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Date: 07/04/2026

TITLE OPINION OF SCHEDULE PROPERTY

This opinion is issued at the request of **VAASTU DEVELOPERS**, having its registered office at 105, 1st floor, Gulab Pushpa CHS Ltd., Malaviya Road, Vile Parle (east), Mumbai 400 057, with respect to the “**SCHEDULE PROPERTY**”.

SCHEDULE

All that Sub-Divided Plot A, admeasuring an area of 5556.11 Sq Mts. forming part of the property known by the name “AGALLY”, totally admeasuring an area of 6056.00 Sq. Mts., situated in the ward Agalli of Fatorda, within the limits of the Margao Municipal Council, Taluka of Salcete, South Goa, District of South Goa, State of Goa and surveyed under Chalta No. 3 of P. T. Sheet No. 58 of Margao City Survey and same is bounded as under:

EAST : By the Road;



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- WEST : By the property bearing Chalta No. 8 of P. T. Sheet No. 58 of Margao City;
- NORTH : By the Road; and
- SOUTH : By the property bearing Chalta No. 6 of P. T. Sheet No. 58 of Margao City.

The property “AGALLY” is hereinafter referred to as “SAID PROPERTY” and the SAID PLOT A is hereinafter referred to as “SAID PLOT”.

DOCUMENTS PERUSED FOR LEGAL OPINION:

<u>Sr. No.</u>	<u>DOCUMENT</u>	<u>Type</u>
1.	Land Registration Certificate No. 43272;	Photo Copy
2.	Land Inscription Certificate No. 45974;	Photo Copy
3.	Special Civil Suit No. 84/1982, Special Civil Suit No. 53/1983, and Consent Decree dated 24/07/1985;	Photo Copy



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4.	Agreement for Sale dated 02/06/1992;	Photo Copy
5.	CIVIL MISC. APPLICATION NO 152/2001;	Photo Copy
6.	Deed of Sale dated 16/09/2002;	Photo Copy
7.	Agreement for Development cum Sale dated 26/06/2005;	Photo Copy
8.	Approved Sub-Division Plan passed by SGPDA, Margao Goa, and Margao Municipal Council;	Photo Copy
9.	Letter of Revocation of Power of Attorney dated 09/09/2011;	Photo Copy
10.	Publication Notice, published in local daily "Tarun Bharat" dated 20/04/2012;	Photo Copy
11.	Conversion Sanad under Ref. No. AC-1/SG/CONV/03/2013/6916 dated 09/07/2013;	Photo Copy
12.	Special Civil Suit 40/2014/II in the	Photo Copy

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	Court of IInd Additional Civil Judge Senior Division, Margao, Goa;	
13.	Confirmation of Terms of Settlement for Development dated 02/09/2021;	Photo Copy
14.	Development Permission issued by South Goa Planning and Development Authority dated 30/09/2021, read with corrigendum dated 14/12/2023 and revised/renewed dated 24/09/2024;	Photo Copy
15.	Feasibility Certificate issued by P.W.D dated 07/10/2021;	Photo Copy
16.	NOC from Health Department dated 20/10/2021;	Photo Copy
17.	Letter dated 12/11/2021 issued by Directorate of Fire and Emergency	Photo Copy

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	Services;	
18.	Agreement of Sale and Development dated 23/03/2023, duly registered before the Sub-Registrar Salcete under No. MGO-1-1640-2023 dated 18/04/2023;	Photo Copy
19.	Deed of Partnership of Vaastu Developers dated 26/09/2022;	Photo Copy
20.	Construction License dated 29/10/2024 along with approved plan;	Photo Copy
21.	Form D of Chalta No. 3 of P.T. Sheet No. 58 of Margao City;	Photo Copy
22.	General Irrevocable Power of Attorney dated 14/11/2024;	Photo Copy
23.	Supplementary-Cum-Modification Deed Dated 19/02/2026	Photo Copy
24.	Nil Encumbrance Certificate.	Photo Copy

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OPINION

THE DEVOLUTION OF TITLE

1. LAND REGISTRATION CERTIFICATE NO. 43272:

From the perusal of the Land Registration Certificate no. 43272 of Book B no. 112, new issued by the Office of Sub Registrar, Salcete, it is seen that the Said Property named "AGALLY" is sufficiently described in the Said Land Registration Certificate;

2. LAND INSCRIPTION CERTIFICATE NO. 45974:

Upon reviewing Land Inscription Certificate No. 45974 from the Office of the Sub Registrar in Salcete, it is noted that the property "AGALLY," referenced in Certificate No. 45974, is registered in the name of Mrs. Lizia Matildes Santa Damasa Noronha e Barneto and Ms. Maria Ema da Piedade Noronha.

