

JONATHAN COSTA

ADVOCATE

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OPINION ON TITLE

1. Description of the Subject Matter Property:

ALL THAT distinct portion of the rustic property denominated as DOVONDEM or ADICAO DE MANDUCARES, situated at Margao, within the limits of the Margao Municipal Council, Taluka and Registration Sub – District of Salcete, District of South Goa, State of Goa, which property is not found described in the Land Registration Office of Salcete, but is found enrolled in the Land Revenue Office for Matriz under No.2,398, which portion, as a separate, distinct and independent entity, admeasures an area of about **4,074** square meters, is presently surveyed under **Chalta No. 21** of **P. T. Sheet No. 16** of the City Survey of Margao, and is bounded at site as follows:

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East : by the property bearing Chalta Nos. 11/2, 11/6 and 11/7 of P. T. Sheet No. 3,

West : by the property bearing Chalta Nos. 5 and 6 of P. T. Sheet No. 16. and Chalta No. 9 of P. T. Sheet No. 3,

North : by the property bearing Chalta Nos. 11/3 and 11/4 of P. T. Sheet No. 3, and

South : by the drain and the property bearing Chalta No. 14 of P. T. Sheet No. 16 and the public road.

Which property shall hereinafter be referred to as the '**Said Property**';



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I, **Jonathan Delduque Costa**, advocate, having my office at D-3, Colaco Residency, Block D, Rua Abade Faria, Comba, Margao, Goa, and registered with the Bar Council of Maharashtra and Goa under No. MAH/2997/2008, at the request of Mr. Bhuvanish Sheth, director of Jaibhuvan Group, have carried out an investigation of title in regard to the Said Property.

I confirm that I have examined the following documents (*not in chronological order*) concerning the Said Property.

2. Documents:

- i. Deed of Sale dated August 16, 1967, duly registered before the Office of the Sub Registrar of Salcete, under Reg. No. 1028, at pages 467 to 470 of Vol. 29, Book No. 1, dated 02-09-1967, executed between Mr. Teodoro Alexandrino Reginaldo Jose do Rosario Pimenta and Ms. Maria Felecidade Filomena Esmeria da Piedade Pimenta as Vendors, and Mr. Jose Carlos Augusto Vas as the Purchaser, along with its English Translation;
- ii. Records and Proceedings of Inventory Proceedings No. 21/72 before the Court of the Civil Judge Senior Division and Judicial Magistrate First Class at Margao, along with its English translation;
- iii. Survey Plan of the Property bearing Chalta No. 21 of P. T. Sheet No. 16 of Margao City Survey, dated September 30, 2023, issued by the Inspector of Survey and Land Records, Margao, South Goa;

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- iv. Form D of the property bearing Chalta No. 21 of P. T. Sheet No. 16 of Margao City Survey, recorded in the name of Mrs. Afra Xavierina Apolita Vaz, as the Holder thereof;
- v. Form B of the property bearing Chalta No. 21 of P. T. Sheet No. 16 of Margao City Survey, found recorded in the name of Mr. Jose Vaz, issued by the Office of the Inspector of Survey and Land Records dated September 15, 2011;
- vi. Matriz Certificate No. 2,398 recorded in the names of Mr. Jose Fredico da Piedade Miranda and Mr. Isidora Alexandrino Reginaldo Jose do Rosario Pimenta, issued by the Mamlatdar of Salcete, Taluka Revenue Office, at Margao, dated November 23, 2009, along with its English translation.
- vii. Records and Proceedings in Confirmation Case No. 20 of 2009, before the Inspector of Survey and Land Records, City Survey of Margao;
- viii. Nil Encumbrance Certificate bearing No. NEC/2/2024/1907 dated August 22, 2024, issued by the Sub – Registrar of Salcete at Margao for the period from 20-08-1994 to 20-08-2024;
- ix. Land Use / Zoning Certificate issued by the South Goa Planning and Development Authority under Ref. No. SGPDA/ZON-199/1750/23-24 dated March 4, 2024;
- x. Deed of Sale dated October 3, 2024 duly registered before the Office of the Sub – Registrar of Salcete at Margao, under Reg. No. MGO-1-4902-2024 dated 04-Oct-2024;
- xi. Digital Copy of the Form D Property Card of the property bearing Chalta No. 21 of P. T. Sheet No. 16 of Margao City Survey, recorded in the name of Jai Bhuvan Builders Private Limited, as the Sole Holder;

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- xii. Development Permission from the South Goa Planning and Development Authority dated September 17, 2025, under Ref. No. SGPDA/P/6882/920/25-26 for the purpose of construction of Residential Building, swimming pool, compound wall and Security Cabin;
- xiii. Conversion Sanad issued by the Office of the Collector, South Goa District, dated February 24, 2025, under Ref. No. CCSAL05-24-150/45;
- xiv. Provisional Water Availability Certificate issued by the Public Works Department, Govt. of Goa, dated March 13, 2026, under Ref. No. DDW-WD-IV/F-2455/2237/25-26;
- xv. Health NOC issued by the Urban Health Centre, Margao, dated September 25, 2025 under Ref. No. DHS/2025/DHS0901/O0028/89;
- xvi. Initial NOC issued by the Directorate of Fire and Emergency Services, St. Inez, Panaji, dated April 16, 2025, under Ref. No. DFES/FPNA/2025/26;
- xvii. Construction License from the Margao Municipal Council dated April 15, 2026, bearing Ref. No. CONSTLIC/MARGAO/2026-2027/3, for the purpose of construction of Residential Building, swimming pool, compound wall and Security Cabin;

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3. General Qualifications:

- i. At the outset, it is clarified that this Opinion on Title is prepared based solely on the basis of documents furnished to me as enlisted hereinabove at Point 2. The same may be compared with their respective originals / certified copies.
- ii. For the purpose of this Opinion:



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- a. I have not carried out a negative search in respect of litigations in respect of the Larger Property;
 - b. I have taken the documents under which Mr. Jose Carlos Vaz was the owner of the Larger Property, as the source of title;
 - c. I have assumed the legal capacity of all natural persons, the genuineness of all signatures, the conformity to original documents, of all documents of title submitted to me at Point 2 hereinabove;
 - d. I have assumed that the documents at Point 2 hereinabove have not been tampered with or modified in any form or manner and are valid, subsisting and remain in force;
 - e. I have assumed that the documents at Point 2 hereinabove have been executed per law and duly delivered by the Parties to them;
 - f. I have assumed that all documents are within the capacity and powers of each Party and have been validly authorized by each Party;
 - g. I have assumed that there are no pending litigations in respect of the Said Property;
 - h. I have assumed that the names of persons spelt differently in different documents at Point 2 hereinabove are the same person.
- iii. The accuracy of this Opinion necessary depends on the information furnished to me, and the information provided to me during the course of discussions being true, complete and accurate and which I have assumed to be the case. I therefore disclaim any responsibility for any misinformation or incorrect or incomplete information arising out of the documents, responses and other information furnished to me.
- iv. The availability of access to the Said Property and its terrain and location are not within the scope of this Opinion;

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v. This Opinion will not be binding on any Court of law or judicial or regulatory body, and the same would have to be independently satisfied despite any provision in the title documents to the contrary.

vi. This Opinion has been prepared in accordance with and is subject to the laws of Goa and/or India as the case maybe.

vii. On examination of the abovementioned documents, I find the same to be in order as per the law prevailing in the State of Goa. Further, I opine the following:

4. Origin of Title and Subsequent Developments:

i. There exists the larger immovable rustic property denominated as DOVONDEM or ADICAO DE MANDUCARES, situated at Margao, within the limits of the Margao Municipal Council, Taluka and Registration Sub – District of Salcete, District of South Goa, State of Goa, which property is not found described in the Land Registration Office of Salcete, but is found enrolled in the Land Revenue Office for Matriz under No. 2,398¹, which property originally admeasured an area of about 4,383 square meters, is surveyed under Chalta No. 6 of P. T. Sheet No. 16 of the City Survey of Margao, and was originally bounded as under:

East : by the property belonging to the Comunidade of Margao,

West : by the property belonging to Joao Damasceno Miranda and Manuel Clement,

¹ Matriz Certificate No. 2,398 recorded in the names of Mr. Jose Fredico da Piedade Miranda and Mr. Isidora Alexandrino Reginaldo Jose do Rosario Pimenta, issued by the Mamlatdar of Salcete, Taluka Revenue Office, at Margao, dated November 23, 2009, along with its English translation;

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North : by the property belonging to the Comunidade of Margao, and,

South : by a drainage,

Which property shall hereinafter be referred to as the '**Larger Property**';

ii. The Larger Property originally belonged to Mr. Jose Carlos Vas, who purchased the same from its predecessors in title, Mr. Teodoro Alexandrino Reginaldo Jose do Rosario Pimenta and Mrs. Maria Felecidade Filomena Esmenia da Piedade Pimenta, vide a Deed of Sale dated August 16, 1967²;

iii. Mr. Jose Carlos Vas, alias Jose Carlos Augusto Vas expired on August 18, 1971, and upon his death Inventory Proceedings were initiated before the Judicial Court of Salcete, for the partition and division of his estate, which proceedings came to bear Orphanological Inventory No. 21/1972³;

iv. In the Inventory Proceedings, the Larger Property came to be enlisted therein and was described at Item No. 4⁴;

v. Vide Chart of Partition dated January 10, 1973, and Order dated January 27, 1973⁵, the Larger Property was allotted solely and exclusively to Mrs. Afra Xavierina Apolita Vaz, or Afra Vaz, the widow of late Mr. Jose Carlos Vas;

² Deed of Sale dated August 16, 1967, duly registered before the Office of the Sub Registrar of Salcete, under Reg. No. 1028, at pages 467 to 470 of Vol. 29, Book No. 1, dated 02-09-1967, executed between Mr. Teodoro Alexandrino Reginaldo Jose do Rosario Pimenta and Ms. Maria Felecidade Filomena Esmenia da Piedade Pimenta as Vendors, and Mr. Jose Carlos Augusto Vas as the Purchaser, along with its English Translation;

³ Records and Proceedings of Inventory Proceedings No. 21/72 before the Court of the Civil Judge Senior Division and Judicial Magistrate First Class at Margao, along with its English translation;

⁴ Records and Proceedings of Inventory Proceedings No. 21/72 before the Court of the Civil Judge Senior Division and Judicial Magistrate First Class at Margao, along with its English translation;

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vi. As such, Mrs. Afra Xavierina Apolita Vaz, or Afra Vaz, the widow of late Mr. Jose Carlos Vas, was the sole and absolute owner in title to the Larger Property;

vii. Subsequently, vide Judgment and Order dated April 3, 2009, passed by the Inspector of Survey and Land Records in Confirmation Case No.20-2009⁶, a distinct portion of the Larger Property, admeasuring an area of 4,074 sq mts, was allotted a separate, distinct and independent Chalta No. and confirmed, exclusively in the name of Mrs. Afra Xavierina Apolita Vaz, or Afra Vaz, the widow of late Mr. Jose Carlos Vas, which distinct portion of 4,074 sq mts of the Larger Property is herein referred to as the **"Said Property"**;

viii. The Said Property presently, as a separate, distinct and independent entity in itself, presently admeasures an area of 4,074 sq mts, is surveyed under Chalta No. 21 of P. T. Sheet No. 16 of the City Survey of Margao, and is presently bounded⁷ at site as under:

East : by the property bearing Chalta Nos. 11/2, 11/6 and 11/7 of P. T. Sheet No. 3,

