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Opp. Grace Nursing Home,
3rd Floor, B-311,
Margao-Goa,
403601

To,
Mr. Piedade Assumpcao Baptista
Mrs. Cecilia Damasciana D'Souza e Baptista,
Both resident of H. No. 172/1,
Majorda, Salcete, Goa.

Date: 08.08.2018

SUB : Legal Opinion on the title verification
on ownership and marketability.

Ref : The 1/12 Portion of the Property, admeasuring
an area of 1175.00 sq.mts., forming part of
the Larger Property, "PERCONAICALEM
COTUMBONA", situated at Fernatalem of
Calata, Majorda, Goa.

Dear Sir/Madam,

With reference to the above, I have to inform you that, I have carried out the scrutiny of the documents, and Title Deeds, and also search of the relevant records and wish to submit my Report on Marketability of the above referred 1/12 Portion of the Property, admeasuring an area of 1175.00 sq.mts., situated at Fernatalem of Calata, Majorda, Salcete, Goa, surveyed under Survey No. 15/5 of Village Calata, within the jurisdiction and limits of Village Panchayat of Calata, Salcete, Goa, Taluka and Sub-District of Salcete, District of South Goa, and State of Goa, which is in lawful possession of Mr. Piedade Assumpcao Baptista and Mrs. Cecilia Damasciana D'Souza e Baptista, aged about 51yrs. and 50 yrs., respectively,



Mr. P. B. Bhandare,
Advocate,
Margao

both married, both Businessman/Businesswoman, respectively, Indian Nationals, and both Resident of H. No. 172/1, Majorda, Salcete, Goa, by virtue of Deed of Sale, executed on 14.08.2017.

1. Description Of The Landed Property Under Reference :

There exists a Landed Property, known as "PERCONAICALEM COTUMBONA", situated at Fernatalem, Village Calata, Salcete Taluka, South Goa District, Goa, not described in the Land Registration Office at Salcete, but inscribed in the Taluka Revenue Office of Salcete, at Margao, under Matriz No. 289 [Two Hundred Eighty Nine], in which, the name of the Property is inscribed, and the same is shown to be bounded as under :

On the East : With Tepanaicalem of Jose S. Teles da Silva;

On the West : With the Railway

On the North : With Percunaicalem of Inacio Francisco Pereira, and ditto of Crisostomo Gonsalves, and

On the South : With Dumpeachi Xir of Roque Santana Gomes.

The said Landed Property is hereinafter referred to as the SAID LARGER PROPERTY for the sake of brevity and better convenience.

The SAID LARGER PROPERTY, originally inscribed in the name of Tomas Estevam de Remegio de Mariano Jesus Gomes also known as Tomas Gomes, holding 1/12th Right of the Said Larger Property, equivalent to 1175.00 sq.mts., or thereabout, and Joao Minguel Gomes holding 11/12th



Mr. P. B. Bhandare,
Advocate,
Margao.

Right to the Said Larger Property, as recorded in the Matriz Certificate ,
under No. 289.

The 1/12th Portion, having an area of 1175 sq.mts., of the said Larger Property, belonging to Tomas Gomes, wherein there exists an dilapidated House, bearing Village Panchayat of Calata House No. 86, admeasuring 149.2 sq.mts., came to be surveyed for the purpose of Record of Rights of Village Calata, under Survey No. 15/5 of Village Calata, and presently the same is bounded as follows:

- On the East : By the Property under Survey No. 15/6 of Village Calata;
- On the West : By the Property under Survey No.15/4 (part) & the Property under Survey No. 15/9 (part) of Village Calata ;
- On the North : By Margao - Majorda Road ; and
- On the South : By the Property under Survey No. 15/10 of Village Calata.

The 1/12th Portion, now surveyed under Survey No. 15/5 of Village Calata, is hereunder, and shall hereinafter be referred to as **THE SAID PROPERTY**.

The said Tomas Estevam de Remegio de Mariano Jesus Gomes alias Tomas Gomes, got married to Maria Luizinha Vas.



Mr. P. B. Bhandare,
Advocate,
Margao

The said Tomas Estevam de Remegio de Mariano Jesus Gomes alias Tomas Gomes, expired on 04.03.1939, without any Will nor any disposition of his last wish, leaving behind his wife, Maria Luizinha Vas and his daughter, Consolacao Maria Pia Gomes.

The said Consolacao Maria Pia Gomes got married to Domingos Joao Fenelon Monteiro, who expired on 23.06.1968, intestate, leaving behind, as his widow as Moiety Sharer, the said Consolacao Maria Pia Gomes and his children as the sole and exclusive universal heirs, namely ; [i]. Mrs. Maria Guilhermina Ana do Perpetuo Socorro Gomes Monteiro and her husband, Mr. Newton Dalmia Barros Pereira e Fernandes, [ii]. Mrs. Fatima Filomena Noemia Ilda Gomes Monteiro and her husband, Mr. Carlos Mario Jose Antonio de Menezes, [iii]. Mr. Evencio Francisco Monteiro and his wife, Mrs. Celia Tereza de Altina, and [iv]. Mr. Emidio Francisco Monteiro and his wife, Mrs. Tereza Perpetua Ferrao.

