

**SAVIO X. SOARES**

**ADVOCATE**

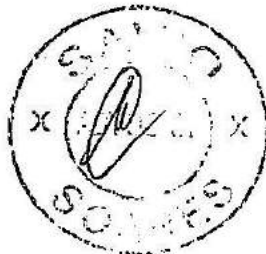
312, 3<sup>rd</sup> Floor, Block E, Saldanha Business Towers, Near Civil & Criminal Court, Altinho, Mapusa, Bardez, Goa,  
Tel. Offl. 0832 6630262 Mobile: 9822685854, E-mail : adv.soaresandassociates@gmail.com

**OPINION ON TITLE**

This Opinion on Title is given by me, to Evergreen Villament LLP, having its office at 149/5, G. F. , Kilokri Village, Pratap Market Police Station, Sunlight Colony, New Delhi, South Delhi 110014, which opinion is based on the Xerox copies of documents, made available to me for scrutiny (on the premises that the said documents are genuine, authentic and its contents are accurate and correct and I disclaim responsibility in the event of any false or incorrect or incomplete information arising out of the said documents), pertaining to the SAID PROPERTY, described herein below.

**DESCRIPTION OF THE LARGER PROPERTY:**

ALL THAT LARGER PROPERTY Known as "SORANTO" or "GOTTONINCHEM BATTI", admeasuring an area of 8600 sq. mts., surveyed under Survey no. 185/4 of Anjuna Village, with a house standing thereon bearing house no. 877 (referred to as 877/1) of the Village Panchayat of Anjuna-Caisua, described in the Land Registration office of Bardez under no. 206 at page 140v of Book B old 2<sup>nd</sup>, bearing old cadastral Survey no.3667 of Anjuna Village, situated at Anjuna, with the Jurisdiction of Village Panchayat of Anjuna-Caisua, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, which property bearing Survey no. 185/4 is bounded as follows:



North: By main PWD Road.

South: By Survey no. 186/1 of Village Anjuna.

East: By Survey no. 185/5 of Village Anjuna.

West: By Village Road, which larger property shall hereafter be referred to as the SAID LARGER PROPERTY, for the sake of brevity.

**DESCRIPTION OF THE SAID PROPERTY (SUBJECT MATTER OF THIS OPINION):**

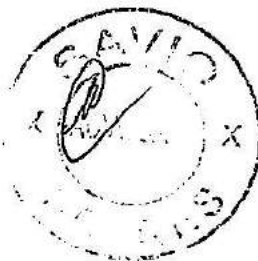
ALL THAT PROPERTY Known as "SORANTO" or "GOTTONINCHEM BATTI", admeasuring an area of 6015 sq. mts., earlier bearing survey no. 185/4(Part), presently surveyed under Survey no. 185/4-B of Anjuna Village, with a house bearing house no. 877 (referred to as 877/1) of the Village Panchayat of Anjuna-Caisua standing thereon, which property was part of the larger property, Known as "SORANTO" or "GOTTONINCHEM BATTI", surveyed under Survey no. 185/4 of Anjuna Village, described in the Land Registration office of Bardez under no. 206 at page 140v of Book B old 2<sup>nd</sup>, bearing old cadastral Survey no.3667 of Anjuna Village, situated at Anjuna, with the Jurisdiction of Village Panchayat of Anjuna-Caisua, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, which property bearing Survey no. 185/4B is bounded as follows,

North-Goa District, Goa, and the said property is presently bounded as under:

North: By the main Public PWD Road.

South: By Survey no. 186/28 to 186/35 & 187/11.

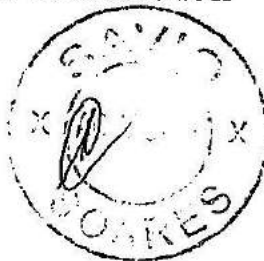
East: By Survey no. 185/5 of Village Anjuna.



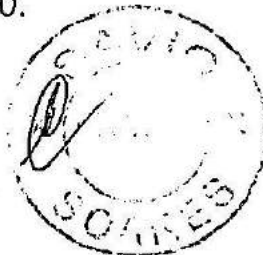
West: By Village Road and property bearing Survey No. 185/4, which property shall hereafter be referred to as the SAID PROPERTY, for the sake of brevity, and it is this SAID PROPERTY, which is the subject of this opinion.

