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To,

Mr. Shivanand K. Amonkar,
Cortalim, Goa.

Dear Sir,

Sub: Title Opinion of the Property known as 'XIRA' or 'QUARTA PARTE DA PROPRIEDADE CUSTAM SINAY' or COROILEA' situated within the limits of Village Panchayat of Cortalim, Taluka and Sub District of Mormugao, District of South, State of Goa under Survey No. 235 Sub Division 1 of Cortalim Village totally admeasuring an area of 2125.00 square metres

1. Description and area of the property proposed to be mortgaged. Specific number(s) and address of property along with boundaries and measurements:

ALL THAT property known as 'XIRA' or 'QUARTA PARTE DA PROPRIEDADE CUSTAM SINAY' or COROILEA' situated within the limits of Village Panchayat of Cortalim, Taluka and Sub District of Mormugao, District of South, State of Goa, not described in the Land Registration Office, but enrolled in the Land Revenue Office, Vasco- Da-Gama, under Matriz No. 282, surveyed in the Office of Land Survey under Survey No. 235 Sub Division 1 of Cortalim Village totally admeasuring an area of 2125.00 (Two Thousand One Hundred Twenty Five) square metres (described hereunder as the 'SAID PLOT') and the property is bounded as under:

On the North : By property under Survey No. 235/1
On the South : By property under Survey No. 235/1
On the East : By property under Survey No. 235/2 and 235/2-B
On the West: By property under Survey No. 235/4

(The aforesaid property hereinafter referred to as the 'SAID PLOT')

2. Nature of Property (Whether Agricultural, Non-Agricultural, Commercial, Residential, Industrial. If Non-Agricultural, the reference and date of conversion order from Competent Authority should also be mentioned).

Non-Agricultural to an extent of 1215.00 square meters and zoned as partly settlement and partly orchard with no development slope.

3. Type of ownership:

Individual owner being Mr. Shivanand K. Amonkar, a proprietorship concern of Leo Construction Builder & Real Estate Developers.

4. Whether the Property is freehold or Leasehold:

The SAID PLOT is free hold subject to the production of all the originals for inspection.

5. Source of the Property i.e. Self acquired or Ancestral:

Self acquired by the aforesaid individual alongwith his spouse as an abundant precaution.

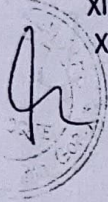
6. Whether the Property is mutated in Panchayat/revenue records as also the land records and whether owner's name is reflecting therein:

Yes. The name of the aforesaid individual is seen recorded in Form I & XIV under the column' Name of the Occupant'.

7. Details of documents examined/ scrutinised:

- I. Open Will dated 21-6-1911.
- II. Matriz Certificate under No. 282.
- III. Deed of Acknowledgment of Debt with mortgage dated 7-10-1929
- IV. Property description under no. 5570 at folios 163 of Book B No. 14 of the then New Series dated 26-11-1930.
- V. Deed of Cession with Acquittance dated 7-11-1946.
- VI. Judgment, Order and Decree dated 26.04.2007 in Regular Civil Suit under Regular Civil Suit No. 39/2006/D before the Court of Civil Judge Junior Division at Vasco da Gama, Goa

- VII. Deed of Succession Dated 26.08.2016 recorded at Folio 84 to 85 of Deed Book No. 1628 before the Civil Registrar cum Sub Registrar & Notary Ex-Officio, Salcete, Margao, Goa.
- VIII. Deed of Sale dated 04.01.2024 registered before the Sub Registrar of Mormugao at Vasco under Book - 1 Document No. MOR-1-65-2024 Dated 11.01.2024
- IX. Form I & XIV dated 14.07.2021 and 24.01.2024 of the SAID PLOT
- X. Survey Plan dated 15.12.2020 of the SAID PLOT
- XI. Sanad under Ref. No. AC-II/MOR/SG/CONV/67/2021/56 dated 19.05.2023 from the Office of the Collector, South Goa District, Margao, Goa.
- XII. Technical clearance from Town & Country Planning Department under No. DH/6454/MTP/2020/267 dated 25.03.2021.
- XIII. Construction Licence from the Village Panchayat of Cortalim dated 14.06.2021
- XIV. NOC dated 16.04.2021 from Primary Health Centre, Cortalim.
- XV. Nil Encumbrance Certificate under No. 740 of 2016 dated 03.08.2016 of the SAID PLOT for 15 years from 01.01.2002 to 29.07.2016.



8. Tracing of the chain of title in favour of owner starting from the earliest document available.

The SAID PLOT originally owned by Mr. Santana Fernandes who bequeathed the same unto his wife vide Open Will dated 21-6-1911 in favour of his wife Luciana Dias.

Said Santana Fernandes died without any descendent except his wife Luciana as his universal heiress .

