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Ref. No. :

Date :

Date: 25/10/2018

**SUB: TITLE REPORT AND LEGAL OPINION** at the  
request of

**CASA LUXURY REALTY THREE LLP**, a Limited  
Liability Partnership, having its registered office at First  
Floor, Impression House, 42A, G.D. Ambekar Marg,  
Wadala (W), Mumbai – 400031, with LLPIN: AAM-7949  
and holding Pan Card No.AANFC5527H, represented  
herein by its Designated Partner, **Mr. VISHAL  
SUBHEDAR.**

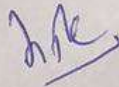
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**NAME OF THE OWNER:**

**CASA LUXURY REALTY THREE LLP**, a Limited Liability Partnership, having its registered office at First Floor, Impression House, 42A, G.D. Ambekar Marg, Wadala (W), Mumbai – 400031, with LLPIN : AAM-7949 and holding Pan Card No.AANFC5527H.

**I. DESCRIPTION OF THE PROPERTY:**

ALL THAT piece or parcel of land admeasuring 3750.00 square meters, bearing Survey No.79/1, of the property known as "SUTAREM GRANDE", situated at Badem, Assagao, within the local limits of the Village Panchayat of Assagao, Taluka and Sub-District of Bardez, District of North Goa, in the State of Goa, not described in Land Registration Office, nor enrolled in the Taluka Revenue Office, surveyed under old Survey No.364, and bounded as under:-



On or towards the North: by Survey No.68/1,

On or towards the South: by a road,

On or towards the West: by Survey No.78/1 and

On or towards the East: by Survey No.79/2 and road of the Village of Assagao in Bardez Taluka.

(Property admeasuring 3750.00 square meters, surveyed under Survey No.79/1, situated at Assagao Village, Bardez, Goa, shall hereinafter, for brevity's sake be referred as "the said property").

## II. DOCUMENTS EXAMINED :-

1. Order dated 01/08/1927, for payment of Registration Tax issued by the Governor General, paid vide Challan No.863, dated 31/08/1927;
2. Certificate dated 01/09/1932, issued by the Clerk of the Comunidade, towards handing over of Final Possession of plot/property by the Administrators of

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the Comunidade of Bardez, to Mrs. PiedadeFernandes.

3. Registo de Agrimensor of Bardez, Taluka, against the Old Cadastral Survey No.364, issued by Asst. Survey and Settlement Officer, reflecting name of Mrs. PiedadeFernandes,
4. Indice De AldeiaAssagao de Concelho Do Bardez,, issued by Directorate of Settlement and Land Records, Panaji, Goa; reflecting name of Mrs. PiedadeFernandes,
5. Deed of Declaration, Succession or Qualification of heirs dated 23/06/2003, drawn at pages 93 onwards Book No.9, in the Office of the Notary Ex-Officio of Sattari at Valpoi.,

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6. Deed of Sale dated 14/08/2003, registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa, under Registration No. 2024, at pages 155 to 164 at Book No. I, Volume No.1037 on 19/09/2003, executed between Mrs. Rosaria Travasso e Fernandes, a widow, Mrs. Effie Leopoldina De Souza e Fernandes, a widow, Mr. Pantaliao Fernandes alias John Simon Fernandes and his wife, Mrs. Geraldine Silvia Santana Coutinho e Fernandes, Mrs. Luiga Fernandes or Mrs. Louisa Agnes Fernandes alias Lucy Fernandes and her husband, Mr. Jose Mariano Lino Gomes, Mrs. Luisa Maria Rosalina Rodrigues, a widow, Ms. Paulina Angelina Fernandes, Mr. Anastasio Fernandes and his wife, Mrs. Maria Josephina Gonsalves as Vendors therein and M/s. World Class India Pvt. Ltd., represented by its Authorized Signatory, Mr. Daniel Moses, as Purchaser therein in respect of property admeasuring 3750.00 sqmts, bearing Survey No. 79/1, situated at Badem, Assagao, Goa,

