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LEGAL OPINION

M/S ANJANEY BUILDERS, a Partnership Firm, Having PAN No. ACKFA4508R, Having its Office at Office No. 15, Thrid Floor, Buildmore Business Park, Khorlim Sim, Mapusa, Bardez, Goa, 403507, have approached me with request to give Legal Opinion in respect of properties bearing Survey No. 457/3 admeasuring 500 sq. mts., and Survey No. 457/3-A, admeasuring 500 sq. mts., of Village Tivim, Bardez, Goa within the limits of Village Panchayat of Tivim, Bardez, District of North Goa.

For the purpose of Verification I, was furnished with Xerox copies of the following documents:-

DESCRIPTION OF DOCUMENT SCRUTINIZED :-

Sr. No.	Date	Name of Document	Whether Original/ Certified copy/ Photocopy
1.	24/02/1934	Deed of Sale with discharge in	Photocopy



		Portuguese language along with its English translation.	
2.		Description Certificate No. 15081 in Portuguese language along with its English translation.	Photocopy
3.		Inscription Certificate No. 10781 in Portuguese language along with its English translation.	Photocopy
4.	24/06/2025	Form III issued by Talathi of Tivim.	Photocopy
5.	24/06/2025	Form IX issued by Talathi of Tivim.	Photocopy
6.	24/06/2025	Manual Form I and XIV of Survey No. 457/3 of Village Tivim, Bardez, Goa issued by Talathi of Tivim.	Photocopy
7.	24/09/1968	Instrument of Partition in Portuguese language along with its	Photocopy



		English translation.	
8.	27/10/2016	Inventory Proceeding No. 109/2016/B in the Court of Civil Judge Senior Division at Bicholim, Goa.	Photocopy
9.	03/02/2010	Death and burial certificate of Maria Apolinia D Lima.	Photocopy
10.	22/05/2015	Death and burial certificate of Agnelo Gabriel Fonseca.	Photocopy
11.	09/04/2018	Deed of Partition and family settlement, registered before Sub Registrar of Bardez under Registration No. BRZ-BK1-01780-2018 CD No. BRZD797 dated 18/04/2018.	Photocopy
12.	02/12/2019	Order passed in Case No. 15/67/2019/LAND, Deputy Collector and SDO, Mapusa, Bardez, Goa.	Photocopy
13.	04/06/2025	Form I and XIV of	Photocopy



		Survey No. 457/3 of Village Tivim, Bardez, Goa along with survey plan.	
14.	04/06/2025	Form I and XIV of Survey No. 457/3-A of Village Tivim, Bardez, Goa along with survey plan.	Photocopy
15.	09/06/2025	Zoning Information issued by Town and Country Planning Department of Survey No. 457/3 of Village Tivim, Bardez, Goa.	Photocopy
16.	09/06/2025	Zoning Information issued by Town and Country Planning Department of Survey No. 457/3-A of Village Tivim, Bardez, Goa.	Photocopy
17.	25/06/2025	Nil Encumbrance Certificate under Certificate No. NEC/9/2025/1873.	Downloaded from Internet.
18.	25/06/2025	Nil Encumbrance Certificate under	Downloaded from Internet.



		Certificate No. NEC/9/2025/1874.	
19.	25/06/2025	Deed of Partnership.	Photocopy
20.	15/07/2025	Partnership Certificate issued by Registrar of Firm, Bardez, Goa.	Photocopy
21.	25/09/2025	Deed of Sale.	Photocopy
22.	25/09/2025	Deed of Sale.	Photocopy
23.	03/11/2025	Form I and XIV of S. No. 457/3, Village Tivim Goa.	Photocopy
24.	03/11/2025	Form I and XIV of S. No. 457/3-A, Village Tivim Goa.	Photocopy
25.	12/12/2025	Sanad in respect of property bearing S. No. 457/3, Village Tivim Goa.	Photocopy
26.	12/12/2025	Sanad in respect of property bearing S. No. 457/3-A, Village Tivim Goa.	Photocopy
27.	13/01/2026	Reconstitution of Deed of Partnership.	Photocopy
28.	05/02/2026	Technical Clearance Order issued by Town and Country and Planning Dept.,	Photocopy



		Mapusa, Goa.	
29.	17/02/2026	NOC issued by Primary Health Centre, Colvale, Bardez, Goa	Photocopy
30.	24/02/2026	Construction license issued by Village Panchayat Tivim-Goa.	Photocopy

