

June 09, 2022

To

MR. SANDEEP KRISHNA SHIRODKAR,

son of Mr. Krishna Shirodkar,

resident of House No.642A,

Near Saibaba Temple, New Vaddem,

Vasco da Gama, Goa

Dear Sir,

Re: Title Opinion in respect of building constructed on all that undivided share admeasuring an area of 637.80 sq. mtrs. in the property named or called "Lote No.95" or "Muxellem" or "lote No.905" admeasuring an area of 1005.00 sq. mtrs. surveyed under Chalta no.6 of P.T. Sheet No.119 situated within the Jurisdiction of Mormugao Municipal Council , Sub District of Mormugao, District of South Goa, State of Goa, which is described in the Land Registration Office of Salcete under no.29516 at Folio no.21 of Book B-76 new and enrolled in the Land Revenue Office under Matriz No.828 and more particularly mentioned in Schedule III.

SCHEDULE OF PROPERTY:**Schedule I****DESCRIPTION OF PLOT NO.C**

All that Plot C of property named or called 'Lote No 95' or 'Muxellem' having an area of 318.9 sq. mtrs. surveyed under Chalta no.6 of P.T. Sheet No.119 of Vasco da Gama, Goa situated within the Jurisdiction of Mormugao Municipal Council , Sub



District of Mormugao, District of South Goa, State of Goa, which is described in the Land Registration Office of Salcete under no.29516 at Folio no.21 of Book B-76 new and enrolled in the Land Revenue Office under Matriz No.828 and bounded as under:

Towards the North Bounded by Plot B of the same division held by Silvestor Joaquim Estelo Rebelo as one of the heirs of same division

Towards the South bounded by Lote No 915 held by Sexidar Garco or Maruti Shaxidar Garce

Towards the East bounded by Plot 'D' held by Shri Gerordo Make Rosa Rebelo one of the heirs of the same division and

Towards the West Bounded by sangria of Comunidade of Mormugao

Schedule II

DESCRIPTION OF PLOT NO.D

All that Plot D of property named or called 'Lote No 95' or 'Muxellem' having an area of 318.9 sq. mtrs. surveyed under Chalta no.6 of P.T. Sheet No.190 of Vasco da Gama, Goa situated within the Jurisdiction of Mormugao Municipal Council, Sub District of Mormugao, District of South Goa, State of Goa, which is described in the Land Registration Office of Salcete under no.29516 at Folio no.21 of Book B-76 new and enrolled in the Land Revenue Office under Matriz No.828 and bounded as under:

Towards the North and East bounded By property held by South Central Railway,

Towards the South bounded by Lote No.915 held by sexidor Garso or Maruti Shaxidor Garco and

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Towards the West as bounded by Plot 'A' held by Shri Wanceslau Antonio Blandino Rebelo, Plot 'B' held by Shri Sylvester Joaquim Estalo Rebelo, Plot 'C' held by Shri Vito JoaoFilomeno Rebelo, all heirs of the same division and 2mts wide access of the same division.

Schedule III

DESCRIPTION OF SUBJECT PLOT

All that undivided share admeasuring an area of 637.80 sq. mtrs. in the property named or called "Lote No.95" or Muxellem or 'lote No.105' admeasuring an area of 1005.00 sq. mtrs. surveyed under Chalta no.6 of P.T. Sheet No.119 situated within the Jurisdiction of Mormugao Municipal Council, Sub District of Mormugao, District of South Goa, State of Goa, which is described in the Land Registration Office of Salcete under no.29516 at Folio no.21 of Book B-76 new and enrolled in the Land Revenue Office under Matriz No.828 and bounded as under

Towards the North: By Plot B,

Towards the South: The Ram Cooperative Housing Society building,

Towards the East: Plot No.D & Chalta No.3 of P.T. Sheet No.119 and

Towards the West: The Road

TITLE OF THE PROPERTY:

There exist a property known as 'Lote no.905 situated at Muxelem, Vasco da Gama, Mormugao Taluka, District of South Goa, Mormugao registered in the Land Registration Office of Salcete under no.29516 at pages 21 of Book 'B' 76 and enrolled in the Land Revenue Office (Matriz) under no.828 admeasuring 1796 sq. mtrs. in Schedule I hereinafter referred to as the "Said Property" and is bounded On the East and the North by South central Railway, On the West: By Sangria de Comunidade de Mormugao and South By Lote no.915 held by Sexidor Garce or Marti Shaxidor Garce.

