



ANANT C. PANSEKAR

B. A. (Hons.) L.L.B.

ADVOCATE & NOTARY PUBLIC

Office - S-4, 2nd Floor, Fatima Chambers, Dr. Atmaram Borkar Road, Opp. Hotel Samrat, Panaji - Goa, Ph. No. 6642154

TITLE REPORT/ LEGAL OPINION OF THE PROPERTY

ALONGWITH STRUCTURE EXISTING THEREON

Dr. Jose Arsenio Raul Sancio Barbosa, son of late Joao de Mata Cristovam Barbosa, resident of Calangute, Bardez-Goa, have placed in my hands the documents pertaining to the property along with the structure existing therein under reference and after scrutiny of the same, my opinion on the property described below is as under:

FIRST OPINION

DESCRIPTION OF THE PROPERTY UNDER REFERENCE

ALL THAT PLOT OF LAND, admeasuring 624 Sq. Mts. alongwith structure /Building constructed thereon which is forming 1/4th of the bigger Property known as "ESTELA", situated at Baina, Sambhaji Nagar, Vasco-Da-Gama, within the municipal limits of Murmugao Municipal Council, Murmugao Taluka District South Goa of State of Goa, the bigger Property is described in the Land Registration Office under No. 43789 and enrolled in the Taluka Revenue Office under Matriz No. 1004 and the said Property is presently surveyed under Chalta No. 20,21,22,23 & 24 of P. T. Sheet No. 133 of City Survey of Vasco-Da-Gama, which is bounded as under:

Residence : OM SAI, Behind K.T.C. Bus Stand, Amona Road, Marcela Goa. Ph.: (R) 2287828 (M) 9823590838

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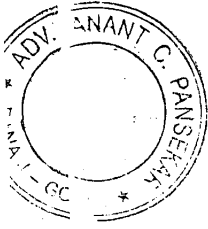
ON THE NORTH : By the Road

ON THE SOUTH : By Property bearing chalta no. 29

ON THE EAST : By The Property bearing Chalta no. 35 belonging
to Kamat

ON THE WEST : By the Chalta No. 15 of heirs of Dhargalkar

2. DOCUMENTS PERUSED



- a) Inscription and Description from Land Registration Office at Margao of a property under reference bearing No. 43789 of Book B 114 new series.
- b) Matriz Certificate bearing No. 1004 issued by the Mamlatdar /Land Revenue Office of Mormugao Taluka.
- c) Public Will dated 19/07/1969 duly executed before the Padala Sai Kumar Notary in Mormugao
- d) order passed by the enquiry Officer, City Survey Mormugao dated 27/07/1991
- e) Form "B" and Form 'D', of Chalta No. 20,21,22,23 & 24 of P. T. Sheet No. 133 of Property Card of Vasco City
- f) Survey Plan of Chalta No. 20,21,22,23 & 24 of P. T. Sheet No. 133 of Vasco City

Handwritten signature

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3. FLOW OF TITLE

- 1) That the Plot of Land alongwith the entire Property is described in Land Registration Office at Margao under No. 43789 of Book B 114 new series.
- 2) That it is seen from the Matriz Certificate issued by the Mamlatdar/ Land Revenue Office of Mormugao Taluka that entire property is registered in the name of Mr. Joao De Mata Cristovam Barbosa under Matriz No. 1004.
- 3) That it is clear from the aforesaid document that the Plot of Land alongwith the entire property was originally belonged to Mr. Joao De Mata Cristovam Barbosa and accordingly the said property is inscribed in the name of Mr. Joao De Mata Cristovam Barbosa.
- 4) That it is seen from the Public Will dated 19/07/1969 duly executed before the Padala Sai Kumar Notary in Mormugao that Mr. Joao De Mata Cristovam Barbosa bequeathed to his son Dr. Jose Arsenio Raul Sancio Barbosa 1/4th of the bigger property described in the Land Registration Office under No. 43789 and enrolled in the Taluka Revenue Office under



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Matriz No. 1004 and presently surveyed under Chalta No. 20,21,22,23 & 24 of P. T. Sheet No. 133 of City Survey of Vasco-Da-Gama.

- 5) It is seen from the order passed by the enquiry Officer, City Survey Mormugao dated 27/07/1991 that the Plot of Land under reference is mutated in the name of Dr. Jose Arsenio Raul Sancio Barbosa.
- 6) It is seen from Form "B" and Form 'D', of Chalta No. 20,21,22,23 & 24 of P. T. Sheet No. 133 of Property Card of Vasco City that the name of Jose Arsenio Raul Sancio Barbosa is recorded in Holder's Column of Form 'D' of Property Card of Vasco City with respect to property under reference.
- 7) It is seen from the Survey Plan of Chalta No. 20,21,22,23 & 24 of P. T. Sheet No. 133 of Vasco City that the Plot of Land under reference is demarcated in the Survey Plan.
- 8) It is also seen from the Survey Plan that there are 4 structures existing in the said plot of Land which are given on Lease basis to 1)Diamond Somji Rayanir, 2) Sureshkumar



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Ramji Lakhani, 3) Natvarlal Ramji Lakahni and 4) Suresh Narayan Talekar.

