



ADV. GAURI SARVANKAR LLB. (HONS)

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10/04/2026

**SUB: TITLE REPORT AND LEGAL OPINION AT THE
REQUEST OF MR. NAMAN ARORA, RESIDENT OF
NEW DELHI.**

PRESENT OWNER: KANSO VENTURES LLP.

I. DESCRIPTION OF THE PROPERTY:

ALL THAT hilly property known as "FIRGYACHEBHAT" situated in the village of Socorro, within the limits of the village Panchayat of Socorro, surveyed under survey No. 46/4 of village Socorro, admeasuring 1875 sq. meters, Taluka and Registration Sub-District of Bardez, District of North Goa, State of Goa, which property is neither described in the land registration office nor enrolled in the Taluka Revenue Office and is bounded as under:

EAST: By Property bearing survey No. 46 sub division No.5;

WEST: Partly by Property bearing survey No. 46 sub division No. 3, survey No.46 sub division No.19(P) and survey No.46 sub division No.19;

NORTH: By Public Road beyond which lies property bearing survey No. 49 sub division No.15;

SOUTH: By property bearing survey No. 46 sub division No. 19.



(The property known as "FIRGYACHEBHAT" surveyed under survey No. 46/4 of village Socorro, admeasuring 1,875 sq. meters, shall hereinafter be referred to as the "**SAID PROPERTY**")

II. DOCUMENTS EXAMINED

PHOTOCOPIES OF:

1. Form III in respect to property bearing survey No. 46/4 of village Socorro, Bardez, Goa.
2. Manual form I and XIV in respect to property bearing survey No. 46/4 of village Socorro, Bardez, Goa.
3. Letter dated 23/08/2023 bearing Ref. No.14-4/DSLR-Rec-I/649/2023/2930 issued by Office of the Directorate of Settlement and Land Records, Panaji, Goa.
4. **Inventory Proceedings No. 152/2007/B**, filed before the Court of the Civil Judge, Senior Division, at Mapusa, Goa upon the death of Aloysius Emerico Da Silva alias Aluis Doures D'Silva alias Aluisio Joaquim Emerico Das Dores Silva, Ramilla da Silva and Boris da Silva alias Boris Maxiam da Silva.
5. Family Settlement Agreement dated 21/11/2017.
6. **Memorandum of Understanding dated 25/08/2022**, duly registered before the notary advocate R.R. Sharma, Greater Mumbai, Maharashtra under Reg No.5655/22 dated 25/08/2022.
7. **Deed of Sale dated 30/11/2022**, duly registered before the office of the civil registrar-cum-sub-registrar of Bardez under No.BRZ-1-5493-2022, Book 1 Document on 05/12/2022.



8. Sanad bearing Ref. No.4/301/CNV/AC-III/2023/532 dated 28/03/2024 issued by the Office of the Additional Collector-III, North Goa District, Mapusa Goa.

9. **Deed of Sale dated 09/08/2024**, duly registered before the office of the civil registrar-cum-sub-registrar of Bardez under No.BRZ-1-4135-2024, Book 1 Document on 09/08/2024.

10. Computerized Form I and XIV in respect to property bearing survey No. 46/4 of village Socorro, Bardez, Goa.

11. Construction License bearing No. VP/SOC/2694/2025-2026 dated 06/02/2026 issued by the Office of the Village Panchayat Socorro, Bardez, Goa.

12. Nil Encumbrance Certificate bearing certificate No. NEC/9/2023/2340 dated 14/08/2023 issued by the Office of the Civil cum Sub-Registrar of Bardez.

II. TITLE REPORT:

I have carefully examined the documents mentioned herein above in para II in respect of the said property and from the same it transpires as follows:

The **SAID PROPERTY** prior to the promulgation of Survey Records in terms of Land Revenue Code 1968, was owned and possessed by one Aluisa D'silva alias Aluesa D'silva alias Aluis Doures D'Silva.

