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Date : 08/10/2025

TITLE REPORT

To,
WESTSIDE ANGLES LLP
15th Floor, Satra Residency,
14th Road, Khar West,
Mumbai 400052.

I. I have perused the photocopies of the following documents:

a. Survey Records Form I & XIV bearing Survey No. **73** Sub-Division No. **5** of Village **Marna**, Bardez – Goa.

b. Description Certificate (bearing No. 27804 at page 156 of Book B-71)

c. Inscription Certificate (bearing No. 20739 of Book G-27 at page 74V)

d. Inscription Certificate (bearing No. 20740 of Book G-27 at page 75-75V)

e. Manual Form I & XIV

f. Form III

g. Form IX

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h. Deed of Assignment of the Undivided Right to the inheritance dated 27/09/1977 registered before Sub-Registrar of Bardez, Mapusa – Goa under Registration No. 768 at pages 363 to 368 of Book No. I, Volume No. 113 dated 08/11/1977

i. Inventory Proceedings No. 148/2005/C initiated before the Court of the Civil Judge Senior Division at Mapusa – Goa

j. Order dated 08/08/2006 passed in the said Inventory Proceedings No. 148/2005/C by the Court of the Civil Judge Senior Division at Mapusa – Goa

k. Deed of Gift dated 08/12/2005 registered before Sub-Registrar of Bardez, Mapusa – Goa under Registration No. 5054 at pages 119 to 164 of Book No. I, Volume No. 1469 dated 15/12/2005

l. Deed of Sale dated 08/08/2025 registered before Sub-Registrar of Bardez, