

**Utkarsh Y. Verenkar**

B.Com, LL.B.

**ADVOCATE & NOTARY**

**OFFICE:**

Near Holy Spirit Institute, St. Joaquim Road, Borda  
Margao Goa, 403601. E-mail: u\_verekar@yahoo.co.in  
Tel (O) 0832-2705075 (M) 9422059753, 9511843483

**RESIDENCE:**

Opp. Mahalaxmi Temple, No.117, Fatorda,  
Margao - Goa. 403602.

**LEGAL OPINION**

1. **Sub:-** Title report on property proposed to be Developed by  
M/s. L & T CONSORTIUM

**2. Description of Document scrutinized**

| Sr. No. | Date of document | Name of documents and details of registration.  |
|---------|------------------|---|
| 1       |                  | Description of land book No. 32875<br>With English Translation  |
| 2       |                  | Inscription of land book No. 29303<br>With English Translation  |
| 3       | 22/5/1947        | Deed of Sale dated 22/5/1947  |
| 4       |                  | Form I & XIV of survey no.10/1  |
| 5       |                  | Matriz Certificate No. 116  |
| 6       | 09/04/08,.       | Deed of Gift executed on 09/04/2008, duly registered in the office of the Sub-Registrar of Salcete, at Margao, under Reg. No. 2167 at pages 238 to 251, book No. I, volume No. 2933   |
| 7       | 11/09/09         | Civil Court of Junior Division in Regular Civil Suit No. 123/08/D, at Margao Order and Decree dated 11/09/2009  |
| 8       | 05/07/16,        | Deed of Sale is duly registered before Sub-Registrar of Salcete at Margao, Book -1, under Reg. No. MGO-BK1-031190-2016, CD No. MGOD93 on 05/07/2016,                                  |
| 9       | 07/04/17         | SANAD dated 07/04/2017 issued by the office of South Goa District Margao an area of 840 sq. mts. from the survey No. 10/1 of Deussua village under No. AC-1/SAL/SG/CONV/68/2016/3586. |





|    |          |  |
|----|----------|--|
| 10 | 01/12/16 | Development permission from Town & Country Planning Department under Licence No. TPM/28795/DEUSSUA/10/1/16/5544, dated 01/12/2016  |
| 11 | 01/06/17 | Construction Licence from Village Panchayat of Chinchinim-Deussua under Licence No. VP/CD/C.L.NO.10/2017-18/478, dated 01/06/2017. |

### 1. Description of Property/properties/ Nature of title

AND WHEREAS there exists a property 'CAMANCASANANTULY BUIM', or 'CHAMARCAZANANATULI BUIM' or 'CHAMAR CARSANANTULO BUIM', admeasuring total area of 1050 sq. mts., which is situated at Deussua, Chinchinim, which is surveyed under survey No. 10, Sub-Div. No. 1 of Village Deussua, within the jurisdiction of the Village Panchayat of Chinchinim, Taluka, and Sub-District of Salcete, District of South Goa, Goa state, more fully described in **SCHEDULE-I**, hereinafter referred as to as the '**SAID PROPERTY**'.

AND WHEREAS the SAID PROPERTY was purchased by one Late Domingos Francisco Lacerda by a Deed of Sale dated 22/5/1947, the said Domingos married Felicia Filipinia Januaria Barreto in the year 1954.



AND WHEREAS the said Felicia expired without issues on 5/2/2005 without leaving any ascendants or descendants, but leaving behind her sister Filomena Barreto as her sister and as sole and universal heir.

AND WHEREAS one Ernesto Herculano Lacerda and his wife Rosalina D'Souza alias Rosalina Lacerda became the owners of one half undivided share in the SAID PROPERTY and the other half devolved upon one Remedios Josinho Roberto Crasto and his wife Filomena Barreto herein.



**AND WHEREAS** Mr. Villet Augusto Nicasio Crasto is the son of Remedios Josinho Roberto Crasto and Filomena Barreto, is related, and closely associated with Ernesto Herculano Lacerda and his wife Rosalina D'Souza alias Rosalina Lacerda.