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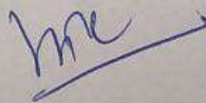
7. Form I & XIV in respect of property bearing Survey No. 79/1 situated at Badem, Assagao, Bardez, wherein name of PiedadeFernandes stands bracketed (deleted) and name of World Class India Private Limited recorded therein as Occupant thereof,

8. Resolution under Ref. No. 126/OUT/ASS/09, dated 09/8/2009, of the Comunidade of Assagao, wherein Applicant- Mrs. PiedadeFernandes, was directed to pay FORO from the date of Final Possession in the sum of Rs. 3760/- ( Rupees Three Thousand Seven Hundred and Sixty Only) the same was paid and have been acknowledge by the Comunidade of Assagao vide Receipt No. 359 dated 09/8/2009;



9. Receipt No. 360, dated 09/08/2009, towards the payment of 10% of the market value of the plot,

10. Deed of Rectification dated 19/08/2009, registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa, under Registration No. BRZ-BK1-01820-2009, CD No. BRZD27 on 21/08/2009, executed between Mrs. Rosaria Travasso e Fernandes, a widow, Mrs. Effie Leopoldina De Souza e Fernandes, a widow, Mr. Pantaliao Fernandes alias John Simon Fernandes and his wife, Mrs. Geraldine Silvia Santana Coutinho e Fernandes, Mrs. Luiga Fernandes or Mrs. Louisa Agnes Fernandes alias Lucy Fernandes and her husband, Mr. Jose Mariano Lino Gomes, Mrs. Luisa Maria Rosalina Rodrigues, a widow, Ms. Paulina Angelina Fernandes, Mr. Anastasio Fernandes and his wife, Mrs. Maria Josephina Gonsalves, as Vendors therein and M/s. World Class India Pvt. Ltd., represented by its Authorized Signatory, Mr.



Daniel Moses, as Purchaser therein rectifying the Deed of Sale dated 14/08/2003;

11. Deed of Sale dated 31/08/2009, registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa, under Registration No. BRZ-BK1-01890-2009, CD No. BRZD28 on 01/09/2009;executed between M/s. World Class India Private Limited, as Vendor therein and M/s. A. Infrastructure Limited, as Purchaser therein, in respect of the sale of property admeasuring 3750.00 sqmts, bearing Survey No. 79/1, situated at AssagaoBardez Goa;

12. Form I & XIV in respect of the property bearing Survey No.79/1, reflecting the name of M/s. A. Infrastructure Limited as occupant therein against Mutation Entry No.40125,

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13. Deed of Sale dated 25/07/2018, registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa, under Registration No. BRZ-BK1-03266-2018, CD No. BRZD801 on 26/07/2018 executed between M/s. A. Infrastructure Limited, as Vendor therein, and Casa Luxury Realty Three LLP, as Purchaser therein, in respect of sale of the property admeasuring 3750.00 square meters, bearing Survey No. 79/1, situated at Badem, Assagao Bardez Goa;

14. Form I & XIV in respect of the property admeasuring 3750.00 sqmts, bearing Survey No.79/1, situated at Badem, Assagao Bardez Goa; reflecting the name of Casa Luxury Realty Three LLP as occupant thereof, against mutation entry No.65797.

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### III. TITLE REPORT:-

1. I have carefully examined the documents mentioned herein above in para II in respect of the said Property, which originally belonged to Comunidade of Assagao;
2. The said property was granted on Aforamento basis to Mrs. Piedade Fernandes by the Governor General vide Order dated 01/08/1927, The Registration Tax, was paid vide Challan No.863, dated 31/08/1927;
3. Subsequently, said Mrs. Piedade Fernandes, having complied with the conditions of the grant, the Final Possession was given by the Administrators of the Comunidade of Bardez, to her, which was confirmed vide Certificate dated 01/09/1932, issued by the Clerk of the Comunidade;

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4. Said Mrs. PiedadeFernandes was married to Mr. Salvador Fernandes;

5. The name of said Mrs. PiedadeFernandes, stands recorded in Registo de Agrimensor of Bardez, Taluka, against the old Cadastral Survey No.364, issued by Asst. Survey and Settlement Officer;

6. The name of said Mrs. PiedadeFernandes also stands recorded in Indice De AldeiaAssagao de Concelho Do Bardez, , issued by Directorate of Settlement and Land Records, Panaji, Goa;

7. Said Mr. Salvador Fernandes expired on 15/01/1936 and his wife, Mrs. PiedadeFernandes expired on 14/06/1946, leaving behind following heirs viz.,

- (i) Mr. Pedro Fernandes alias Peter Fernandes, married to Mrs. Rosaria Travasos and

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- (ii) Mr. Paulo Fernandes alias Paulo Salvador Fernandes, married to Mrs. Luisa Maria Rosalina Rodrigues alias Rosalina Rodrigues.