3. (I) SPECIAL CIVIL SUIT NO. 84/1982 IN THE COURT OF CIVIL JUDGE SENIOR DIVISION, MARGAO;

(II) SPECIAL CIVIL SUIT NO. 53/1983 IN THE COURT OF CIVIL JUDGE SENIOR DIVISION, MARGAO;

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(III) CONSENT DECREE DATED 24/07/1985:

That said Mrs. Lizia Matildes Santa Damasa Noronha e Barneto and her husband Mr. Jose Barneto alias Josico Barneto and Ms. Maria Ema da Piedade Noronha filed a Special Civil Suit bearing no. 84/1982 in the Court of Civil Judge Senior Division, Margao against one Maria Augusta Eugenia Carlota e Noronha for declaration of ownership of Said Property and subsequently said Maria Augusta Eugenia Carlota e Noronha filed a Special Civil Suit bearing No. 53/1983 in the Court of Civil Judge Senior Division, Margao against Mrs. Lizia Matildes Santa Damasa Noronha e Barneto and her husband Mr. Jose Barneto alias Josico Barneto and Ms. Maria Ema da Piedade Noronha for partitioning of the Said Property. Both the aforesaid suits came to be compromised vide Consent Decree dated 24/07/1985 passed by the Court of the Civil Judge Senior Division, Margao Goa. By virtue of the consent terms said Mrs. Lizia Matildes Santa Damasa Noronha e Barneto and her husband Mr. Jose Barneto alias Josico Barneto and Ms. Maria Ema da Piedade Noronha were declared as the absolute owners of the Said Property.



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4. AGREEMENT FOR SALE DATED 02/06/1992:

That the said Mrs. Lizia Matildes Santa Damasa Noronha e Barneto along with her children/grandchildren viz. (i) Maria de Lourdes Ivone Matildes Barneto and her husband Mr. Mario Ventura Pereira; (ii) Oscar Francisco Antonio Emerciano Barneto divorcee; (iii) Maria do Carmo Suzana Barneto and her husband Shyam Gangawani; (iv) Maria da Graca Sonia Barneto and her husband Antonio Victorio Braganza alias Tony Braganza; (v) Roquesinho Rodrigues alias Roque Rodrigues and his two children Rousell Rodrigues and Shelton Rodrigues and Miss. Maria Ema da Piedade Noronha entered into an Agreement of Development cum Sale dated 2/06/1992 executed before Adv. K. S. Angle, Notary, Margao, Goa, under Registration Serial No. 6135 dated 02/06/1992, with Shri. Krishna Sharaschandra Verlekar, for development of the Said Property.

5. CIVIL MISC. APPLICATION NO 152/2001:

This was filed for appointment of guardian to sign deed of sale of Said Property on behalf of Oscar Francisco Antonio Emerciano Barneto, whereas vide Order dated 27/11/2001 passed in Misc. Civil Application No 152 of 2001, said Maria do Carmo Suzana Barneto e



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Gangwani was appointed as guardian/ manager for Oscar Francisco Antonio Emerciano Barneto.