At the time of promulgation of the survey records of the village of Socorro, the name of said Aluisa D'silva came to be reflected in Form III prepared under Land Revenue Code 1968 in respect to property bearing survey No. 46/6 of village Socorro. That upon promulgation of the survey records after complying with all the provisions of the Land Revenue Code, the name of above referred person came to be confirmed as occupant in respect to Said Property surveyed under Survey No. 46/6 of village Socorro and accordingly the name of Aluesa D'silva, came



to be reflected in the occupant's column of Manual Form I and XIV as occupants thereof.

Office of the Directorate of Settlement and Land Records, Panaji, Goa issued a letter dated 23/08/2023 bearing Ref. No.14-4/DSLIR-Rec-I/649/2023/2930, which states that there is no provision under Land Revenue Code, 1968 to issue non-availability of Registo de Agrimensor, Auto demarcao, Old Cadastral Plan and Index for property bearing survey NO.46/6 of village Socorro, Bardez, Goa.

That upon the death of Aloysius Emerico Da Silva alias Aluis Doures D'Silva alias Aluisio Joaquim Emerico Das Dores Silva, Ramilla da Silva and Boris da Silva alias Boris Maxiam da Silva, an **Inventory Proceedings No.152/2007/B was initiated by Rosalie Fernandes** in the court of Civil Judge Senior Division at Mapusa, Goa.

Said Aloysius Emerico Da Silva alias Aluis Doures D'Silva alias Aluisio Joaquim Emerico Das Dores Silva expired on 28/11/2001 and his wife Ramilla da Silva expired on 16/03/2004, without leaving any deposition of their last wishes but leaving behind their children namely; (1) Rosalie Fernandes married to Anthony Fernandes (2) Norman John Da Silva married to Jeannette da Silva (3) Boris Da Silva (4) Ovid Da Silva married to Janine da Silva (5) Peter Da Silva, (6) Philip Da Silva married to Eugene da Silva and (7) Sylvia Rodrigues married to Mario Rodrigues as their testamentary legal heirs.

During the pendency of the said Inventory Proceedings; Mr. Boris Da Silva expired on 06/06/2007 in the status of Bachelor.

Mr. Peter Da Silva expired on 04/03/2016 leaving behind his three children namely Mr. Shane Da Silva, Mr. Gannon Da Silva and Ms. Cindy Da Silva.



The said property was listed as Item No. I in the said Inventory Proceeding 152/2007/B.

That by amicable understanding between the head of the family and interested parties, they filed Family Settlement Agreement dated 21/11/2017 as a mode of partition and vide Order dated 11/12/2017, the said Family Settlement Agreement dated 21/11/2017 was confirmed and the shares of all the above-mentioned legal heirs of late Aloysius Emerico Da Silva alias Aluis Doures D'Silva alias Aluisio Joaquim Emerico Das Dores Silva and his wife late Ramilla da Silva are as follows:

Said Rosalie Fernandes was allotted 14% share in the said property. Said Norman John Da Silva was allotted 14% share in the said property. Said Ovid Michael Da Silva was allotted 20% share in the said property. Said Philip Da Silva was allotted 14% share in the said property. Said Sylvia Rodrigues was allotted 17% share in the said property. Said Shane Da Silva, Mr. Gannon Da Silva, Ms. Cindy Da Silva alias Cindy Mae Da Silva altogether were allotted 21% share in the said property.

That said Mrs. Rosalie Fernandes, Mr. Norman John Da Silva, Mr. Ovid Michael Da Silva, Mr. Philip Da Silva, Mrs. Sylvia Rodrigues, Mr. Shane Da Silva, Mr. Gannon Da Silva and Ms. Cindy Da Silva mutated their names on the occupant's column of Form I and XIV against mutation entry No.62956.