8. The said Mr. Pedro Fernandes alias Peter Fernandes expired on 14/04/1962, at Mumbai, leaving behind his wife, Mrs. Rosaria Travasos as his widow and following children as his heirs:

- (i) Mr. Cirilo Metodio Fernandes married to Mrs. Effie Leopoldina de Souza,
- (ii) Mr. Pantaliao alias John Simon Fernandes married to Mrs. Geraldine Silvia Santana Coutinho and
- (iii) Mrs. Juiza or Louisa Agnes Fernandes or Lucy married to Jose Mariano Lino Gomes;

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9. Upon the death of aforesaid persons, a Deed of Declaration, Succession or Qualification of heirs dated 23/06/2003, was drawn at pages 93 onwards Book No.9, in the Office of the Notary Ex-Oficio of Sattari at Valpoi and aforesaid heirs were declared as their successors;

10. In terms of Deed of Sale dated 14/08/2003, executed between said Mrs. Rosaria Travasso e Fernandes, a widow, Mrs. Effie Leopoldina De Souza e Fernandes, a widow, Mr. Pantaliao Fernandes alias John Simon Fernandes and his wife, Mrs. Geraldine Silvia Santana Coutinho e Fernandes, Mrs. Luiga Fernandes or Mrs. Louisa Agnes Fernandes alias Lucy Fernandes and her husband, Mr. Jose Mariano Lino Gomes, Mrs. Luisa Maria Rosalina Rodrigues, a widow, Ms. Paulina Angelina Fernandes, Mr. Anastasio Fernandes and his wife, Mrs. Maria Josephina Gonsalves as Vendors

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therein and M/s. World Class India Pvt. Ltd., represented by its Authorized Signatory, Mr. Daniel Moses, as Purchaser therein and said Vendors sold and transferred the said property admeasuring 3750.00 square meters, bearing Survey No. 79/1, situated at Badem, Assagao, Goa,

11. Said Deed of Sale dated 14/08/2003, stands registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa, under Registration No. 2024, at pages 155 to 164 at Book No. I, Volume No.1037 on 19/09/2003;
  
12. In pursuance to the said Deed of Sale dated 14/08/2003, name of said PiedadeFernandes was bracketed (deleted) and name of World Class India Private Limited was included in Form I & XIV in respect of the property admeasuring 3750.00 sqmts, of the

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Survey No. 79/1, situated at Badem, Assagao,  
Goa,

13. Subsequent to the said Deed of Sale dated 14/08/2003, it came to the notice of the parties thereto that there was defect in the title, for not effecting the payment of 20 times foro to said Communiidade of Assagao,

14. The Communiidade of Assagao had not collected the yearly Foro payable from the date of giving the Final Possession of the said property till the time of the payment of 20 times foro and therefore, after an application, made to the Communiidade of Assagao, the same was approved by the Managing Committee of the Communiidade of Assagao after which the arrears in foro along with interest thereon was paid to the Communiidade of Assagao, which have been acknowledge by the Communiidade of Assagao vide Resolution dated 09/08/2009;



15. Vide Resolution under Ref. No. 126/OUT/ASS/09, dated 09/8/2009, the Comunidade of Assagao, passed the resolution that the Applicant- Mrs. Piedade Fernandes, was directed to pay FORO from the date of Final Possession in the sum of Rs. 3760/-. the same was paid and have been acknowledge by the Comunidade of Assagao vide Receipt No. 359 dated 09/8/2009;