West : by the property bearing Chalta Nos. 5 and 6 of P. T. Sheet No. 16 and Chalta No. 9 of P. T. Sheet No. 3,

North : by the property bearing Chalta Nos. 11/3 and 11/4 of P. T. Sheet No. 3, and

⁵ Records and Proceedings of Inventory Proceedings No. 21/72 before the Court of the Civil Judge Senior Division and Judicial Magistrate First Class at Margao, along with its English translation;

⁶ Records and Proceedings in Confirmation Case No. 20 of 2009, before the Inspector of Survey and Land Records, City Survey of Margao;

⁷ Survey Plan of the Property bearing Chalta No. 21 of P. T. Sheet No. 16 of Margao City Survey, dated September 30, 2023, issued by the Inspector of Survey and Land Records, Margao, South Goa;

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South : by the drain and the property bearing Chalta No. 14 of P. T. Sheet No. 16
and the public road.

ix. The Property Card Form D⁸ of the Said Property was also founded recorded in the name of Mrs. Afra Xavierina Apolita Vaz as the sole Holder thereof;

x. Vide a Deed of Sale dated October 3, 2024⁹, Mrs. Afra Xavierina Apolita Vaz sold the Said Property to Jai Bhuvan Builders Private Limited, a company limited by shares, and incorporated under the Companies Act, 1956, having its registered office at Mumbai, Maharashtra;

xi. As such, Jai Bhuvan Builders Private Limited are the sole and absolute owners in title, in the exclusive physical possession, use and enjoyment of the Said Property;

xii. The Property Card Form D is also found recorded in the name of Jai Bhuvan Builders Private Limited as the Sole Holder thereof¹⁰;

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5. Conclusion:

i. Therefore based on and in view of the above, I conclude and opine that Jai Bhuvan Builders Private Limited, are the sole and absolute owners in title, in the exclusive physical possession, use and enjoyment to ALL THAT distinct portion of the rustic property denominated as DOVONDEM or ADICAO DE MANDUCARES, situated at

⁸ Form D of the property bearing Chalta No. 21 of P. T. Sheet No. 16 of Margao City Survey, recorded in the name of Mrs. Afra Xavierina Apolita Vaz, as the Holder thereof;

⁹ Deed of Sale dated October 3, 2024 duly registered before the Office of the Sub – Registrar of Salcete at Margao, under Reg. No. MGO-1-4902-2024 dated 04-Oct-2024

¹⁰ Digital Copy of the Form D Property Card of the property bearing Chalta No. 21 of P. T. Sheet No. 16 of Margao City Survey, recorded in the name of Jai Bhuvan Builders Private Limited, as the Sole Holder.



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Margao, within the limits of the Margao Municipal Council, Taluka and Registration Sub – District of Salcete, District of South Goa, State of Goa, which property is not found described in the Land Registration Office of Salcete, but is found enrolled in the Land Revenue Office for Matriz under No. 2,398, which portion admeasures an area of about 4,074 square meters, is presently surveyed under Chalta No. 21 of P. T. Sheet No. 16 of the City Survey of Margao, and is presently bounded at on the East by the property bearing Chalta Nos. 11/2, 11/6 and 11/7 of P. T. Sheet No. 3, on the West by the property bearing Chalta Nos. 5 and 6 of P. T. Sheet No. 16 and Chalta No. 9 of P. T. Sheet No. 3, on the North by the property bearing Chalta Nos. 11/3 and 11/4 of P. T. Sheet No. 3, and on the South by the drain and the property bearing Chalta No. 14 of P. T. Sheet No. 16 and the public road, which property is herein referred to as the Said Property;

ii. The documents scrutinized as aforementioned, sufficiently evidence the devolution of title of the Said Property from Mr. Jose Carlos Vas, in favour of his widow, Mrs. Afra Xavierina Apolita Vaz, or Afra Vaz, who was in the open, peaceful and continuous possession of the Said Property for the past more than 55 years, and the same stood prescribed in her favour, and now presently to Jai Bhuvan Builders Private Limited;

iii. The Said Property is found recorded exclusively in the name of Jai Bhuvan Builders Private Limited in the City Survey Records, and before them, in the name of Mrs. Afra Xavierina Apolita Vaz or Afra Vaz. Further, Form B¹¹ in respect of the Larger Property is also found recorded in the name of late Mr. Jose Carlos Vas, which establishes the possession, and corroborates the ownership of the same, for the past more than 40 years, without any objection;