**DOCUMENTS PERUSED:**

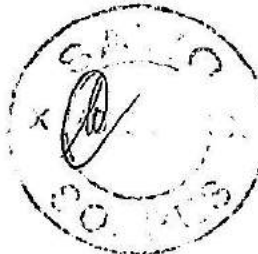
1. Description Certificate bearing No. 206 at folio 140v of Book B-2 along with English Translation.
2. Cadastral Plan of Survey No. 3667 of Anjuna Village.
3. Auto de demarcacao of Cadastral Plan No. 3667 of Anjuna Village along with English Translation
4. Registo do Agrimensor of Cadastral Plan No. 3667 of Anjuna Village along with English Translation
5. Inscription No. 42449 at folio 181v of Book G 45 with English Translation
6. Inscription No. 42450 at folio 182 of Book G 45 with English Translation
7. Inscription No. 42451 at folio 183 of Book G 45 with English Translation
8. Inscription No. 42452 at folio 183v of Book G 45 with English Translation
9. Inscription No. 42453 at folio 184 of Book G 45 with English Translation
10. Deed of Gift dated 18/09/1946 along with English Translation.
11. Inscription Certificates bearing No. 42460 of Book G-45 along with English Translation.
12. Inscription Certificates bearing No. 42461 of Book G-45 along with English Translation



13. Inscription Certificate bearing No. 42462 of Book G-45 along with English Translation.
14. Burial Certificate of Angela Mericia de Abreu.
15. Burial Certificate of Maria Filomena Azulina de Abreu.
16. Burial Certificate of Zita dos Anjos de Abreu.
17. Form III of Survey no. 185/4 of Anjuna Village.
18. Manual Form I & XIV of property bearing Survey No. 185 Sub-Division No. 4 of Village Anjuna, Bardez - Goa.
19. Survey Plan of property bearing Survey No. 185 Sub-Division No. 4 of Village Anjuna, Bardez - Goa.
20. Public Will dated 15/01/1970 of Ana Maria Rosa de Abreu.
21. Deed of Sale dated 15<sup>st</sup> January, 1971, duly registered before the Sub Registrar of Bardez at Mapusa under Registration no. 4211 of Book Number-I, Volume no. 47 at Pages 217 to 229, on 01<sup>st</sup> March 1991.
22. Deed of Sale dated 16<sup>st</sup> August, 1979, duly registered before the Sub Registrar of Bardez at Mapusa under Registration no. 1025 of Book Number-I, Volume no. 142 at Pages 5 to 8, on 30/12/1979.
23. Will dated 06<sup>th</sup> March, 1990, of Antonio Cleto Siqueira alias Antonio Cleto Pedro Siqueira, duly drawn in the office of the Notary Ex-Officio of Bardez under Book no. 158, at pages 25 to 28, dated 06/03/1990.
24. Will dated 06<sup>th</sup> March, 1990, of Maria Diana Sa e Siqueira alias Maria Diana Siqueira, duly drawn in the office of the Notary Ex-Officio of Bardez under Book no. 158, at pages 28 to 30v, dated 06/03/1990.



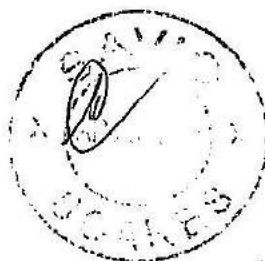
25. Death and Burial Certificate of Maria Diana De Sa e Siqueira.
26. Suit for Partition bearing Special Civil Suit No.32/2006/B, Compromise Terms in Special Civil Suit No.32/2006/B and Compromise Decree dated 13<sup>th</sup> April 2006 passed in Special Civil Suit bearing no. 32/2006/B, of the Court of the Civil Judge Senior Division, Mapusa.
27. Death Certificate of Christina Gregory Mascarenhas.
28. Inventory Proceeding bearing no. 133/2013/A, of the Court of the Civil Judge Senior Division, Mapusa alongwith Final Judgment.
29. Deed of Succession dated 26<sup>th</sup> April 2017, recorded at folio 81 onwards of Book no. 73, executed at Panaji, Goa, before the Civil Registrar Cum Sum Registrar and Notary Ex-Officio, Panaji, Ilhas, Goa.
30. Judgment and Order dated 26/10/2020 of the Partition Case bearing no. 15/49/2017/PART/LAND, of the Court of the Deputy Collector and SDO, Mapusa-Goa.
31. Computerized Form I & XIV of the Survey no. 185/4 of Anjuna Village.
32. Computerized Form I & XIV of the Survey no. 185/4A of Anjuna Village.
33. Computerized Form I & XIV of the Survey no. 185/4B of Anjuna Village.
34. Survey Plan of the Survey no. 185/4, 185/4A and 185/4B of Anjuna Village.
35. House Tax Receipt of Hosue no. 877 of Anjuna Village.
36. Deed of Sale dated 16/06/2023, bearing registration no. BRZ-1-3479-2023, Book-1 document, registered on 21/07/2023 with the sub-registrar of Bardez.