The said property was originally owned by Late Shri Jose Joaquim Rebelo and Late Smt. Maria Etevina Souza e Rebelo.

Upon the death of Late Shri Jose Joaquim Rebelo and Late Smt. Maria Etevina Souza e Rebelo, their sons, (1) Shri Vito Joao Filomeno Rebelo (2) Shri Gerardo Make Rosa Rebelo (3) Sylvester Joaquim Estelo Rebelo (4) Shri Wencelau Antonio Blandino Rebelo were the legal heirs and successors in interest to the said property.

By a Deed of Partition dated 26/10/2076, registered under no.301 at pages 289 to 295, Volume No.29, Book No.I; dated 30/10/1976, the heirs Late Shri Jose Joaquim Rebelo and Late Smt. Maria Etevina Souza e Rebelo sub-divided and partitioned the said property having area of 1796 sq. mtrs. into four parts plots namely plot 'A', Plot 'B', Plot 'C' and Plot 'D' maintaining an access of two meters having an area of 62 sq. mtrs. as per the attached site plan and use the same with right, domain, action, forever free from encumbrances, charges and lien whatsoever, being sole and absolute owners.

The heirs (1) Shri Vito Joao Filomeno Rebelo holds plot No.C, (2) Shri Gerardo Make Rosa Rebelo holds plot No.D, (3) Sylvester Joaquim Estelo Rebelo holds plot No.B, (4) Shri Wencelau Antonio Blandino Rebelo holds plot no A have accepted the division herein above referred and herein below mentioned with its description:

- 1) Shri Vito Joao Filomeno Rebelo is the whole, sole and absolute owner of the heir of his parents of Plot C as mentioned hereinabove of the piece or parcel of land of the entire property named or called Lote No 95 situated at Muxllem of Vasco da gama named or called Lote No 905 situated at Muxellem of Vasco da gama now named as Plot No C which forms a distinct plot or property by itself having its boundaries ,in the manner mentioned herein below

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Towards the North Bounded by Plot B of the same division held by Silvestor Joaquim Estelo Rebelo as one of the heirs of same division

Towards the South bounded by Lote No 915 held by Sexida r Garco or Maruti Shaxidar Garce

Towards the East bounded by Plot 'D' held by Shri Gerordo Make Rosa Rebelo one of the heirs of the same division.

Towards the West Bounded by sangria of Comunidade of Mormugao, having an area of 420 sq. mts. and hereafter referred to as ' Plot C'

- 2) Shri Gerordo Moke Rebelo is the whole, sole and absolute owner of the heirs of his parents of Plot D as mentioned hereinabove of the piece or parcel of land of the entire property named or called Lote No 905 situated at Muxellem of Vasco da gama of Mormugao Taluka, now named Plot D which forms a distinct plot or party by itself having its boundaries in manner herein below

Towards the North and East bounded By property held by South Central Railway

Towards the South bounded by Lote No.915 held by

sexidor Garso or Maruti Shaxidor Garco

Towards the East bounded by Plot 'A' held by Shri Wanceslau Antonio Blandino Rebelo, Plot 'B' held by Shri Sylvester Joaquim Estalo Rebelo, Plot 'C' held by Shri Vito JoaoFilomeno Rebelo, all heirs of the same division and 2mts wide access of the same division, having an area of 474 sq.mts. and hereafter referred to as ' Plot D'

- 3) Shri Sylvester Joaquim Estelo Rebelo is the whole sole and absolute owner of the heirs of his parents of Plot B mentioned here above of the piece and parcel of land of the entire property named or called Lote No 905 situated at

Muxellem of Vasco da gama Mormugao Taluka now named as Plot B in the Agreement which forms a distinct plot or property held by itself having the boundaries in the manner mentioned herein below

Towards the North bounded by Plot A of the same division held by Shri Wenceslau Antonio Blandino Rebelo