6. DEED OF SALE DATED 16/09/2002:

That vide Deed of Sale, duly registered with the Sub-Registrar of Salcete. Margao, Goa under No 3447 recorded at pages 467 to 503 in Book-I, Volume No. 1395 dated 18/10/2002, Said Mrs. Lizia Matildes Santa Damasa Noronha e Barneto along with her children/grandchildren viz. (i) Maria de Lourdes Ivone Matildes Barneto and her children said Mario Oscar Pereira and his wife Mrs. Maria Dulce Barata Gomes Pereira, Maria Ivone Pereira and her husband Mr. Abel Pereirra Pontes E. Martins, Mr. Jose Ventura Pereira and his wife Mrs. Carla Maria Ferro Marques Pereira; (ii) Oscar Francisco Antonio Emerciano Barneto, divorcee; (iii) Maria do Carmo Suzana Barneto e Gangwani and her husband Shyam Gangawani; (iv) Maria da Graca Sonia Barneto and her husband Antonio Victorio Braganza alias Tony Braganza; (v) Roquesinho Rodrigues alias Roque Rodrigues and his two children Rousell Rodrigues and Shelton Rodrigues with the consent of Shri. Krishna



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Sharaschandra Verlekar transferred and sold the Said Property to Mr. Ashok S. Dasani.

ADDITIONAL NOTING'S:

(The Said Mr. Jose Barneto alias Josico Barneto expired, leaving behind his widow/half sharer, said Lizia and their following children as their universal heirs:

- a) Maria de Lourdes Ivone Matildes Barneto married to Mario Ventura Pereira, who expired widow of Mario Ventura Pereira (who passed away prior to Deed of Sale dated 16/09/2002), along with her children:
 - (i) Mario Oscar Pereira and his wife Mrs. Maria Dulce Barata Gomes Pereira;
 - (ii) Maria Ivone Pereira and her husband Mr. Abel Pereira Pontes E. Martins;
 - (iii) Jose Ventura Pereira and his wife Mrs. Carla Maria Ferro Marques Pereira
- b) Oscar Francisco Antonio Emerciano Barneto, divorcee;
- c) Maria do Carmo Suzana Barneto and her husband Shyam Gangawani;



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- d) Maria da Graca Sonia Barneto and her husband Antonio Victorio Braganza alias Tony Braganza;
- e) Roquesinho Rodrigues alias Roque Rodrigues, spouse of the late Maria De Fatima Selda Barneto e Rodrigues (who passed away prior to Deed of Sale dated 16/09/2002), along with their two children: Rousell Rodrigues and Shelton Rodrigues;
- f) That said Miss. Maria Ema da Piedade Noronha (who was spinster as per Special Civil Suit 53/1983 where she was aged 66 years and in Agreement 1992 when she was 73 years old) and she expired prior to Deed of Sale dated 16/09/2002, the fact of the demise is known from the Deed of Sale of 2002 and since the deed of sale was executed in favor of Mr. Ashok Dasani in the year 2002, and the relevant parties to the deed have signed and confirmed the transfer of title, which has been held for the past 23 years. Additionally, the name of Mr. Dasani has been duly reflected in the survey records, and no adverse proceedings have been initiated regarding the property title. Thus, it can be asserted that the title of Mr. Ashok Dassani is substantially established.)



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7. AGREEMENT FOR DEVELOPMENT CUM SALE DATED 26/06/2005:

That Shri. Krishna Sharaschandra Verlekar entered into an Agreement For Development cum Sale dated 26/06/2005 executed before Adv. Ganaraj S. Shirsat, Notary, bearing Registration Serial No. 6567 with Mr. Ashok S. Dasani and his spouse, Smt. Neeta A. Dasani, to carry out construction of multistoried buildings in the portion/ part of the Said Property.

8. APPROVED SUB-DIVISION PLAN PASSED BY SGPDA, MARGAO GOA AND MARGAO MUNICIPAL COUNCIL:

That the sub-division of the Said Property was approved by South Goa Planning and Development Authority, Margao Goa and Margao Municipal Council, thereby dividing the Said Property into two halves, Plot A and Plot B.

9. LETTER OF REVOCATION OF POWER OF ATTORNEY DATED 09/09/2011:

That said Shri. Krishna Sharaschandra Verlekar failed to abide by the terms of the aforesaid Agreement dated 26/06/2005, thus said Mr.



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Ashok S. Dasani terminated the said Agreement and revoked the aforesaid General Power of Attorney executed in favour of the Shri. Krishna Sharaschandra Verlekar, vide a letter dated 09/09/2011 addressed to the Shri. Krishna Sharaschandra Verlekar which was duly received by the Shri. Krishna Sharaschandra Verlekar.

