes nee Gwendolyn Casabelle D' Souza and her husband Mr. Jose Maria Fernandes alias Josemaria Fernandes, as the Vendors therein and M/s. UMIYA BUILDERS AND DEVELOPERS, a Sole Proprietorship Concern, represented herein by its Sole Proprietor -Mr. Aniruddha Mehta, as the Purchaser therein, said Vendors sold and transferred said property admeasuring 1515.00 square meters bearing Survey No. 195/23-C, situated at Candolim, Bardez- Goa, in favour of the Purchaser therein.

23. Said Deed of Sale dated 17/11/2022, stands registered in the Office of Sub-Registrar of Bardez at Mapusa, at Book-1 Document Registration No. BRZ-1-5144-2022, on 17/11/2022.

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24. By virtue of aforesaid Deed of Sale dated 17/11/2022 said M/s. UMIYA BUILDERS AND DEVELOPERS, a Sole Proprietorship Concern, represented herein by its Sole Proprietor -Mr. Aniruddha Mehta, became the absolute and exclusive owner of the said property.

25. Upon purchase of said property said Owner- Umiya Builders and Developers adopted Mutation Proceedings and vide Mutation Entry No. 84882, the name of said owner was entered into records of right form No. I & XIV of the Survey No. 195/23-C as occupants thereof.

I have carefully examined the documents mentioned hereinabove and from the same it transpires that the title of the owner-M/s. Umiya Builders & Developers is clean and marketable and there are no acts or omissions to the SAID PROPERTY which would adversely affect the title of the owner- M/s. Umiya Builders & Developers in respect of the said property.

LEGAL OPINION:-

Based on the scrutiny of the title deeds and the searches taken, I do hereby certify as under: -

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- a. That the title of above named owner- M/s. Umiya Builders & Developers to the said property admeasuring 1515.00 square meters, bearing Survey No. 195/23-C, situated at Candolim, Bardez-Goa, is clean, clear and marketable and free from any registered encumbrances, charges, liens and/or attachments of any kind whatsoever.
- b. That the provisions of the Urban Land Ceiling Act are not applicable to the State of Goa.
- c. That there are no acquisition and requisition proceedings pending in respect of the SAID PROPERTY.
- d. There are no tenants in the SAID PROPERTY.
- e. There are no mundkars in the SAID PROPERTY.

Thanking you.

Yours truly,



(Mrs. M. N. Medhekar)

Advocate

MEERA MEDHEKAR
ADVOCATE & NOTARY
Pinto Chambers, M. B. Road,
Panaji - Goa.

Car. Exp. Date 10/08/2025