37. Computerized Form I & XIV of survey no. 185/4-B of Anjuna Village dated 10/01/2024.
38. Conversion Sanad dated 16/01/2024 issued by the Office of the Additional Collector-III, North Goa District, Mapusa-Goa bearing No. 4/421/CNV/ACIII/2023/103, of the property bearing survey no. 185/4-B of Anjuna Village, issued to M/s Evergreen Villament LLP.
39. Technical Clearance Order dated 06/12/2023 issued by the office of the SENIOR Town Planner, Mapusa Goa, bearing No. TPB/9153/ANJ/TCP-2023/10290, issued to M/s Evergreen Villament LLP.
40. Construction License bearing No. VP/ANJ-CAI/CONST. LIC/2023-2024/4514, dated 25/01/2024, issued by the Village Panchayat of Anjuna-Caisua, to M/s Evergreen Villament LLP.

**FACTS AS AVAILABLE:**

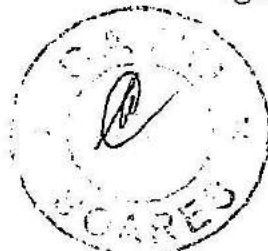
1. That the said larger property which appears from the records to have been described under No. 206 at folio 140v of Book B-2/OC was recorded in the Old Cadastral survey under survey no. 3667 of Anjuna Village.
2. The Registo Do Agrimensor of the said property reveals that the said larger property bearing old Cadastral Survey No. 3667 originally belonged to Angela Mericia de Abreu, Zita dos Anjos de Abreu, Maria Filomena Azulina de Abreu and Ana Maria





Rosa de Abreu, daughters of Manuel Jose de Abreu and Borengaria Fernandes e Abreu.

3. That the Auto do Demarcasao i.e. the demarcation proceedings also confirmed that the said larger property recorded in the Old Cadastral survey under survey no. 3667 of Anjuna Village, was owned and possessed by the said Angela Mericia de Abreu, Zita dos Anjos de Abreu, Maria Filomena Azulina de Abreu and Ana Maria Rosa de Abreu, daughters of Manuel Jose de Abreu and Borengaria Fernandes e Abreu.
4. That though the Registo do Agreemensor and the Auto do Demarcasao are not title documents, however, they are indicative of the ownership and possession of the said property.
5. That vide Inscription No. 42449 at folio 181v of Book G 45, it was inscribed in favour of Angela Mericia Especiosa Conceicao de Abreu, Zita Maria dos Anjos de Abreu, Maria Filomena Azolina de Abreu and Ana Maria Rosa Abreu, the entire property bearing description no. 206 Book B 2 Old by a bequeath made by their mother Maria Ana Mafalda Berenegaria Fernandes, widow of Manuel Jose de Abreo, vide Will dated 07/08/1924, with a condition that, if any of them gets married or dies then their share shall pass to the other legates.
6. That vide Inscription No. 42450 at folio 182 of Book G 45, it was inscribed in favour of Angela Mericia Especiosa



Conceicao de Abreu right to  $\frac{1}{2}$  of  $\frac{1}{2}$  to  $\frac{1}{4}$  to  $\frac{1}{2}$  of the property described under no. 206 in partition between the 4 sisters which took place on the death of their mother Maria Ana Mafalda Berenegaria Fernandes and those acquired from their brothers Nicolau Francisco de Abreu and Bruno Andre Joao de Abreu, who expired as bachelors, as their sister Virginia Georgina Clara Mareade Abreu and her husband Pedro Caetano Jose Lobo and Precila Maria Eudocia Barbara de Abreu & her husband Francisco Assis de Purificacao Rebelo, renounced all the right to the inherence of their mother/mother-in-law for all legal purpose.