All that property known as **"BEL"** also known as **"GOGOL"** and also known as **"MADEL"** situated at Madel, Tivim, in the Taluka of Bardez, in the District of North Goa, in the State of Goa, Described in the Land Registration Office under no. 15081 at page 24 of Book B 39 new and enrolled in the Taluka Revenue Office under Matriz no. 207 of the 3rd circumscription, along with a dilapidated residential house situated therein, bearing Village Panchayat House No. 1392 situated within the limits of Village Panchayat of Tivim, the said property is surveyed under Survey No. 457/3, totally admeasuring an area of 1000 sq. mts. (The flow of title from the oldest title deed to the latest title deed is as follow.)

Originally the property belonged to Smt. Izabel Desa and Smt. Anna Rita de Souza.



Vide Deed of Sale with discharge dated 24/02/1934, drawn by Notary of Bardez at page 64 of Book No. 403, Smt. Izabel Desa and Smt. Anna Rita de Souza sold the said property Denominated BEL or GOGOL situated at Ward Madel, Tivim, Goa to Smt. Maria Apolina de Lima.

The said property came to be Described under no. 15081 of Book B39 and Inscribed under No. 10780 in favour of Smt. Maria Apolina de Lima.

Vide Instrument of Partition dated 24/09/1968, it is seen that the said property Described in the Land Registration under No. 10581 at folio 24 Book-39 and inscribed under no. 10780 came to be partitioned between Smt. Maria Apolina de Lima and her two grandsons Mr. Rafael Gregorio Fonseca and Mr. Domingos Thomas Fonseca and half of the property came to be allotted to Smt. Maria Apolina de Lima with life interest and the other half came to be allotted to Mr. Rafael Gregorio Fonseca and Mr. Domingos Thomas Fonseca. (In the instrument of partition it is found mentioned that the parents of Mr. Rafael Gregorio Fonseca and Mr. Domingos Thomas Fonseca expired).

During the survey records, the property came to be surveyed under Survey No. 457/3 of Village Tivim, Bardez, Goa and the name of Smt. Maria Apolina de Lima is found recorded in Form III, Form IX and Manual Form I and XIV wherein it is recorded that she is in occupation of the said property since prior promulgation of survey records.



Upon death of Mr. Manuel Felicio Fonseca and Smt. Maria Apolina de Lima (Grandparents), Inventory Proceedings came to be initiated in the Court of Civil Judge Senior Division at Bicholim, which came to be registered as Inventory Proceeding No. 109/2016/B and the said property bearing Survey No. 457/3 of Village Tivim, Bardez, Goa came to be listed at Item No. I and vide chart of allotment dated 24/10/2016, the property came to be allotted to Mr. Rafael Gregorio Fonseca alias Raphael Fonseca married to Mrs. Mabel Angelina Kotian alias Mabel Angelina Fonseca and Mr. Domingos Thomas Fonseca married to Mrs. Anne Pereira alias Annie Pereira alias Anne Fonseca in equal share and the same was made absolute vide Judgment and Order dated 27/10/2016.

Vide Deed of Partition and family settlement dated 09/04/2018, registered before Sub Registrar of Bardez under Registration No. BRZ-BK1-01780-2018 CD No. BRZD797 dated 18/04/2018, the property bearing Survey Number came to be portioned into two halves and Plot A admeasuring 500 sq. mts., came to be allotted to Mr. Rafael Gregorio Fonseca alias Raphael Fonseca and his wife Mrs. Mabel Angelina Kotian alias Mabel Angelina Fonseca and Plot B admeasuring 500 sq. mts., came to be allotted to Mr. Domingos Thomas Fonseca and his wife Mrs. Anne Pereira alias Annie Pereira alias Anne Fonseca which plots are marked in the sketch plan annexed to the Deed of partition.



That based on the above registered Deed of Partition and family settlement dated 09/04/2018, Mr. Domingos Thomas Fonseca and his wife Mrs. Anne Pereira alias Annie Pereira alias Anne Fonseca filed application for partition of his plot admeasuring 500 sq. mts., and vide Order dated 02/12/2019, the Deputy Collector and SDO Mapusa, in Case No. 15/67/2019/PART/LAND partitioned the plot and allotted separate Survey No. 457/3-A having an area of 500 sq. mts., of Village Tivim, Bardez Goa.