**10. PUBLICATION NOTICE, PUBLISHED IN LOCAL DAILY
“TARUN BHARAT” DATED 20/04/2012:**

That public at large was informed about termination and revocation of the Said General Power of Attorney and Said Agreement dated 26/06/2005 vide a public notice issued in a local daily newspaper having wide circulation in the State of Goa, namely, “Tarun Bharat” dated 20/04/2012.

**11. CONVERSION SANAD UNDER REF. NO. AC-
1/SG/CONV/03/2013/6916 DATED 09/07/2013 ISSUED BY
ADDITIONAL COLLECTOR-I SOUTH GOA;**

That Vide Sanad Ref No. AC-I/SG/CONV/03/2013/6916 dated 9/07/2013 issued by the Additional Collector, District of South -Goa, Margao- Goa, under Section 32 of the Goa Land Revenue Code,



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1968, permission was granted to use a distinct portion, admeasuring 3980.00 sq. mts. forming part of the Said Property, for non-agricultural use.

**12. SPECIAL CIVIL SUIT 40/2014/II IN THE COURT OF IIND
ADDITIONAL CIVIL JUDGE SENIOR DIVISION, MARGAO-
GOA:**

That Mrs. Delia K. Verlekar (wife of Krishna Sharaschandra Verlekar) filed Special Civil Suit No. 40/2014/II in the Court of the IInd Additional Civil Judge Senior Division at Margao, Goa. In the suit, she contended that as a moiety holder/half sharer of the property belonging to Shri Krishna Sharaschandra Verlekar, she held a half undivided right in the said property, based on an Agreement dated 02/06/1992. She argued that, since she was not a party to the Deed of Sale dated 16/09/2002, the sale transaction should be declared null and void. However, Mrs. Delia K. Verlekar later withdrew the suit without any conditions. Consequently, by an Order dated 06/12/2021, the suit was disposed of as withdrawn. This means that the legal proceedings related to the suit were concluded without any further action.



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13. CONFIRMATION OF TERMS OF SETTLEMENT FOR DEVELOPMENT DATED 02/09/2021:

That Mr. Ashok S. Dasani and his wife vide Confirmation and Consent executed before Adv. Anil Kumar Ojha, Notary, Government of India, Mumbai, under Serial No. 715/2021 entrusted to “Vaastu Creations Pvt. Ltd.” (now Vaastu Developers) the DEVELOPER, sole, full and exclusive development rights to develop the SAID PLOT/ PROPERTY.

14. DEVELOPMENT PERMISSION ISSUED BY SOUTH GOA PLANNING AND DEVELOPMENT AUTHORITY DATED 30/09/2021 READ WITH CORRIGENDUM DATED 14/12/2023 AND REVISED/RENEW DATED 24/09/2024:

The Development Permission, reference number SGPDA/P/6451/625/21-22 dated 30/09/2021 and Revised/Renew dated 24/09/2024, was granted by the Member Secretary of the South Goa Planning and Development Authority (SGPDA), located in Margao, Goa. This permission was issued under Section 44 of the Goa Town and Country Planning Act, 1974, for the construction of buildings, a swimming pool, a clubhouse, and a compound wall on



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"Plot A," which spans an area of 5556.11 square meters of the said property. Additionally, a corrigendum dated 14/12/2023 was issued to rectify the name of the allottee of the permission. The corrected name is now "Ashok Dasani, represented by Vaastu Developers, Power of Attorney of the Owner, C/o Upendra Kamat." This rectification ensures the proper representation and allocation of the development permission for the specified property and project.

15. FEASIBILITY CERTIFICATE ISSUED BY P.W.D DATED 07/10/2021:

The Feasibility Certificate, dated 07/10/2021, issued by the Public Works Department (PWD), confirms the No Objection Certificate (NOC) for connecting the residential building under construction on the property surveyed under Chalta No. 3 of P. T. Sheet No. 58, located in Margao City, to the public sewerage network. This approval allows the development to proceed with the necessary infrastructure to link the residential building to the city's sewage system, ensuring compliance with environmental and municipal standards.