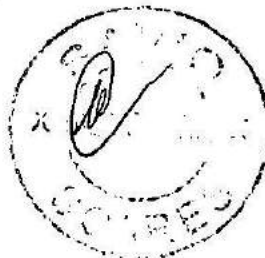
7. That vide Inscription No. 42451 at folio 183 of Book G 45, it was inscribed in favour of Zita Maria dos Anjos de Abreu right to  $\frac{1}{2}$  of  $\frac{1}{2}$  and  $\frac{1}{4}$  of  $\frac{1}{2}$  of the property described under no. 206 in partition between the 4 sisters which took place on the death of their mother Maria Ana Mafalda Berenegaria Fernandes and those acquired from their brothers Nicolau Francisco de Abreu and Bruno Andre Joao de Abreu, who expired as bachelors, as their sister Virginia Georgina Clara Mareade Abreu and her husband Pedro Caetano Jose Lobo and Precila Maria Eudocia Barbara de Abreu & her husband Francisco Assis de Purificacao Rebelo, renounced all the right to the inherence of their mother/mother-in-law for all legal purpose.
8. That vide Inscription No. 42452 at folio 183v of Book G 45, it was inscribed in favour of Maria Filomena Azolina de Abreu right to  $\frac{1}{2}$  of  $\frac{1}{12}$  and  $\frac{1}{4}$  of  $\frac{1}{2}$  of the property described under no. 206 in partition between the 4 sisters which took place on the death of their mother Maria Ana Mafalda Berenegaria



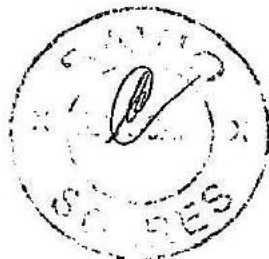


Fernandes and those acquired from their brothers Nicolau Francisco de Abreu and Bruno Andre Joao de Abreu, who expired as bachelors, as their sister Vinginia Georgina Clara Mareade Abreu and her husband Pedro Caetano Jose Lobo and Precila Maria Eudocia Barbara de Abreu & her husband Francisco Assis de Purificacao Rebelo, renounced all the right to the inherence of their mother/mother-in-law for all legal purpose.

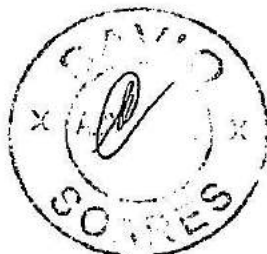
9. That vide Inscription No. 42453 at folio 184 of Book G 45, it was inscribed in favour of Ana Maria Rosa Abreu right to  $\frac{1}{2}$  of  $\frac{1}{12}$  and  $\frac{1}{4}$  of  $\frac{1}{2}$  of the property described under no. 206 in partition between the 4 sisters which took place on the death of their mother Maria Ana Mafalda Berenegaria Fernandes and those acquired from their brothers Nicolau Francisco de Abreu and Bruno Andre Joao de Abreu, who expired as bachelors, as their sister Vinginia Georgina Clara Mareade Abreu and her husband Pedro Caetano Jose Lobo and Precila Maria Eudocia Barbara de Abreu & her husband Francisco Assis de Purificacao Rebelo, renounced all the right to the inheretance of their mother/mother-in-law for all legal purpose.
10. That vide a Deed of Gift dated 18/09/1946, Angela Mericia Especiosa Conceicao de Abreu and Maria Filomena Azolina de Abreu gifted all their rights in all properties, including the property described under description no. 206 Book B 2 Old i.e. the said larger property, to Zita Maria dos Anjos de Abreu and Ana Maria Rosa de Abreu.