On 7-10-1929 vide Deed of Acknowledgment of Debt with mortgage which was entered between Antonio Fernandes alias Antonio Mariano Fernandes of Cortalim, said Luciana Dias constituted a debt of Rs. 300/- in favour of Antonio Fernandes upon the terms appearing therein

On 26-11-1930 registration came to be inscribed in favour of Antonio Fernandes of conventional mortgage on the useful domain of the property described under no. 5570 at folios 163 of Book B No. 14 of the then New Series.

On 7-11-1946, a Deed of Cession with Acquittance was entered between Antonio Fernandes as 'First Party' and Lazaro Fernandes as the 'Second Party', in which, Antonio Fernandes transferred in favour of Mr. Lazaro Fernandes all his rights, privileges, preferences and guarantees in the SAID PLOT.

Widow of said Mr. Lazarus Fernandes, a. Mrs. Clementina Fernandes alongwith b. Mrs. Luciana Fernandes (widow of Mr. Milagres Temudo), c. Mr. Constantino Temudo, d. Mr. Calvin Temudo, e. Ms. Tina Temudo, f. Mrs. Theresa Fernandes e Leitao, g. Mrs. Idinha Fernandes (widow of Mr. Inacio A. Fernandes), f. Ms. Farha Fernandes, g. Mr. Antonio G. Fernandes, h. Mr. Rezardo N. Fernandes and his wife Mrs. Libania A. Fernandes being the 'Plaintiffs' filed a Regular Civil Suit under Regular Civil Suit No. 39/2006/D before the Court of Civil Judge Junior Division at Vasco da Gama, Goa inter alia for Declaration to declare them as exclusive owners of the SAID PROPERTY and the Court was pleased to pass Judgment, Order and Decree dated 26.04.2007 to declare the aforesated Plaintiffs therein as the owners of the SAID PROPERTY. In view of the above declaration, the ownership of the SAID PLOT dwells on the aforesated Plaintiffs since 26.04.2007

One of the aforesaid owner, Mrs. Clementina Fernandes expired leaving behind Mrs. Luciana Fernandes, Mr. Constantino Marcus Temudo married to Mrs. Ruth Do Carmo Asha Da Costa, Mr. Calvin Surjo Temudo (bachelor), Ms. Tina Temudo alias Sweta Tina Temudo married to Mr. Ceasar Gomes, Mrs. Theresa Fernandes e Leitao alias Terezinha Veronica Fernandes married to Mr. Juliao Antonio Leitao, Mrs. Idinha Fernandes alias Idinha Pereira, Ms. Farha Fernandes, Mr. Antonio Gabriel Fernandes (Bachelor), Mr. Rezardo Nazareth Fernandes and his wife Mrs. Libania Anita Nunes e Fernandes as the exclusive and sole owners of the SAID PLOT which is in consonance with

the Deed of Succession Dated 26.08.2016 recorded at Folio 84 to 85 of Deed Book No. 1628 before the Civil Registrar cum Sub Registrar & Notary Ex-Officio, Salcete, Margao, Goa which is also further in consonance with the aforestated Judgment, Order and Decree dated 26.04.2007.

All the aforestated owners have sold and conveyed the SAID PLOT unto and in favour of Mr. Shivanand K. Amonkar, a proprietorship concern of Leo Construction Builder & Real Estate Developers vide Deed of Sale dated 04.01.2024 registered before the Sub Registrar of Mormugao at Vasco under Book - 1 Document No. MOR-1-65-2024 Dated 11.01.2024, which has accordingly got the SAID PLOT mutated in his name in the survey record being Form I & XIV.


The aforesaid owner obtained the following permission/licence/conversion Sanad from the competent authorities for the construction of the residential building in the SAID PLOT under the project name of 'Ashirwad Chavadi Residency'.

- a. Sanad under Ref. No. AC-II/MOR/SG/CONV/67/2021/56 dated 19.05.2023 from the Office of the Collector, South Goa District, Margao, Goa.
- b. Technical clearance from Town & Country Planning Department under No. DH/6454/MTP/2020/267 dated 25.03.2021.
- c. Construction Licence from the Village Panchayat of Cortalim dated 14.06.2021.
- d. NOC dated 16.04.2021 from Primary Health Centre, Cortalim.

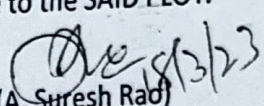
Subject to the renewal of the aforestated permission/licence from time to time, the aforesaid owner, Mr. Shivanand K. Amonkar, a proprietorship concern of Leo Construction Builder & Real Estate Developers is the sole owner of the SAID PLOT and his wife could be added as confirming party as

an abundant caution for the sale of units in the project to be constructed in
the SAID PLOT

In view of the above, I could conclude that said owner, Mr. Shivanand K.
Amonkar, a proprietorship concern of Leo Construction Builder & Real
Estate Developers has clear and marketable title to the SAID PLOT.

Date: 18.03.2023

Place: Vasco da Gama, Goa


(A. Suresh Rao)

Advocate 