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16. NOC FROM HEALTH DEPARTMENT DATED 20/10/2021:

This NOC is issued by Public Health Centre, Margao Goa under No. UHCN/NOC/2021-22/2771 thereby conveying it's no objection for the proposed project in the Said Plot from sanitation point of view.

17. LETTER DATED 12/11/2021 ISSUED BY DIRECTORATE OF FIRE AND EMERGENCY SERVICES:

The Directorate of Fire and Emergency Services, through its letter dated 12/11/2021, has confirmed that the construction of the proposed building has been reviewed and complies with the in-built fire protection requirements as per the National Building Code Rules.

18. AGREEMENT OF SALE AND DEVELOPMENT DATED 23/03/2023, DULY REGISTERED BEFORE THE SUB-REGISTRAR SALCETE UNDER NO. MGO-1-1640-2023 DATED 18/04/2023:

Pursuant to the **Agreement of Sale and Development** dated **23/03/2023**, duly registered before the **Sub-Registrar of Salcete** under **No. MGO-1-1640-2023** dated **18/04/2023**, the said **Mr. Ashok**



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Dasani, as the Owner, along with **Mr. Krishna Verlekar** and his wife **Delia Verlekar** as Confirming Parties, have granted **Vaastu Developers** the permission to develop the **Said Plot**. This development involves the construction of a residential cum commercial building(s) in **Plot A** of the **Said Property**, in accordance with the terms and conditions stipulated in the Agreement. The project is named “**VAASTU AASHISH**”.

19. DEED OF PARTNERSHIP OF VAASTU DEVELOPERS DATED 26/09/2022:

That vide Deed of Partnership dated 26/09/2022, duly executed before notary Anil Kumar Ojha, Mumbai under No. 12/2022; a partnership under the name and style of VAASTU DEVELOPERS was constituted between Mr. Nishad P. Satam and Mr. Pariksheet Dandekar on such terms and conditions agreed between them.

20. CONSTRUCTION LICENSE DATED 29/10/2024 ALONG WITH APPROVED PLAN:

That vide Construction License issued by Margao Municipal Council under No. CONSTLIC./MARGAO/2024-2025/55 dated 29/10/2024,



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the permission is granted for the construction of residential cum commercial building/s on the Said Plot A of the SAID PROPERTY.

21. FORM D OF CHALTA NO. 3 OF P.T.SHEET. NO. 58 OF MARGAO CITY:

In the Form D of survey records the name of Mr. Ashok Dasani is recorded in the Occupant's Column.

22. GENERAL IRREVOCABLE POWER OF ATTORNEY DATED 14/11/2024:

This General Irrevocable Power of Attorney duly executed before Notary S. G. Naik, Margao under No. 13057 is executed by Mr. Ashok Dasani in favour of partners of Vaastu Developers, said Mr. Nishad Satam and Mr. Pariksheet Dandekar including powers to execute deed of sale, agreements in respect of Said Property or any of the premises proposed in the Said Property and other general powers that of constructions.



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23. Supplementary-cum-Modification Deed dated 19/02/2026:

Upon perusal of the the Supplementary-cum-Modification Deed dated 19/02/2026 executed at Margao, Salcete, Goa and registered under No. MGO-1-949-2026, read with the principal Agreement for Sale and Development dated 23/03/2023 (registered on 18/04/2023), records disclose that the original confirming party, Late Shri Krishna Sharaschandra Verlekar, has expired, and upon his demise, his widow Smt. Delia K. Verlekar and his daughters, namely (i) Mrs. Karishma Gautam Verlekar along with her husband Mr. Gautam Ramakant Verlekar, (ii) Mrs. Tanisha Tejan Karekar along with her husband Mr. Tejan Ramesh Karekar, and (iii) Ms. Anchal Krishna Verlekar, have succeeded to his rights, and interest in the said property as his lawful legal heirs and representatives. The said heirs are duly reflected as “Confirming Parties” in the said deed and have confirmed, ratified and bound themselves to the terms of the development agreements.

It is further noted that by virtue of the aforesaid Supplementary Deed, the parties have mutually revised and adjusted their respective



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entitlements (including FAR and monetary consideration) vis-a-vis the original Agreement, thereby maintaining continuity of title and contractual obligations.