11. That Inscription No. 42460 at page 186 of Book G-45 records in favour of Zita Maria dos Anjos de Abreu and Ana Maria Rosa de Abreu the said larger property described under no. 206 to the extent of one fourth share of the said larger property having been gifted to Zita Maria dos Anjos de Abreu and Ana Maria Rosa de Abreu by their sister Angela Mericia Especiosa Conceicao de Abreu vide Deed of Gift dated 18/09/1946.
12. That Inscription No. 42461 at page 186 of Book G-45 records in favour of Zita Maria dos Anjos de Abreu and Ana Maria Rosa de Abreu the said larger property described under no. 206 to the extent of one fourth share of the said larger property having been gifted to Zita Maria dos Anjos de Abreu and Ana Maria Rosa de Abreu by their sister Maria Filomena Angelina de Abreu vide Deed of Gift dated 18/09/1946.
13. That Inscription No. 42462 at page 187 of Book G-45 records in favour of Ana Maria Rosa de Abreu, bequeath made to Ana Maria Rosa de Abreu by her sister Zita Maria dos Anjos de Abreu, a spinster, vide Deed of Will dated 18/09/1946, in respect to her rights in the said larger property.
14. That the name of Ana Maria Rosa Abreu was recorded exclusively in the Form III of the said larger property.

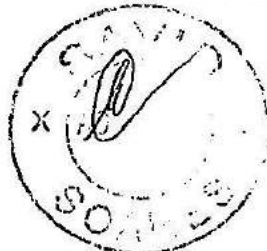


15. That the name of Ana Maria Rosa Abreu was also recorded exclusively in the form I & XIV of the said larger property, as its sole occupant/owner, in the promulgated survey records of the said larger property, which were not challenged.
16. That from the old Cadastral Survey No. 3667 read with the Registo Do Agrimensor, Auto do Demarcacao Inscription-Description Certificates, the Deed of Gift, and the new promulgated survey records it appears that the said larger property was owned and possessed by Angela Mericia de Abreu, Zita dos Anjos de Abreu, Maria Filomena Azulina de Abreu and Ana Maria Rosa de Abreu who were the daughters of Manuel Jose de Abreu and his wife Maria Borengaria Fernandes e Abreu and thereafter, the said Angela Mericia de Abreu having expired as a spinster on 29/1/1947, Maria Filomena Azulina de Abreu having expired as a spinster on 25/7/1954, and the said Zita dos Anjos de Abreu having expired as a spinster on 08/02/1962, the said Ana Maria Rosa de Abreu became the absolute owner of the said larger property, which was confirmed by the new promulgated survey records, which new promulgated survey records of the said property have remained unchallenged till date, even after the passage of 50 years.
17. That vide Deed of Sale dated 15<sup>th</sup> January, 1971, duly registered before the Sub Registrar of Bardez at Mapusa under Registration no. 4211 of Book Number-I, Volume no.



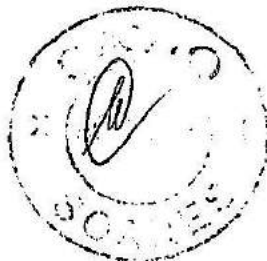
47 at Pages 217 to 229, on 01<sup>st</sup> March 1991, the said Ana Maria Rosa Abreu, in the status of a spinster, and representing herself as the sole owner therein, sold 20 of her properties, which included the said larger property bearing description no. 206 at folio 140 of Book 2<sup>nd</sup> Old alongwith the residential house standing thereon, to Antonio Cleto Pedro Sequeira, who based on the said Deed of Sale dated 15<sup>st</sup> January, 1971, had his name mutated in the survey records of the said larger property, which Deed of Sale dated 15<sup>st</sup> January, 1971 and the survey records of the said larger property have remained unchallenged, for the last more then fifty years, thereby confirming the ownership and title of the said Antonio Cleto Pedro Sequeira to the said larger property and the house standing thereon.