The said Consolacao Maria Pia Gomes, upon the death of her mother, Maria Luizinha Vas, who expired on 18.08.1968, instituted an Orphanological Inventory, bearing No. 11/1970, before the Court of the Civil Judge Senior Division Bicholim [Judicial Tribunal of the Judicial Division of Bicholim], in the year 1970.



Mr. P. B. Bhandare,
Advocate,
Margao.

In the said Orphanological Inventory Proceedings, Mrs. Consolacao Maria Pia Gomes, widow of Domingos Joao Fenelon Monteiro, was appointed as Cabeça do Casal, in the said Inventory Proceedings, wherein she has been allotted properties amongst other, the assets No. 1 to 8, as per List of Assets.

The Said Property [i.e. 1/12th Portion of the Said Larger Property] was enlisted as Item No. 6 [six] in the said List of Assets, and being so, the said Property came to be allotted to Mrs. Consolacao Maria Pia Gomes.

The said Consolacao Maria Pia Gomes expired on 25.01.1989, and upon her death, Notarial Deed of Succession, dated 03.07.2017, was drawn, in the office of Special Notary, Tiswadi, Goa, duly recorded in Book No. 71 of Notarial Deeds, at page 88 onwards, in the office of Special Notary, Tiswadi, Goa, in terms of which the following children were declared as the universal heirs of late Consolacao Maria Pia Gomes and her husband, late Domingos Joao Fenelon Monteiro, who have acquired the Co-Ownership, Namely :

[i]. Mrs. Maria Guilhermina Ana do Perpetuo Socorro Gomes Monteiro and her husband, Mr. Newton Dalmia Barros Pereira e Fernandes.

[ii]. Mrs. Fatima Filomena Noemia Ilda Gomes Monteiro and her husband, Mr. Carlos Mario Jose Antonio de Menezes.



Mr. P. B. Bhandare,
Advocate,
Margao.

[iii]. Mr. Evencio Francisco Monteiro and his wife, Mrs. Celia Tereza de Altina; and,

[iv]. Mr. Emidio Francisco Monteiro and his wife, Mrs. Tereza Perpetua Ferrao.

The husband of Mrs. Maria Guilhermina Ana do Perpetuo Socorro Gomes Monteiro, namely, Newton Dalmia Barros Perreira e Fernandes expired on 13.02.2008, leaving behind, as his widow and as Moiety Sharer, the said Mrs. Maria Guilhermina Ana do Perpetuo Socorro Gomes Monteiro, and his children, namely, [i]. Karishma Nazia Fernandes Cardoso, married to Jean Paul Antonello Costa Cardoso, and [ii]. Krisha Naarah Fernandes, married to Paul Robert Hearmon, as sole and universal heirs.

The husband of Mrs. Fatima Filomena Noemia Ilda Gomes Monteiro, namely, Carlos Mario Jose Antonio de Menezes, expired on 22.05.2017, living behind, as his widow and as Moiety Sharer, the said Mrs. Fatima Filomena Noemia Ilda Gomes Monteiro, and the following children, as his sole and universal heirs, namely, [i]. Karla Menezes, d/o late Carlos Mario Jose Antonio Menezes, aged about 36 yrs., married, Service, [ii]. Mr. Roydon Adriano Alphonso, s/o Edward E. J. Alphonso, aged about 34 yrs., married, service, both Resident of Flat No. 2, Builg. No. 2-B, Models Millenium Vistats, Caranzalem, Tiswadi, Goa; [iii]. Miss Katia Maria



Mr. P. B. Bhandare,
Advocate,
Margao.

Menezes, d/o late Carlos Mario Jose Antonio Menezes, aged about 32 yrs., spinster, Service, and her brother, [iv]. Mr. Craig Anthony Menezes, s/o late Carlos Mario Jose Antonio Menezes, aged about 28 yrs., bachelor, Businessman, both Resident of H. No. 1588, B. B. Borkar Road, Alto-Porvorim, Bardez, Goa, as sole and universal heirs, who are known as The LAND OWNERS/VENDORS.

The LAND OWNERS/VENDORS, as aforesaid, being the Legal Heirs/Representatives of said Tomas Gomes, are the exclusive owners in possession of the Said Property.

Thereafter, the PURCHASERS i.e. Mr. Piedade Assumpcao Baptista and his wife, Mrs. Cecilia Damasciana D'Souza e Baptista, had purchased THE SAID PROPERTY, by way of executing a Deed of Sale, and the LAND OWNERS/ VENDORS, had sold to the PURCHASERS, the SAID PROPERTY, on 14.08.2017, for a total sale consideration of Rs. 48,00,000/- [Rs. Forty Eight Lakhs only], which is also the prevailing market price.