The chain of title, though involving succession and multiple contractual arrangements, is found to be continuous, duly documented, and legally valid. The participation and confirmation by the aforesaid legal heirs eliminates any ambiguity regarding succession and ownership rights.

23. NIL ENCUMBRANCE CERTIFICATE:

This certificate no. NEC/2/2024/2946 is issued by Sub-registrar of Salcete, it shows that there are no encumbrances on Said Plot with effect from 01/12/2011 till 18/12/2024. Further, for the period between 18/12/2024 till 06/04/2026.



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FLOW OF TITLE

- That in Land Registration Certificate No. 43272 of Book B No. 112, issued by the Office of the Sub Registrar, Salcete, Goa, the property "AGALLY" is sufficiently described in the records.
- The property "AGALLY" was inscribed under the names of Mrs. Lizia Matildes Santa Damasa Noronha e Barneto and Ms. Maria Ema da Piedade Noronha, as evidenced by Land Inscription Certificate No. 45974 issued by the Office of the Sub Registrar, Salcete, Goa.
- That Mrs. Lizia Matildes Santa Damasa Noronha e Barneto, along with her husband Mr. Jose Barneto alias Josico Barneto, and Ms. Maria Ema da Piedade Noronha, filed Special Civil Suit No. 84/1982 before the Court of Civil Judge, Senior Division, Margao, Goa, seeking a declaration of ownership of the Said Property against Maria Augusta Eugenia Carlota e



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Noronha. In response, Maria Augusta Eugenia Carlota e Noronha filed a counter suit under Special Civil Suit No. 53/1983 before the same Court, seeking partition of her entitlement of the Said Bigger Property against Mrs. Lizia Matildes Santa Damasa Noronha e Barneto, Mr. Jose Barneto alias Josico Barneto and Ms. Maria Ema da Piedade Noronha and another. Both suits were resolved by a Consent Decree dated 24th July 1985, passed by the Court of Civil Judge, Senior Division, Margao, Goa, wherein Mrs. Lizia Matildes Santa Damasa Noronha e Barneto, Mr. Jose Barneto alias Josico Barneto, and Ms. Maria Ema da Piedade Noronha were declared the absolute owners of the Said Property.

- Later, Mr. Jose Barneto alias Josico Barneto, having passed away intestate, left behind his widow, Mrs. Lizia Matildes Santa Damasa Noronha e Barneto, and their following children as his universal heirs: Maria de Lourdes Ivone Matildes Barneto married to Mario Ventura Pereira; Oscar Francisco Antonio Emerciano Barneto, a divorcee; Maria do Carmo Suzana Barneto, married to Shyam Gangawani; Maria da



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Graca Sonia Barneto, married to Antonio Victorio Braganza alias Tony Braganza; and Maria de Fatima Selda Barneto e Rodrigues alias Selda Barneto e Rodrigues, married to Roquesinho Rodrigues alias Roque Rodrigues. The latter, Selda Barneto e Rodrigues, passed away intestate, leaving behind her widower Roquesinho Rodrigues and their two children, Rousell Rodrigues and Shelton Rodrigues.

- On 2nd June 1992, Mrs. Lizia Matildes Santa Damasa Noronha e Barneto, along with her children/grandchildren: Maria de Lourdes Ivone Matildes Barneto and her husband Mario Ventura Pereira, Oscar Francisco Antonio Emerciano Barneto (divorcee), Maria do Carmo Suzana Barneto e Gangwani and her husband Shyam Gangawani, Maria da Graca Sonia Barneto and her husband Antonio Victorio Braganza alias Tony Braganza, Roquesinho Rodrigues alias Roque Rodrigues and his two children Rousell Rodrigues and Shelton Rodrigues, and Ms. Maria Ema da Piedade Noronha entered into an Agreement for Development Cum Sale with Shri. Krishna Sharaschandra Verlekar, for the development of the Said



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Property.