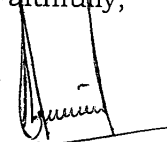
4. OPINION

In the above circumstances I am of the opinion That Jose Arsenio Raul Sancio Barbosa have absolute valid and marketable title to the Property under reference subject to production of latest Nil Encumbrance Certificate and settlement of the Lesees who are residing in the structures existing in the property under reference.

Place : Panaji- Goa

Dated : 24/10/2011

Yours Faithfully,



[A. C. PANSEKAR]

ADVOCATE



9th March, 1994

TO WHOMSOEVER IT MAY CONCERN

1. At the request of Dr. Jose Arsenio Raul Sancio Barbosa, I have carried out the investigation of title of the under mentioned property and I have to report as follows:-

- (i) Description of property:- Property known as "ESTELA LOTE A (ONE FOURTH)" which admeasures six hundred and twenty square metres (620.00 sq. mts), situated in Baina of Vasco-da-Gama, within the jurisdiction of Mormugao Municipal Council, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa, described as a whole under description no.43,789 at page 2 overleaf of Book B-114, New Series and registered in the name of late Jogo de Mata Cristovam Barbosa, being 7/9 of the property enrolled under Taluka Revenue Office Matriz Register No.1004 and said one fourth surveyed under Vasco-da-Gama City Survey under Chalta No.29 of P.T. Sheet No.133. The aforesaid property is bounded on the EAST: by property of Shri Ivo Cristovao Raimundo Barbosa, on the WEST; by the property of Dhargalkar, on the SOUTH: by Municipal road and on the NORTH: by property of ~~XXX~~ Jose Arcarnio R.S. Barbosa.

- (ii) The aforesaid property has been sub-divided by by said Dr. Jose A.R. S. Barbosa into two plots



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designated as Plot 'A' having an area of 255.00 square metres and Plot 'B' having an area of 365.00 square metres and in this latter Plot 'B', Dr. Jose A.R.S. Barbosa had constructed a building known as "Mata Barbosa Apartments" consisting of ground plus two (2) floors and six (6) flats therein under Development Permission No. MPDA/PER/162/8081 dated 17-10-1980 issued by Mormugao Planning & Development Authority and Municipal Licence No. 122 dated 9-1-1981, which he has sold to different persons who propose to form themselves into a Housing Co-operative Society and to whom the said plot B with the building is to be transferred.

(iii) The said plot 'B' admeasuring 365.00 square metres is bounded as follows:

NORTH: by the property of Dr. Jose A.R.S. Barbosa

SOUTH: Municipal road

EAST: by the property of Ivo Cristovao Raimundo Barbosa

WEST: by the sub-divided Plot 'A' of same Chalta No.29 of P.T. Sheet No.133 of Dr. Jose A.R.S. Barbosa.

(iv) The Mormugao Planning and Development Authority, Vasco-da-Gama has approved the sub-division of the two plots by its Order No.MPDA/1-B-1/90-91/2621 dated 30-1-1991.

2. The aforesaid whole property "ESTELA LOTE A" originally belonged to the late father of Dr. Jose A.R. S. Barbosa by the name of Joao de Mata Barbosa who by a



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Deed of Gift with acceptance dated 7-9-1968, registered under No.1051 at pages 321-323 of Book I Vol. No.42 on 11-9-1968 in the Salcete Land Registration Office at Margao gifted the southern half to said Dr. Jose A.R.S. Barbosa and his brother Ivo Cristovao Raimundo Barbosa of which the western quarter was allotted to said Dr. Jose A.R.S. Barbosa and the eastern quarter to Ivo C.R. Barbosa. This western quarter of Dr. Jose Barbosa came to be surveyed under the said Chalta No.29 of P.T. Sheet No,133.

3. I have verified the register of encumbrances maintained by the Sub-Registrars of Salcete and Mormugao and there do not exist registered any encumbrances either in respect of sub-divided Plot 'B' of the property "ESTELA LOTE A ONE FOURTH". It is also verified from City Survey Records that no other person is having or claiming any rights in respect of the said Chalta No.29 of P.T. Sheet No.133 and the property is held by Dr. Jose A. R. S. Barbosa.

4. I have perused the following documents:

- (i) Instrument of Gift with Acceptance dated 7-9-1968 with its English translation.
- (ii) Certificate dated 11-6-1987 issued by Land Registration Office of Margao relating to description No.437811 with its English translation.
- (iii) City Survey Plan with Form B of Chalta No.29, P.T.Sheet No.133 of Vasco-da-Gama City Survey.
- (iv) Development permission No. MPDA/PER/162/80-81 dated 17-10-1980.
- (v) Municipal licence ^{No.122} dated 9-1-1981
- (vi) Certificate of Matriz relating to Matriz No.1004 dated 18-9-1982.
- (vii) Order No.MPDA/1-B-1/90-91/2621 dated 30-1-1991



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