



Dated: 14th November 2022

To,
M/s. SUBLIME HOMES LLP

I. Description of the Property:

All that immovable residential house property with an old residential house, presently known as "BHAWATOWADO" admeasuring 2050 sq.mtrs situated within the limits of the Village Panchayat of Assagao, presently surveyed under Survey No.196/8 of Village Assagao, Bardez Taluka Sub District of Bardez, District of North Goa and is bounded as follows;

On the North: by the public road

On the South: by Hill of the Comunidade of Assagao bearing Survey No.195/4 property of St. Cajetan Church

On the East: by the property bearing Survey No.196/9 of Village Assagao

On the West: by the property bearing Survey No.196/4 of Village Assagao.

(Hereinabove referred to as the "Said Property")

II Description of documents scrutinized: -

1. Inscription and Description.
2. Order dated 27/08/1999 passed by the Civil Judge Senior Division at Mapusa Goa in Inventory Proceeding No.42/1993





3. Will dated 22/02/1993
4. Deed of Sale of Property dated 07/09/1999 registered before the Sub Registrar of Bardez under Reg. No.1471 Book No. I Volume No.677 dated 08/09/1999.
5. Will dated 30/09/2002.
6. Deed of Succession and Qualification of Heirs dated 20/02/2004.
7. Zonning Information dated 18/07/2022 under No. TPBZ/ZON/10041/ASSG/TCP-2022/4157 issued by the Town and Country Planning Department, Bardez Goa.
8. Form I and XIV dated 26/08/2022.

III Office searches: -

I have given searches in the offices of the Land Registrar/Sub Registrar Bardez/Director of archives/Land Revenue Office.

IV Flow of Title:

There exists immovable residential house property with an old residential house, presently known as "BHAWATOWADO" admeasuring 2050 sq.mtrs situated within the limits of the Village Panchayat of Assagao, presently surveyed under Survey No.196/8 of Village Assagao, Bardez Taluka Sub District of Bardez, District of North Goa described hereinabove.

The said property is described in the Land Registration Office under No.19616 at Folio 197 overleaf of Book B-50 and found inscribed under Inscription No.14100 at folio 108 overleaf of G-20.



The said property belonged in the distant past to the household of Late Rozario Xavier Saores and Especiosa Escolastica Francisco.

The said Mr. Rozario Xavier Saores was married by his first nuptials to Especiosa Escolastica Francisco and by his second nuptials to Luizinha Francisco alias Lucilia Francisco.

Upon the demise of both Mr. Rozario Xavier Saores and Especiosa Escolastica Francisco, an Orphanological Inventory Proceedings came to be held in the Civil Court of the Judicial Division of Bardez through the Office of Assistant Clerk of the Third Section Pedro Joao Lopes Lobo.

In the partitions held in the same Inventory Proceedings, the said property including the said residential house existing therein having being described under Item No.19 came to be bid for and allotted to Mr. Caetano Francisco Soares alias Cajetan Francis Soares who was the second son of the first nuptials of the said Mr. Rosario Xavier Saores and Especiosa Escolastica Francisco.

The said property with the inclusion of the said residential house consequently came to be inscribed by transfer in favour of the said Mr. Caetano Francisco Soares who was married to Mrs. Lilia Artimisia Fonseca alias Lily Soares under Inscription No.14100 at folio 108 overleaf of G-20.



The said Caetano Francisco Soares and his wife Mrs. Lilia Artimisia Fonseca both expired intestate without leaving any Will on 29/04/1971 and 19/10/1957 respectively.

Upon the death of said Caetano Francisco Soares and his wife Mrs. Lilia Artimisia Fonseca an Inventory Proceedings No.42 of 1993 came to be instituted in the Court of Civil Judge Senior Division Mapusa for the partition and distribution of assets left behind by the said Caetano Francisco Soares and his wife Mrs. Lilia Artimisia Fonseca.

The said property was listed as Item No.2 in the above inventory proceedings. Upon conclusion of the Inventory Proceeding No.42/1993 the said property came to be exclusively allotted in the favour of Mr. Anthony Soares, by virtue of Order dated 27/08/1999 passed by the Civil Judge Senior Division at Mapusa Goa.

The said Mr. Anthony Soares along with his wife Mrs. Anita Soares sold the said property vide Deed of Sale dated 07/09/1999, registered before the Sub Registrar of Bardez under Reg. No.1471 Volume No.677 dated 08/09/1999 to Mr. Caetano Xavier Fernandes, Mr. Francis Pontus Dantas and Mr. Lina Elvira Francisca Nunes e Dias alias Lina Elvira Francisca Nunes alias Lina Dias.

Said Mr. Caetano Xavier Fernandes expired in the state of bachelor on 04/09/2000 at Goa leaving behind a Will dated 22/02/1993 as per which all the moveable and immoveable properties owned and possessed by him on the date of will and the properties which he may acquire in future were given to Mr. Francis Pontus Dantas and his wife Rosy Dantas alias Josefina Rosa Dias e Dantas.



The said Mrs. Lina Elvira Francisca Nunes e Dias alias Lina Elvira Francisca Nunes alias Lina Dias was married to Mr. Jose Joaquim Sebastiao Reginaldo Dias, both of them expired leaving behind their only daughter and sole and universal heir Mrs. Rosy Dantas alias Josefina Rosa Dias e Dantas.

Upon the death of Mr. Jose Joaquim Sebastiao Reginaldo Dias and Mrs. Lina Elvira Francisca Nunes e Dias alias Lina Elvira Francisca Nunes alias Lina Dias, a Deed of Succession and Qualification of Heirs dated 20/02/2004 was drawn and Mrs. Rosy Dantas alias Josefina Rosa Dias e Dantas was declared as their sole and universal legal heir.

Consequently the said property came to be owned and possessed by Mr. Francisco Pontus Dantas alias Francis Dantas and Mrs. Rosy Dantas alias Josefina Rosa Dias e Dantas and their names have been recorded in Form I and XIV.

Zoning Information dated 18/07/2022 under No. TPBZ/ZON/10041/ASSG/TCP-2022/4157 was issued by the Town and Country Planning Department, Bardez Goa stating that the said Plot falls in the Settlement Zone.

Form I and XIV dated 26/08/2022 bearing Survey No.196/8 of Village Assagao Bardez Taluka Goa shows the name of Francis Pontus Dantas and Josephina Rosa Dias e Dantas alias Rosy Dantas in Occupant Column.





Based upon documents produced and the searches conducted, I opine that said M/s. Sublime Homes LLP will become the absolute owner in possession of the said immovable residential house property with an old residential house, presently known as "BHAWATOWADO" admeasuring 2050 sq.mtrs situated within the limits of the Village Panchayat of Assagao, presently surveyed under Survey No.196/8 of Village Assagao, Bardez Taluka Sub District of Bardez, District of North Goa described hereinabove and have a clear and marketable title to the same subject to the production of the latest Nil Encumbrance Certificate.

V. Opinion: -

From the documents produced I am of the opinion that said M/s. Sublime Homes LLP will become the absolute owner in possession of the said immovable residential house property with an old residential house, presently known as "BHAWATOWADO" admeasuring 2050 sq.mtrs situated within the limits of the Village Panchayat of Assagao, presently surveyed under Survey No.196/8 of Village Assagao, Bardez Taluka Sub District of Bardez, District of North Goa described hereinabove and have a clear and marketable title to the same subject to the production of the latest Nil Encumbrance Certificate.

There is no claim of any minor to the said Property.

Urban Land Ceiling Act is not applicable.

Pratiksha Kamat
Advocate



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