Thus, the PURCHASERS i.e. Mr. Piedade Assumpcao Baptista and his wife, Mrs. Cecilia Damasciana D'Souza e Baptista, became the lawful and absolute owners of the SAID PROPERTY, by virtue of Deed of Sale, executed on 14.08.2017, in the office of Sub-Registrar Salcete, at Margao,



Mr. P. B. Bhandare,
Advocate,
Margao

duly registered under Book-1 document, Registration Number MGO-BK-1-03791-2017, CD Number MGOD115, on date 17.08.2017.

As per Form - I & XIV, dated 28.06.2018, issued by Mamlatdar of Salcete, the names of the PURCHASERS i.e. Mr. Piedade Assumpcao Baptista and his wife, Mrs. Cecilia Damasciana D'Souza e Baptista, are in the Occupant's Column, under Mutation No. 73560, the said part of the Property is surveyed under Sub-Division 5 of Survey No. 15 of Village Calata, Taluka Salcete.

Subsequently, the PURCHASERS i.e. Mr. Piedade Assumpcao Baptista and his wife, Mrs. Cecilia Damasciana D'Souza e Baptista, after completing all the formalities, obtained SANAD, from the office of the Collector of South Goa District, under their No. AC-II/ SAL/ SG/ CONV/ 83/ 2017/ 7572, dated 03.07.2018.

2. LIST OF DOCUMENTS SCRUTINISED & EXAMINED :

I have scrutinized and examined the following documents as presented to me for verification:

Necessary Certified/zerox copies are enclosed as under:

- [i]. The Certified True Copy of Deed of Sale, executed on 14.08.2017.
- [ii]. Form I & XIV of Survey No. 15/5 of Village Calata, Salcete, Goa, dated 28.06.2018.
- [iii]. Copy of Matriz, inscribed under Matriz No. 289.



Mr. P. B. Bhandare,
Advocate,
Margao

- [iv]. Copy of the site Plan.
- [v]. Copy of the Survey Plan, issued by Directorate of Settlement and Land Records, Office of Inspector of Survey and Land Records, Margao, Goa.
- [vi]. A Copy of the Deed of Succession, drawn before the Office of Civil Registrar-cum-Sub-Registrar and Notary Ex-Officio, Panaji, Ilhas, Goa, dated 03.07.2017.
- [vii]. A Copy of the Deed of Succession, drawn before the Office of Civil Registrar-cum-Sub-Registrar and Notary Ex-Officio, Panaji, Ilhas, Goa, dated 05.09.2017.
- [viii]. A Copy of the Deed of Succession, drawn before the Office of Civil Registrar-cum-Sub-Registrar and Notary Ex-Officio, Panaji, Ilhas, Goa, dated 18.09.2012.
- [ix]. A Copy of Orphanological Inventory Proceedings, bearing No. 11/970, instituted in the Court of Civil Judge Senior Division Bicholim [Judicial Tribunal of the Judicial Division of Bicholim], upon demise of the Estate Leaver, namely, Maria Luizinha Vaz, hailing from Santo Estevao.
- [x]. A Copy of SANAD No. AC-II/ SAL/ SG/ CONV/ 83/ 2017/ 7572, dated 03.07.2018, issued by office of the Deputy Collector/ Sub-Divisional Officer Salcete, in the name of Mr. Piedade Assumpcao Baptista and his wife, Mrs. Cecilia Damasciana D'Souza e Baptista, in which permission is



Mr. P. B. Bhandare,
Advocate,
Margao

granted for conversion of land in Survey No. 15/5, of Calata Village, from Agricultural use to Non-Agricultural purpose.

[xi]. The [fresh] Nil Encumbrance Certificate of the SAID PROPERTY to be brought on record.

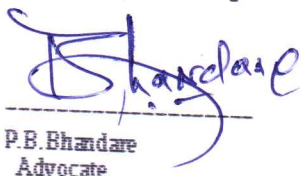
[xii]. Site visit to the SAID PROPERTY to be undertaken.

4. LEGAL OPINION :

From the scrutiny of the above said documents , I conclude and peruse that the title of Mr. Piedade Assumpcao Baptista and his wife, Mrs. Cecilia Damasciana D'Souza e Baptista, who are in lawful possession of the SAID PROPERTY, are the sole and absolute owners and possessors of the SAID PROPERTY, by virtue of DEED OF SALE, executed on 14.08.2017, which establishes valid, clean, clear and Marketable Title of Ownership, and the possession of the SAID PROPERTY, particularly as referred above, are free from all Encumbrances.

The submission of above Report, as per your request, is based on documents made available for verification.

Yours faithfully


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