From Form I and XIV dated 04/06/2025 of Survey No. 457/3-A, it is seen the names of Mr. Domingos Thomas Fonseca and Mrs. Anne Pereira alias Annie Pereira alias Anne Fonseca are found recorded as occupant.



From Form I and XIV dated 04/06/2025 of Survey No. 457/3, it is seen the names of Mr. Rafael Gregorio Fonseca alias Raphael Fonseca and Mrs. Mabel Angelina Kotian alias Mabel Angelina Fonseca are found recorded as occupant.

Vide Zoning Certificate under Ref. No. TPBZ/ZON/20143/TIV/TCP-2025/5312 dated 09/06/2025, Office of Senior Town Planner Mapusa certified that the property bearing Survey No. 457 Sub Division 3 of Village Tivim, Bardez, Goa falls in settlement zone.

Vide Zoning Certificate under Ref. No. TPBZ/ZON/20143/TIV/TCP-2025/5313 dated 09/06/2025, Office of Senior Town

Planner Mapusa certified that the property bearing Survey No. 457 Sub Division 3-A of Village Tivim, Bardez, Goa falls in settlement zone.

Vide Nil Encumbrance Certificate dated 25/06/2025, (downloaded from Internet) it is seen that Sub Registrar of Bardez have certified that the property bearing Survey No. 457 Sub Division 3 of Village Tivim, Bardez, Goa is free from encumbrance w.e.f. 01/12/1995 to 24/06/2025.

Vide Nil Encumbrance Certificate dated 25/06/2025, (downloaded from Internet) it is seen that Sub Registrar of Bardez have certified that the property bearing Survey No. 457 Sub Division 3-A of Village Tivim, Bardez, Goa is free from encumbrance w.e.f. 01/12/1995 to 24/06/2025.

Vide Deed of Partnership dated 25/06/2025, executed before Notary Adv. Himani Dhumaskar under Reg. No. 388/25 dated 25/06/2025, it is seen that Mr. Yeshwant Chandrakant Barde and Mr. Bipin Yeshwant Chandelkar entered into an Partnership Deed for Carrying on business of Building and development under the name and style "ANJANEY BUILDERS". The said Partnership is registered before Registrar of Firms, Mapusa, Bardez, Goa under No. BRZ-F78-2025 dated 15/07/2025 and the duration of the same is at Will.

That vide Reconstitution of Deed of Partnership dated 13/01/2026, executed before Notary Adv. Himani Dhumaskar



under Reg. No. 56/26 dated 13/01/2026, the Partnership have been reconstituted thereby showing the profit and loss sharing ration in partnership firm.

That the Partnership Firm have been registered before Income tax Department and the Income Tax Department have issued PAN Card under no. ACKFA4508R.

Vide Deed of Sale dated 25/09/2025, registered before Sub Registrar of Bardez under Registration No. BRZ-1-5043-2025 dated 03/10/2025, Mr. Raphael Gregorio Fonseca alias Raphael Fonseca and his wife Mrs. Mabel Angelina Fonseca alias Mabel Angelina Kotian alias Mabel Fonseca in the capacity of Vendors sold Plot A admeasuring 500 sq. mts., surveyed under Survey No. 457/3 of Village Tivim, Bardez, Goa to M/S Anjaney Builders, a Partnership Firm.



In the said Deed of Sale dated 25/09/2025, Mrs. Mabel Angelina Fonseca alias Mabel Angelina Kotian alias Mabel Fonseca was represented by her Brother in law Mr. Domingos Tomas Fonseca alias Domingos Thomas Fonseca, vide Power of attorney dated 25/06/2025, executed before Consulate General of India, Dubai and adjudicate before the Additional Collector-I at Panaji, Tiswadi, Goa dated 08/09/2025.

Vide Deed of Sale dated 25/09/2025, registered before Sub Registrar of Bardez under Registration No. BRZ-1-5042-2025 dated 03/10/2025, Mr. Domingos Tomas Fonseca alias

Domingos Fonseca and his Wife Mrs. Anne Pereira alias Annie Pereira alias Anne Fonseca in the capacity of Vendors sold Plot B admeasuring 500 sq. mts., surveyed under Survey No. 457/3-A of Village Tivim, Bardez, Goa to M/S Anjaney Builders, a Partnership Firm.

Based on the above registered Deed of Sale, Mutation have been effected and the name of M/S Anjaney Builders is found recorded in survey records.