¹¹ Form B of the property bearing Chalta No. 21 of P. T. Sheet No. 16 of Margao City Survey, found recorded in the name of Mr. Jose Vaz, issued by the Office of the Inspector of Survey and Land Records dated September 15, 2011;

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iv. Further, neither the promulgation of survey in respect of the Said Larger Property, nor the mutation or confirmation proceedings, whereby the Said Property was recorded in the name of Mrs. Afra Xavierina Apolita Vaz, and presently in the name of Jai Bhuvan Builders Private Limited, after following due process of law has been objected to or challenged by any party claiming any rights, title, share or interest in the Larger Property.

v. As such, the above title documents and revenue documents in respect of the Said Property is consistent with the devolution of ownership and the same evidences possession and indicates the ownership of Jai Bhuvan Builders Private Limited to the Said Property;

vi. The Said Property is found zoned as Special Residential (SPR) Zone, per the Outline Development Plan 2031, for the City of Margao¹²;

vii. There are no registered mortgages on the Said Property¹³;

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6. Development:

i. Jai Bhuvan Builders Private Limited, as Promoters, have devised a scheme to develop the Said Property by constructing thereon, a residential building, to be known as JAIBHUVAN GREENFIELDS, comprising of residential apartments, and other facilities and amenities therein such as swimming pool, compound wall and security cabin;

¹² Land Use / Zoning Certificate issued by the South Goa Planning and Development Authority under Ref. No. SGPDA/ZON-199/1750/23-24 dated March 4, 2024;

¹³ Nil Encumbrance Certificate bearing No. NEC/2/2024/1907 dated August 22, 2024, issued by the Sub – Registrar of Salcete at Margao for the period from 20-08-1994 to 20-08-2024;



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ii. In pursuance thereof, Jai Bhuvan Builders Private Limited have also applied for and obtained all the necessary statutory permissions from the relevant authorities for the development of the Said Property, including but not limited to:

- a. Development Permission from the South Goa Planning and Development Authority dated September 17, 2025, under Ref. No. SGPDA/P/6882/920/25-26, for the purpose of construction of Residential Building, swimming pool, compound wall and Security Cabin;
- b. Conversion Sanad issued by the Office of the Collector, South Goa District, dated February 24, 2025, under Ref. No. CCSAL05-24-150/45;
- c. Provisional Water Availability Certificate issued by the Public Works Department, Govt. of Goa, dated March 13, 2026, under Ref. No. DDW-WD-IV/F-2455/2237/25-26;
- d. Health NOC issued by the Urban Health Centre, Margao, dated September 25, 2025 under Ref. No. DHS/2025/DHS0901/O0028/89;
- e. Initial NOC issued by the Directorate of Fire and Emergency Services, St. Inez, Panaji, dated April 16, 2025, under Ref. No. DFES/FPNA/2025/26;
- f. Construction License from the Margao Municipal Council dated April 15, 2026, bearing Ref. No. CONSTLIC/MARGAO/2026-2027/3, for the purpose of construction of Residential Building, swimming pool, compound wall and Security Cabin;

iii. As such, the Promoter, Jai Bhuvan Builders Private Limited have a clean, clear and marketable title to the Said Property, described hereinabove, and further, have obtained all the necessary statutory permissions and licenses to develop the Said Property by constructing a residential building, swimming pool, compound wall and

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Security Cabin thereon, to be known as JAIBHUVAN GREENFIELDS, in accordance with the same;

Margao, May 5, 2026


JONATHAN COSTA
Advocate