18. That vide Deed of Sale dated 16<sup>st</sup> August, 1979, duly registered before the Sub Registrar of Bardez at Mapusa under Registration no. 1025 of Book Number-I, Volume no. 142 at Pages 5 to 8, on 30/12/1979, Ana Maria Rosa Abreu, again as seller therein, sold to Mrs. Shantabai Pandurang Mandrekar, the alleged mundkarial house bearing House no. 314/4 of Anjuna Village with an area admeasuring approximately 890 sq. mts of the said larger property bearing Survey no. 185/4 of Anjuna Village, which deed of sale though bad in law in view of the preceding Deed of Sale dated 15<sup>st</sup> January, 1971, appears to have remained unchallenged.
19. That the name of Ana Maria Rosa Abreu was recorded exclusively in the Manual Form I & XIV of the said larger property, wherein subsequently the name of Antonio Cleto



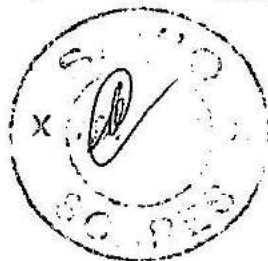
Pedro Sequeira and Shantabai Pandurang Mandrekar came to be recorded therein.

20. That vide Will dated 06<sup>th</sup> March, 1990, duly drawn in the office of the Notary Ex-Officio of Bardez under Book no. 158, at pages 25 to 28, dated 06/03/1990, Antonio Cleto Siqueira alias Antonio Cleto Pedro Siqueira, bequeathed the said larger property to his son, Antonio Alito Sebastiao Siqueira, one of his four children.
21. That vide Will dated 06<sup>th</sup> March, 1990, duly drawn in the office of the Notary Ex-Officio of Bardez under Book no. 158, at pages 28 to 30v, dated 06/03/1990, Maria Diana Sa e Siqueira alias Maria Diana Siqueira, wife of Antonio Cleto Siqueira, bequeathed the said larger property to her son, Antonio Alito Sebastiao Siqueira, one of her four children.
22. That the Burial Certificate of late Maria Diana Sa e Siqueira shows that she had four children.
23. That after the death of Maria Diana Sa e Siqueira alias Maria Diana Siqueira, a Special Civil Suit bearing no. 32/2006/B, of the Court of the Civil Judge Senior Division, Mapusa, was instituted by Antonio Ralino Pio de Sequeira and his wife, Mrs. Christina Mascarenhas Sequeira, as plaintiffs therein against Mr. Antonio Cleto Sequeira, Mrs. Maria Fatima Siqueira e De Souza and her husband, Mr. Kenneth Martin De Souza, Mr. Antonio Alito Sebastiao Sequeira and his wife, Mrs. Suman Khanolkar, Mrs. Maria Celia Siqueira e Rebeiro and her husband, Mr. Savio Rebeiro, as-defendants therein,



for declaration and partition of the properties of the estate of late Maria Diana Sa e Siqueira alias Maria Diana Siqueira, widow of Antonio Cleto Siqueira and mother of Antonio Ralino Pio de Sequeira, Mrs. Maria Fatima Siqueira e De Souza, Antonio Alito Sebastiao Sequeira and Mrs. Maria Celia Siqueira e Rebeiro, which included the said larger property, bearing Survey no. 185/4 of the Village Anjuna, Bardez, Goa, admeasuring 8600 sq. mts, alongwith the house bearing no. 877/1 standing thereon.

24. That in the said Special Civil Suit bearing no. 32/2006/B, of the Court of the Civil Judge Senior Division, Mapusa, which was settled mutually and was decreed vide Compromise Decree dated 13<sup>th</sup> April 2006, the said Antonio Ralino Pio de Sequeira and his wife Mrs. Christina Mascarenhas Sequeira, acquired the exclusive rights and ownership of the said larger property bearing Survey no. 185/4 of Village Anjuna, alongwith the residential house bearing House no. 877 (referred to as 877/1) of Anjuna Village, which was in the nature of a family settlement.
25. That the Wills dated 06<sup>th</sup> March, 1990 of Maria Diana Sa e Siqueira alias Maria Diana Siqueira and Antonio Cleto Siqueira, Compromise Decree dated 13<sup>th</sup> April 2006 in the Special Civil Suit bearing no. 32/2006/B, of the Court of the Civil Judge Senior Division, Mapusa alongwith the burial certificates of Maria Diana Sa e Siqueira alias Maria Diana Siqueira, confirms that the said Maria Diana Sa e Siqueira alias Maria Diana Siqueira and Antonio Cleto Siqueira had only 4 children, namely, Antonio Ralino Pio de Sequeira, Mrs.