From Form I and XIV dated 03/11/2025, of property bearing Survey No. 457/3 of Village, Tivim, Bardez, Goa it is seen the name of M/S Anjaney Builders is found recorded in occupants column under Mutation No. 104909.

From Form I and XIV dated 03/11/2025, of property bearing Survey No. 457/3-A of Village, Tivim, Bardez, Goa it is seen the name of M/S Anjaney Builders is found recorded in occupants column under Mutation No. 104856.

Vide Sanad dated 12/12/2025, it is seen that the property bearing Survey No. 457/3 of Village Tivim, Bardez, Goa admeasuring 500 sq. mts., have been converted.

Vide Sanad dated 12/12/2025, it is seen that the property bearing Survey No. 457/3 of Village Tivim, Bardez, Goa admeasuring 500 sq. mts., have been converted.



Vide Technical Clearance Order dated 05/02/2026, Town and Country Planning Department, Mapusa, Bardez, Goa have issued Technical Clearance Order for proposed amalgamation of Plots and proposed construction of Residential Building and Compound wall in the said property bearing Survey Nos. 457/3 and 457/3-A of Village Tivim, Bardez, Goa.

From NOC dated 10/02/2026, Electricity Department, Sub Divisional Engineer, Mapusa have issued NOC for proposed amalgamation of Plots and proposed construction of Residential Building and Compound wall in the said property bearing Survey Nos. 457/3 and 457/3-A of Village Tivim, Bardez, Goa.



Vide NOC dated 17/02/2026, Primary Health Centre, Colvale, Bardez, Goa granted NOC from sanitary point of view for proposed amalgamation of Plots and proposed construction of Residential Building and Compound wall in the said property bearing Survey Nos. 457/3 and 457/3-A of Village Tivim, Bardez, Goa.

From Construction Licence dated 24/02/2026, Village Panchayat of Tivim, Bardez, Goa granted Construction licence for construction of Residential Building and Compound wall in the said property bearing Survey Nos. 457/3 and 457/3-A of Village Tivim, Bardez, Goa.

LEGAL OPINION

After perusing the documents submitted to me (Xerox Copies) of the aforesaid property, after necessary investigation to the title, I am of the opinion that M/S Anjaney Builders, a Partnership Firm, Having PAN No. ACKFA4508R, have an absolute good and marketable title to property bearing Survey No. 457/3-A admeasuring an area of 500 sq. mts., of Village Tivim, Bardez, Goa and property bearing Survey No. 457/3 admeasuring an area of 500 sq. mts., of Village Tivim, Bardez, Goa.

SCHEDULE OF THE PROPERTY BEARING SURVEY NO.
457/3-A

All that property known as "**BEL**" also known as "**GOGOL**" and also known as "**MADEL**", situated at Madel, Tivim, in the Taluka of Bardez, in the District of North Goa, in the State of Goa, Described in the Land Registration Office under no. 15081 at page 24 of Book B 39 new and Inscribed under No. 10780 and Enrolled in the Taluka Revenue Office under Matriz no. 207 of the 3rd circumscription, along with part of a dilapidated residential house situated therein, bearing Village Panchayat House No. 1392 situated within the limits of Village Panchayat of Tivim, and surveyed under surveyed under Survey No. 457/3-A, totally admeasuring an area of 500 sq. mts. and bounded as under:

North: By road.

South: By property bearing Survey No. 457/4.



East: By Nullah/ pathway.

West: By plot of land forming part of the said property bearing Survey No. 457/3.

SCHEDULE OF THE PROPERTY BEARING SURVEY NO.
457/3

All that property known as "**BEL**" also known as "**GOGOL**" and also known as "**MADEL**", situated at Madel, Tivim, in the Taluka of Bardez, in the District of North Goa, in the State of Goa, Described in the Land Registration Office under no. 15081 at page 24 of Book B 39 new and Inscribed under No. 10780 and Enrolled in the Taluka Revenue Office under Matriz no. 207 of the 3rd circumscription, along with major part of a dilapidated residential house situated therein, bearing Village Panchayat House No. 1392 situated within the limits of Village Panchayat of Tivim, and surveyed under surveyed under Survey No. 457/3, totally admeasuring an area of 500 sq. mts. and bounded as under:

North: By road.

South: By property bearing Survey No. 457/4.

East: By property bearing Survey No. 457/3-A.

West: By property bearing Survey No. 457/2.

Mapusa

Dated:- 17/03/2026



17/03/2026