Towards the South bounded by plot C held by Vito Joao Filomeno Rebelo

Towards East bounded by Plot D of the same division held by Shri Gerardo Make Rosa Rebelo

Towards the West bounded by Sangria de Comunidade de Mormugao, having an area of 420 sq. mts. and hereafter referred to as ' Plot B'

- 4) Shri Wenceslau Antonio Blandino Rebelo is the whole sole and absolute owner of the heirs of his parents , of Plot A mentioned hereinabove of the piece or parcel of the entire property named or called Lote No.905 situated at Muxellem of Vasco d agama of Mormugao Taluka now named as Plot A which forms a distinct plot or property by itself having boundaries in the manner mentioned herein below .

Towards the North bounded by a passage of 2.00 metres of the same property thereafter by plot held by South Central Railway

Towards the South bounded by Plot B of the same property held by Shri Sylvester Joaquim Estelo Rebelo

Towards the East bounded by Plot D of the same property held by Shri Gerardo Make Rosa Rebelo

Towards the West bounded by Sangria de Comunidade de Mormugao, having an area of 420sqmts and hereafter referred to as ' Plot A'.

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By a Deed of Partition dated 26/10/2076, registered under no.301 at pages 289 to 295, Volume No.29 Book No.I, dated 30/10/1976, the heirs hereinabove mentioned referred shall each of them hold respective part, accepted by each heirs by said and as per the attached site plan and use the same with right, domain, action, forever free from encumbrances, charges and lien whatsoever, being sole and absolute owners and are in lawful and actual possession of the said piece or parcel of land of the property named or called Lote no.905 situated at Muxellem, Vasco da gama, Mormugao Taluka, Goa.

As certain mistakes has been crept in the said Deed of Partition dated 20/10/1976 in connection to the areas allotted on the Plots A, B, C & D as the mistake occurred on account of the survey has not been confirmed at the time of the Partition.

By a Deed of Rectification dated 10/11/1995, registered under no.638 at pages 241 to 248 of Book No.I, volume No.159 the parties to the said deed has mutually agreed to rectify the said deed of Partition by mentioning that the said Plots after the survey has been confirmed has an area of 318.90 sq. mtrs. each and not an area of 420 sq. mtrs. each as erroneously was mentioned in the said deed of Partition.

Mr. Vito Joao Filomao Rebello and his wife, Mrs. Beryl Domnic Rebello expired in 10/09/1997 and 30/12/1970, leaving behind following legal heirs, 1. Mr. Kevin Domnic Rebello, 2) Mrs. Rita Maurin Gough, 3) Mr. Denzil Gough, 4) Mr. Mervyn Alan Rebello, 5) Mr. Glan Keith Thomas Rebello and 6) Mr. Melvyn James Rebello.

By a Sale Deed dated 08/05/1981, 1) Mr. Kevin Domnic Rebello, 2) Mrs. Rita Maurin Gough, 3) Mr. Denzil Gough, 4) Mr. Mervyn Alan Rebello, 5) Mr. Glan Keith Thomas Rebello and 6) Mr. Melvyn James Rebello sold the said plot 'C' to Mr. Geraldo Mack Rosa Rebello, which deed is registered under no.252 at pages 212 to 217 Book No.I, Volume No.51 dated 23/02/1982.

Mr. Geraldo Mack Rosa Rebello expired on 12/09/1987 and Mrs. Anna Maria Gloria Costa expired on 14/06/2005 leaving behind the following legal heirs five children, 1. Ms. Anita, 2. Ms. Loretta Ivonne Anne Rebello, 3. Leonardo Venceslau Filomena Rebello, 4. Ms. Leslia Ignatius and 5. Ms. Etelvina Beryl as per the Deed of Succession & Qualification of Heirs dated 22/05/2013 duly drawn in this office of the Notarial Book of Deed bearing no.180 at pages 54 to 55 dated 22/05/2017.