- That vide Deed of Sale, duly registered with the Sub-Registrar of Salcete, Margao, Goa, under No. 3447, recorded at pages 467 to 503 in Book-I, Volume No. 1395, dated 18/10/2002, Mrs. Lizia Matildes Santa Damasa Noronha e Barneto, along with her children and grandchildren, namely: (i) Maria de Lourdes Ivone Matildes Barneto and her children, Mario Oscar Pereira and his wife Mrs. Maria Dulce Barata Gomes Pereira, Maria Ivone Pereira and her husband Mr. Abel Pereira Pontes E. Martins, and Mr. Jose Ventura Pereira and his wife Mrs. Carla Maria Ferro Marques Pereira; (ii) Oscar Francisco Antonio Emerciano Barneto (divorcee) rep. by his guardian/manager said Maria do Carmo Suzana Barneto e Gangwani vide Order dated 27/11/2001 in CMA 152/2001; (iii) Maria do Carmo Suzana Barneto and her husband Shyam Gangawani; (iv) Maria da Graca Sonia Barneto and her husband Antonio Victorio Braganza alias Tony Braganza; (v) Roquesinho Rodrigues alias Roque Rodrigues and his two children, Rousell Rodrigues and Shelton Rodrigues with the consent of Shri.



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Krishna Sharaschandra Verlekar, transferred and sold the Said Property to Mr. Ashok S. Dasani.

- That on 26th June 2005, Shri. Krishna Sharaschandra Verlekar entered into an Agreement for Development Cum Sale with Mr. Ashok S. Dasani and his spouse for the development of the Said Property, specifically for the construction of multi-storied buildings on a part of the property, executed before Adv. Ganaraj S. Shirsat, Notary, Goa.
- That the South Goa Planning and Development Authority (SGPDA) and the Margao Municipal Council approved the sub-division of the Said Property, dividing it into two separate plots, namely Plot A and Plot B.
- That due to non-performance of the terms of the Agreement dated 26th June 2005 by Shri. Krishna Sharaschandra Verlekar, Mr. Ashok S. Dasani revoked the Power of Attorney granted to him, as evidenced by the letter dated 9th September 2011.



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- That Public Notice was issued in the local daily "Tarun Bharat" on 20th April 2012, announcing the revocation and termination of the Power of Attorney and Agreement dated 26th June 2005.
- That Conversion Sanad was issued on 9th July 2013 by the Additional Collector, South Goa, permitting the non-agricultural use of a distinct portion of the Said Property measuring 3980.00 square meters, in accordance with the provisions for such conversions.
- That Mrs. Delia K. Verlekar, wife of Shri Krishna Sharaschandra Verlekar, initiated Special Civil Suit No. 40/2014/II in the Court of the IInd Additional Civil Judge Senior Division, Margao, Goa. In the suit, she claimed that, as a co-owner of the Said Property, holding a half undivided share based on an Agreement dated 2nd June 1992, she was entitled to a share in the property. Mrs. Delia K. Verlekar argued that she was not a party to the Deed of Sale executed



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on 16th September 2002 and sought a declaration that the sale transaction be considered null and void. However, Mrs. Verlekar later withdrew the suit unconditionally. Consequently, the Court issued an Order on 6th December 2021, officially dismissing the suit as withdrawn, bringing the matter to a close.

- That said Mr. Ashok S. Dasani, on 2nd September 2021, executed a Confirmation and Consent deed in favor of Vaastu Creations Pvt. Ltd. (now Vaastu Developers), granting them exclusive development rights for the Said Plot/ Property, specifically for the construction of residential and commercial buildings.
- That the South Goa Planning and Development Authority (SGPDA) issued Development Permission for the construction of buildings on Plot A of the Said Property on 30th September 2021, which was later revised on 24th September 2024 with a corrigendum issued on 14th December 2023.



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- That Feasibility Certificate dated 7th October 2021 was issued by the Public Works Department confirming the feasibility of connecting the residential buildings on the Said Plot to the public sewerage network.
- That the Public Health Centre, Margao, Goa, issued a No Objection Certificate (NOC) on 20th October 2021, affirming that the proposed development would meet sanitation standards.
- That the Directorate of Fire and Emergency Services issued a letter on 12th November 2021, confirming that the proposed development of the Said Plot complied with the National Building Code and the fire protection requirements.
- That on 23rd March 2023, an Agreement for Sale and Development was executed and registered on 18th April 2023 between Mr. Ashok S. Dasani and Vaastu Developers, granting them full development rights for Plot A (Said Plot) of the Said



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Property for constructing a residential-cum-commercial building project named “VAASTU AASHISH.”