16. Necessary permission was also sought from the Comunidade of Assagao for the sale of the plot of which the Final Possession had been given and of which 20 times foro has been paid. The Comunidade of Assagao in their Managing Committee meeting held on 09/08/2009, then approved the sale and directed to pay the payment of 10% of the market value of the plot. The payment of Rs.1,53,600/- was then effected, the same being acknowledged by

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the Comunidade of Assagao vide its Receipt No. 360, dated 09/08/2009;

17. After perfecting the title of the said property, Deed of Rectification dated 19/08/2009, was executed between said Mrs. Rosaria Travasso e Fernandes, a widow, Mrs. Effie Leopoldina De Souza e Fernandes, a widow, Mr. Pantaliao Fernandes alias John Simon Fernandes and his wife, Mrs. Geraldine Silvia Santana Coutinho e Fernandes, Mrs. Luiga Fernandes or Mrs. Louisa Agnes Fernandes alias Lucy Fernandes and her husband, Mr. Jose Mariano Lino Gomes, Mrs. Luisa Maria Rosalina Rodrigues, a widow, Ms. Paulina Angelina Fernandes, Mr. Anastasio Fernandes and his wife, Mrs. Maria Josephina Gonsalves, as Vendors therein and M/s. World Class India Pvt. Ltd., represented by its Authorized Signatory, Mr. Daniel Moses, as Purchaser therein and said Deed of Sale dated 14/08/2003 was rectified;

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18. Said Deed of Rectification dated 19/08/2009, stands registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa, under Registration No. BRZ-BK1-01820-2009, CD No. BRZD27 on 21/08/2009;

19. By virtue of said Deed of Sale dated 14/08/2003 and Deed of Rectification dated 19/08/2009, said M/s. World Class India Pvt. Ltd., became the exclusive and absolute owner of the said property;

20. In terms of Deed of Sale dated 31/08/2009, executed between said M/s. World Class India Private Limited, as Vendor therein, M/s. A. Infrastructure Limited, as Purchaser therein, said Vendor sold and transferred the said property admeasuring 3750.00 sqmts, of the Survey No. 79/1, situated at Badem, Assagao, Goa, to the Purchaser therein;

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21. Said Deed of Sale dated 31/08/2009, stands registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa, under Registration No. BRZ-BK1-01890-2009, CD No. BRZD28 on 01/09/2009;
22. By virtue of said Deed of Sale dated 31/08/2009, said M/s. A. Infrastructure Limited became the exclusive and absolute owner of the said property;
23. The name of said M/s. A. Infrastructure Limited stands recorded in Form I& XIV in respect of the said property bearing Survey No.79/1 as occupant thereof, against mutation entry No.40125.
24. In terms of Deed of Sale dated 25/07/2018, executed between said M/s. A. Infrastructure Limited, as Vendor therein, and

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Casa Luxury Realty Three LLP, as Purchaser therein, said Vendor sold and transferred the said property admeasuring 3750.00 sqmts, of the Survey No. 79/1 ,situated at Badem, Assagao, Goa, to the Purchaser therein;

25. Said Deed of Sale dated 25/07/2018, stands registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa, under Registration No. BRZ-BK1-03266-2018, CD No. BRZD801 on 26/07/2018;
26. By virtue of said Deed of Sale dated 25/07/2018, said Casa Luxury Realty Three LLP became the exclusive and absolute owner of the said property;
27. The name of said Casa Luxury Realty Three LLP stands recorded in Form I& XIV in respect of the said property bearing Survey

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No.79/1 as occupant thereof,against mutation entry No.65797.

28. I have examined the documents mentioned hereinabove in respective offices and found that there are no acts or encumbrances registered in any of the said offices, which would adversely affect the title of the owners, CASA LUXURY REALTY THREE LLP, 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:-


- a. That the title of above named owners,CASA LUXURY REALTY THREE LLP ,to the said property is clean, clear and marketable, and free from any registered encumbrances, charges, liens and/or attachments of any kind whatsoever.

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- 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 to the said property.
- e. There are no mundkars in the said property.
- f. No minor interest is involved in the said property.
- g. The said property falls in settlement zone.

Thanking you.

Yours truly,



(Mrs. M. N. Medhekar)

Advocate