**AND WHEREAS** out of love and affection the said Ernesto Herculano Lacerda and his wife Rosalina D'Souza alias Rosalina Lacerda and Remedios Josinho Roberto Crasto and his wife Filomena Barreto desire to donate the SAID PROPERTY to Mr. Villet Augusto Nicasio Crasto by way of gift.

**AND WHEREAS** the said Mr. Villet Augusto Nicasio Crasto by virtue of Deed of Gift executed on 09/04/2008, duly registered in the office of the Sub-Registrar of Salcete, at Margao, under Reg. No. 2167 at pages 238 to 251, book No. I, volume No. 2933 dated 16/04/2008, became the owner in possession of the SAID PROPERTY.

**AND WHEREAS** the ownership of the SAID PROPERTY by way of Deed of Gift was also being confirmed by the Civil Court of Junior Division in Regular Civil Suit No. 123/08/D, at Margao, by way of its Order and Decree dated 11/09/2009.



**AND WHEREAS** vide Deed of Sale is duly registered before Sub-Registrar of Salcete at Margao, Book -1, under Reg. No. MGO-BK1-031190-2016, CD No. MGOD93 on 05/07/2016, Mr. Villet Augusto Nicasio Crasto sold the SAID PROPERTY to the present Prospective Vendors/ Builders.

**AND WHEREAS** after the purchase the Prospective Vendors/ Builders have carried out mutation under survey No. 10/1 of village Deussua. That name of



M/s. L & T Consortium is recorded as occupant in the said survey No. 10/1 of Deussua village as sole occupant.

**AND WHEREAS** by SANAD dated 07/04/2017 issued by the office of South Goa District Margao an area of 840 sq. mts. from the survey No. 10/1 of Deussua village under No. AC-1/SAL/SG/CONV/68/2016/3586.

**AND WHEREAS** the Builders has obtained Development permission from Town & Country Planning Department under Licence No. TPM/28795/DEUSSUA/10/1/16/5544, dated 01/12/2016 approving the construction plan for the construction of residential cum commercial building alongwith stilt parking are as per the approved plan.

**AND WHEREAS** the Builders has also obtained Construction Licence from Village Panchayat of Chinchinim-Deussua under Licence No. VP/CD/ C.L .NO.10/2017-18/478, dated 01/06/2017.



#### **SCHEDULE-I**

##### **(Description of the 'SAID PROPERTY')**

**ALL THAT PROPERTY**, admeasuring 1050 sq. mts. of the property known as 'CAMANCASANANTULY BUIM', or 'CHAMARCAZANANATULI BUIM' or 'CHAMAR CARSANANTULO BUIM', which is situated at Deussua within the jurisdiction of the Village Panchayat of Chinchinim, Taluka and Sub-District of Salcete, District of South Goa, Goa state, described in the Land Registration Office of Salcete at Margao under No. 32875 enrolled in the Taluka Revenue office at Margao under Matriz No. 116 and surveyed under No. 10/1 of Village Dessusa, which is more fully shown in the plan hereto annexed and is bounded as follows:

**NORTH:** by property of heirs of Crisanto Lacerdo and others presently by road.

**SOUTH:** by property of heirs of Eugenio Francisco Annunciacao Pinto & others, now by survey No. 10/22.

**EAST:** by property of heirs of said Eugenio Francisco Annunciacao Pinto & others now by survey No. 10/2.

**WEST:** by paddy field of comunidade now by survey No. 11/1 & 11/2.

Thus, based upon all the above said documents and records, I conclude that M/s. M/s. L & T CONSORTIUM has got a valid and enforceable title,

**Certificate of title and No encumbrance**

I further certify that the documents of title referred to under the opinion are perfect evidence of right, title and interest of the purchaser

Date:- 12/10/2018

Place:- Margao.



(Utkarsh Y.S. Verenkar)  
Signature of Advocate