Vide **Memorandum of Understanding dated 25/08/2022**, duly registered before the notary advocate R.R. Sharma, Greater Mumbai, Maharashtra under Reg No.5655/22 dated 25/08/2022, Mrs. Rosalie Pamela Fernandes alias Mrs. Rosalie Fernandes, Mr. Norman John Da Silva, Mr. Ovid Michael Da Silva, Mr. Philip Da Silva, Mrs. Sylvia Rodrigues, Mr. Shane Da Silva, Mr. Gannon Da Silva and Ms. Cindy Da Silva intended to sell the said property to Balwant Amrashi Solanki.



By virtue of **Deed of Sale dated 30/11/2022**, duly registered before the office of the civil registrar-cum-sub-registrar of Bardez under No.BRZ-1-5493-2022, Book 1 Document on 05/12/2022, Mrs. Rosalie Pamela Fernandes alias Mrs. Rosalie Fernandes, Mr. Norman John Da Silva, Mr. Ovid Michael Da Silva, Mr. Philip Da Silva, Mrs. Sylvia Rodrigues, Mr. Shane Da Silva, Mr. Gannon Da Silva and Ms. Cindy Da Silva alias Cindy Mae Da Silva sold the said property to Balwant Amarshi Solanki, Mr. Hiteshkumar Harshad Parmar and Mr. Amrutlal Karamshibhai Makwana alias Amrutlal K. Makwana.

Said Balwant Amarshi Solanki, Hiteshkumar Harshad Parmar and Amrutlal K. Makwana mutated their names on the occupant's column of **Form I and XIV** against mutation entry No.86013.

Office of the Additional Collector-III, North Goa District, Mapusa Goa, issued Sanad bearing Ref. No.4/301/CNV/AC-III/2023/532 dated 28/03/2024, for permission to use the property bearing survey No.46/4 of village Socorro adm.18750 sq. mts for the purpose of Residential with 60 F.A.R.

By virtue of **Deed of Sale dated 09/08/2024**, duly registered before the office of the civil registrar-cum-sub-registrar of Bardez under No.BRZ-1-4135-2024, Book 1 Document on 09/08/2024, Balwant Amarshi Solanki, Mr. Hiteshkumar Harshad Parmar alias Parmar Hiteshkumar Harshad and Mr. Amrutlal Karamshibhai Makwana alias Amrutlal K. Makwana sold the said property to Kanso Ventures LLP.

That on present Computerized Form I and XIV in respect to property bearing survey No. 46/6 of Village Socorro adm.1875 sq. mts, Bardez, Goa, the name of Kanso Ventures LLP is recorded on the occupant's column.



Office of the Village Panchayat Socorro, Bardez, Goa, issued Construction License bearing No.VP/SOC/2694/2025-2026 dated 06/02/2026, for carrying out the proposed construction of residential building (Block A, B, C, D, E & F), Club House, Security Cabin, Swimming pool & Compound wall in survey No.46/4 of Socorro village.

Office of the Civil cum Sub-Registrar of Bardez issued Nil Encumbrance Certificate bearing certificate No. NEC/9/2023/2340 dated 14/08/2023, which states that there are no encroachment in property bearing survey No. 46/6 of Village Socorro, Bardez admeasuring 1875 sq. mts from 07/12/2022 to 09/08/2023.

I have examined the documents mentioned hereinabove in respective offices and found that there are no acts or encumbrances registered in any of the said offices, which would adversely affect the title of Kanso Ventures LLP in respect of the SAID PROPERTY.

LEGAL OPINION:

Based on the scrutiny of the title deeds and the searches taken I do hereby certify as under:

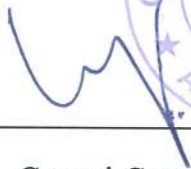
- a. That the title of above named owners to the SAID PROPERTY is clean, clear and marketable, and free from any registered encumbrances, charges, liens and/or attachments of any kind whatsoever.
- b. That the provisions of the urban land Ceiling Act are not applicable to the State of Goa.
- c. That there are no acquisition and requisition proceedings pending in respect of the SAID PROPERTY.



d. Latest Nil Encumbrance Certificate to be obtained.

Thanking you.

Yours truly,



(Mrs. Gauri Sarvankar)

Advocate