By a Deed of Sale dated 13/12/2019, 1) Mr. Leonard Rebello, and his wife, Mrs. Jean Anila Eva Rebello, 2) Mr. Leslie Ignatius Rebello and his wife, Mrs. Geeta Rebello, 3) Ms. Etelvina and 4. Antia Rebello and Ms. Loretta Rebello sold all that undivided share admeasuring an area of 637.80 sq. mtrs. in the property named or called "Lote No.95 or Muxellem or lote No.105 admeasuring an area of 1005.00 sq. mtrs. surveyed under Chalta no.6 of P.T. Sheet No.119 situated within the Jurisdiction of Mormugao Municipal Council, Sub District of Mormugao, District of South Goa, State of Goa, which is described in the Land Registration Office of Salcete under no.29516 at Folio no.21 of Book B-76 new and enrolled in the Land Revenue Office under Matriz No.828 in favour of Mr. Sandeep Krishna Shirodkar, son of Mr. Krishna Shirodkar, resident of House No.642A, Near Saibaba Temple, New Vaddem, Vasco da Gama, Goa, registered under Book -1 Document Registration Number MOR-1-2337-2019 Date 16 Dec 2019.

ABOUT LEGALITY OF CONSTRUCTION:

In order to put up construction, following approval and permissions are granted:

1. Sanad issued by the Office of the Collector, South Goa District, Margao, Goa under no.AC-II/MOR/SG/CONV/35/2020/14639 Date 23/12/2020.
2. Order for Payment of Infrastructure Tax issued Mormugao Planning & Development Authority, Vasco da Gama, Goa under no.MPDA/Infrastr. Tax/1A-S-31/2021-22/1480 dated 16/12/2021.

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3. Development Permission issued Mormugao Planning & Development Authority, Vasco da Gama, Goa under no.MPDA/1A-S-31/2021/1784 dated 28/02/2022.
4. Construction Licence issued by Mormugao Municipal Council, Vasco da Gama, Goa bearing No.CONSTLIC/MORMUGAO.2022-2023/1 dated 02/06/2022.
5. NOC from Flag Officer Commanding, Headquarters, Goa Naval Area, Vasco da Gama, Goa Letter No. 46/210/1/2021/281 dated 24 Sept 21.

The proposed construction of the building is legal.

ENCUMBRANCES, IF ANY

After carrying out a due search in the Office of the Sub-Registrar of Mormugao at Vasco da Gama, Goa I did not find any recorded or registered encumbrances affecting the said property indicating the same to be free from any recorded encumbrances as seen from the Nil Encumbrance Certificate issued by the Sub Registrar of Mormugao, Vasco da Gama, Goa under no.557/2022 dated 07/06/2022 for 30 years from 1st Janaury 1992 to 6th June 2022.

DOCUMENTS SCRUTINIZED:

1. Certificate of Land Description No.29516 of Book 76 (N) along with Inscription of Property issued by the Land Registrar of Salcete, Margao, Goa.
2. Deed of Partition dated 26/10/1976, registered under no.301 at pages 289 to 295, Vol. No.29 Book No.I, dated 30/10/1976 registered before the Sub Registrar of Mormugao, Vasco da Gama, Goa.
3. Deed of Rectification dated 10/11/1995 registered under no.638 at pages 242 to 248 of Book No.i, Volume No.159 registered before the Sub Registrar of Mormugao, Vasco da Gama, Goa.