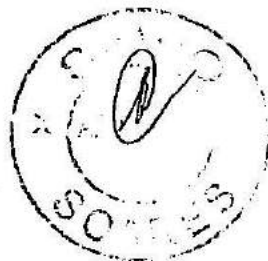


Maria Fatima Siqueira e De Souza, Antonio Alito Sebastiao Sequeira and Mrs. Maria Celia Siqueira e Rebeiro, who were their only heirs.

26. That Mrs. Christina Mascarenhas Sequeira, expired on 05/09/2010 and upon her death an Inventory Proceeding bearing no. 133/2013/A, was instituted in the Court of the Civil Judge Senior Division, at Mapusa, by her husband/widower, Mr. Antonio Ralino Pio Siqueira, wherein it was held that the said Mrs. Christina Mascarenhas Sequeira, expired leaving behind her husband and moiety holder, Mr. Antonio Ralino Pio Siqueira and her daughter Miss. Izel Siqueira as her sole and universal heir.
27. That the said larger property bearing Survey no. 185/4 of Anjuna Village alongwith the house thereon was listed as Item no. I, in the said Inventory Proceeding and the said larger property was allotted equally to Mr. Antonio Ralino Pio Siqueira and her/his daughter Miss. Izel Siqueira.
28. That a Deed of Succession dated 26<sup>th</sup> April 2017, recorded at folio 81 onwards of Book no. 73, executed at Panaji, Goa, before the Civil Registrar Cum Sum Registrar and Notary Ex-Officio, Panaji, Ilhas, Goa, was drawn upon the death of Mrs. Christina Mascarenhas Sequeira, which further confirmed that Mr. Antonio Ralino Pio Siqueira was her moiety holder and her daughter Miss. Izel Siqueira was her sole and universal heir.

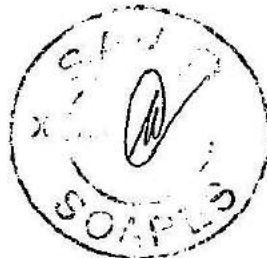


29. That thereafter Antonio Ralino Prio Siqueira and Izbel Siqueira, got partitioned the said property, admeasuring 6015 sq. mts., and bearing survey no. 185/4(Part) of Anjuna Village from the said larger property bearing survey no. 185/4 of Anjuna Village, and obtained for the said property admeasuring 6015 sq. mts., a separate survey no. 185/4-B of Anjuna Village.
30. That the name of Antonio Ralino Pio Siqueira and Izel Siqueira, stands exclusively recorded in the Survey Record of Rights i.e. the Form I & XIV of the Survey No.185/4B of Anjuna Village.
31. That there are no other names appearing in the occupants column of the Form I & XIV of the SAID PROPERTY, which was bearing survey no. 185/4-B of Anjuna Village, other than that of Antonio Ralino Pio Siqueira and Izel Siqueira, raising a presumption that there are no other occupants/owners of the SAID PROPERTY.
32. That from the contents of the above deeds, documents and representations of the parties, it is observed that the said Antonio Ralino Pio Siqueira and his daughter Izel Siqueira had perfected their title to the said property by prescription, in terms of Article 529 of the Portuguese Civil Code, and thus it can be concluded that the said Antonio Ralino Pio Siqueira and Izel Siqueira were the owners in possession having a right, interest and title to the said property bearing survey no. 185/4B of Anjuna Village and the house bearing house no.



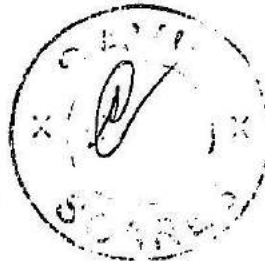
877 (referred to as 877/1) of village Panchayat of Anjuna standing thereon.

33. That the said Antonio Ralino Pio Siqueira, a widower and his daughter Izel Siqueira, a spinster, as sole owners of the said property admeasuring 6015 sq. mts., presently bearing survey no. 185/4-B of Anjuna Village, sold and transferred the said property admeasuring 6015 sq. mts., presently bearing survey no. 185/4-B of Anjuna Village, to M/s Evergreen Villament LLP, with office at 149/5, G. F. , Kilokri Village, Pratap Market Police Station, Sunlight Colony, New Delhi, South Delhi 110014, vide a Deed of Sale dated 16/06/2023, bearing registration no. BRZ-1-3479-2023, Book-1 document, registered on 21/07/2023 with the sub-registrar of Bardez.
34. That the name of M/s Evergreen Villament LLP is standing recorded exclusively in the occupants column of the Form I & XIV of the SAID PROPERTY, admeasuring 6015 sq. mts., bearing survey no. 185/4-B of Anjuna Village, raising a presumption that M/s Evergreen Villament LLP is the sole occupant / owner of the SAID PROPERTY
35. That there are no names appearing in the tenants column of the Form I & XIV of the SAID PROPERTY, raising a presumption that there are no tenants in or to the SAID PROPERTY.
36. That there are no names appearing in the other rights column of the Form I & XIV of the SAID PROPERTY, raising a