- That Deed of Partnership was executed on 26th September 2022 between Mr. Nishad P. Satam and Mr. Pariksheet Dandekar, establishing “Vaastu Developers” as a partnership entity for the development of the Said Plot.
- That the Margao Municipal Council granted a Construction License No. CONSTLIC./MARGAO/2024-2025/55 on 29th October 2024, authorizing the construction of residential-cum-commercial buildings on Plot A of the Said Property.
- That Form D of Chalta No. 3 of P.T. Sheet No. 58 of Margao City records Mr. Ashok S. Dasani as the occupant of the Said Property, further affirming his legal standing over the property.
- That on 14th November 2024, Mr. Ashok S. Dasani executed a General Irrevocable Power of Attorney, granting the partners of Vaastu Developers full authority to manage and execute all



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transactions relating to the Said Property.

- Upon perusal of the the Supplementary-cum-Modification Deed dated 19/02/2026 executed at Margao, Salcete, Goa and registered under No. MGO-1-949-2026, read with the principal Agreement for Sale and Development dated 23/03/2023 (registered on 18/04/2023), records disclose that the original confirming party, Late Shri Krishna Sharaschandra Verlekar, has expired, and upon his demise, his widow Smt. Delia K. Verlekar and his daughters, namely (i) Mrs. Karishma Gautam Verlekar along with her husband Mr. Gautam Ramakant Verlekar, (ii) Mrs. Tanisha Tejan Karekar along with her husband Mr. Tejan Ramesh Karekar, and (iii) Ms. Anchal Krishna Verlekar, have succeeded to his rights, and interest in the said property as his lawful legal heirs and representatives. The said heirs are duly reflected as “Confirming Parties” in the said deed and have confirmed, ratified and bound themselves to the terms of the development agreements. It is further noted that by virtue of the aforesaid Supplementary Deed, the parties have mutually revised and adjusted their respective



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entitlements (including FAR and monetary consideration) vis-a-vis the original Agreement, thereby maintaining continuity of title and contractual obligations. The chain of title, though involving succession and multiple contractual arrangements, is found to be continuous, duly documented, and legally valid. The participation and confirmation by the aforesaid legal heirs eliminates any ambiguity regarding succession and ownership rights.

- This certificate no. NEC/2/2024/2946 is issued by Sub-registrar of Salcete, it shows that there are no encumbrances on Said Plot with effect from 01/12/2011 till 18/12/2024. Further, for the period between 18/12/2024 till 06/04/2026.



OBSERVATION CUM CERTIFICATE

1. PURPOSE OF OPINION

I have been instructed to provide my legal opinion based solely on the documents referenced herein, regarding the title chain of the Said Property/Said Plot.

2. DOCUMENT REVIEW AND ANALYSIS

Upon careful examination of the photocopies of the documents provided, I am of the opinion that the Said Plot, identified as Chalta No. 3 of P.T. Sheet No. 58, located in City Margao, is currently lawfully owned and possessed by Mr. Ashok Dassani.

3. STATUS OF OWNERSHIP AND DEVELOPMENT RIGHTS

Vaastu Developers are the duly authorized developers of the Said Plot. They have undertaken a project on the Said Plot, having obtained all



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requisite permissions, licenses, and approvals from the competent authorities.

4. VERIFICATION OF ENCUMBRANCES

I have personally visited and conducted searches at the office of the Sub Registrar of Salcete. I have verified the copy of Nil Encumbrance issued by Sub Registrar Salcete, which shows Nil Encumbrance over the Said Property/ Plot from 01/12/2011 till 18/12/2024. Further, for the period between 18/12/2024 till 06/04/2026. After a thorough review of the records, I found no prior encumbrances, charges, or liens over the Said Property, as per the available and verified records in the Register/Sub-Registrar's Office.



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FOR LEXORA LEGAL ASSOCIATES LLP

Adv. Nilaksh Marathe (Managing Partner) (MAH/2689/2014)	Adv. Isha Rajadhyax (Associate Managing Partner) (MAH/2718/2014)