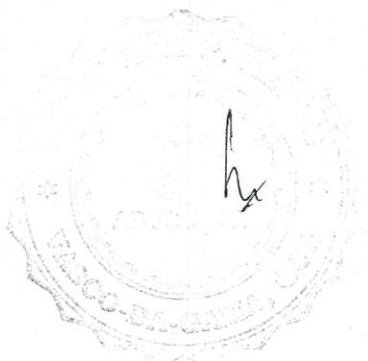
4. Sale Deed dated 08/05/1981, registered under no.252 at pages 212 to 217 Book No.I, Volume No.51 dated 23./02/1982.
5. Deed of Succession & Qualification of Heirs dated 22/05/2013 duly drawn in this office of the Notarial Book of Deed bearing no.180 at pages 54 to 55 dated 22/05/2017.
6. General Power of Attorney dated February 2011 issued by Ms. Etelvina Beryl Rebello in favour of Mr. Leonard Gerald Rebello notarized before Adv. D.S. Petkar, bearing no.2335/2011 dated 08/02/2011
7. General Power of Attorney dated 21/09/2017 issued by Geeta Rebello in favor of Mr. Leonard Gerald Rebello notarized before Adv. Santosh K. Singh Maharastra dated 21/09/2017
8. General Power of Attorney dated 10/08/2017 issued by Jean Anila Eva Rebello in favor of Mr. Leonard Gerald Rebello notarized before Adv. Ramesh G. Joshi Maharastra dated 01/08/2017
9. General Power of Attorney dated 08/04/2009 issued by Leslie Rebello in favor of Mr. Leonard Gerald Rebello notarized before P.C. Dwivedi, Maharastra dated 08/04/2009.
10. General Power of Attorney dated 29/06/2010 issued by Ms. Loretta Rebello and Ms. Anita Rebello in favor of Mr. Leonard Gerald Rebello notarized Adv. D.S. Petkar, bearing no.7512/2010 dated 29/06/2010.
11. Deed of Sale dated 13/12/2019 executed by 1) Mr. Leonard Rebello, and his wife, Mrs. Jean anila Eva Rebello, 2) Mr. Leslie Ignatius Rebello and his wife, Mrs. Geeta Rebello, 3) Ms. Etelvina and 4. Antia Rebello and Ms. Loretta Rebello in favour of Mr. Sandeep Krishna Shirodkar, son of Mr. Krishna Shirodkar, resident of House No.642A, Near Saibaba Temple, New Vaddem, Vasco da Gama, Goa, registered under Book -1 Document Registration Number MOR-1-2337-2019 Date 16 Dec 2019.
12. Form "D" issued by the Inspector of Survey nad Land Records, City Survey, Vasco da Gama, Goa.



13. Survey Plan of Chalta No.6 of P.T. Sheet No.119 Of Vasco da Gama, Goa
14. Form "F" issued by the Mormugao Planning and Development Authority, Vasco da Gama, Goa.
15. Sanad issued by the Office of the Collector, South Goa District, Margao, Goa under no.AC-II/MOR/SG/CONV/35/2020/14639 Date 23/12/2020.
16. NOC from Flag Officer Commanding, Headquarters, Goa Naval Area, Vasco da Gama, Goa Letter No. 46/210/1/2021/281 dated 24 Sept 21.
17. Order for Payment of Infrastructure Tax issued Mormugao Planning & Development Authority, Vasco da Gama, Goa under no.MPDA/Infrastr. Tax/1A-S-31/2021-22/1480 dated 16/12/2021.
18. Development Permission issued Mormugao Planning & Development Authority, Vasco da Gama, Goa under no.MPDA/1A-S-31/2021-22/1784 dated 28/02/2022.
19. Construction Licence issued by Mormugao Municipal Council bearing Licence No.CONSTLIC/MORMUGAO.2022-2023/1 dated 02/06/2022.
20. Approved Plan of Construction
21. Nil Encumbrance Certificate issued by the Sub Registrar of Mormugao, Vasco da Gama, Goa under no.557/2022 dated 07/06/2022.

OPINION:

I certify that Mr. Sandeep Krishna Shirodkar, son of Mr. Krishna Shirodkar, resident of House No.642A, Near Saibaba Temple, New Vaddem, Vasco da Gama, Goa is having clean, clear & marketable title to all that undivided share admeasuring an area of 637.80 sq. mtrs. in the property named or called "Lote No.95 or Muxellem or lote No.105 admeasuring an area of 1005.00 sq. mtrs. surveyed under Chalta no.6 of P.T. Sheet No.119 situated within the Jurisdiction of Mormugao Municipal Council, Sub District of Mormugao, District of South Goa, State of Goa, which is described in the



Land Registration Office of Salcete under no.29516 at Folio no.21 of Book B-76 new and enrolled in the Land Revenue Office under Matriz No.828.

Mr. Sandeep Krishna Shirodkar, son of Mr. Krishna Shirodkar, resident of House No.642A, Near Saibaba Temple, New Vaddem, Vasco da Gama, Goa has a right to develop and construct in the property as per the approved plans and approvals.

Adv. Dnyanesh P. Karpe