presumption that there are no person/s who have any right to the SAID PROPERTY.

37. That a Conversion Sanad dated 16/01/2024 has been issued by the Office of the Additional Collector-III, North Goa District, Mapusa-Goa bearing No. 4/421/CNV/ACIII/2023/103, for the property bearing survey no. 185/4-B of Anjuna Village, to M/s Evergreen Villament LLP.
38. That a Technical Clearance Order dated 06/12/2023 has been issued by the office of the Senior Town Planner, Mapusa Goa, bearing No. TPB/9153/ANJ/TCP-2023/10290, to M/s Evergreen Villament LLP, for the development of the said property.
39. That a Construction License bearing No. VP/ANJ-CAI/CONST. LIC/2023-2024/4514, dated 25/01/2024, has been issued by the Village Panchayat of Anjuna-Caisua, to M/s Evergreen Villament LLP, for the development of the said property.
40. That the documents mentioned hereinabove which are forming the chain of title and the survey records of the SAID PROPERTY, having remained unchallenged and from the facts and circumstances brought out from the contents of the documents referred to herein above and the representations of the party, it is seen that M/s Evergreen Villament LLP, with office at 149/5, G. F. , Kilokri Village, Pratap Market Police Station, Sunlight Colony, New Delhi, South Delhi 110014, is entitled to the said property, bearing Survey no.



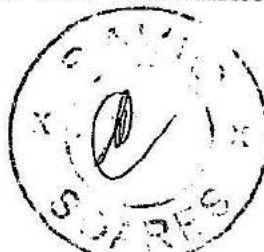
185/4-B of Anjuna Village, admeasuring 6015 sq. mts., and is presently its owner thereof, having acquired rights, interest and title to the said property, vide a Deed of Sale dated 16/06/2023, bearing registration no. BRZ-1-3479-2023, Book-1 document, registered on 21/07/2023 with the sub-registrar of Bardez, which is fortified by the permissions issued by the various authorities to the said M/s Evergreen Villament LLP, for the development of the said property.

**OBSERVATIONS/INSTRUCTIONS:**

1. The documents cited at serial no. II hereinabove are required to be checked/ compared with the originals/records maintained by the authorities to confirm their genuineness and authenticity.
2. Latest Nil Encumbrance Certificate of the said property is required to be obtained.

**GENERAL QUALIFICATIONS:**

1. This opinion on title is prepared solely on the basis of the copies of documents furnished to me, as referred to hereinabove.
2. I have not carried out any negative searches in respect of litigations in respect to the said property.
3. The accuracy of this opinion/report on title necessarily is based solely on the documents furnished to me and the information provided to me



during the course of my discussions, being true, complete and accurate and which I have assumed to be the case. I therefore disclaim any responsibility for any misinformation or suppression of facts or suppression of facts or documents or incorrect or incomplete information arising out of the documents, responses and other information furnished to me.

**OPINION ON TITLE:**

It is, now therefore, opined by me, in view of the facts brought out by the documents cited above, the law applicable, the observations made herein and the representations of the parties, that M/s Evergreen Villament LLP, is entitled to the said property bearing the Survey No.185/4B of Anjuna Village, admeasuring 6015 sq. mts. Situated at Anjuna, Bardez, Goa, as its owner thereof, by virtue of having acquired the said property vide the Deed of Sale dated 16/06/2023, bearing registration no. BRZ-1-3479-2023, Book-1 document, registered on 21/07/2023, and is having a marketable title, subject to obtaining a latest Nil Encumbrance Certificate.

Mapusa-Goa

10-02-2024

  
Adv. Savio X. Soares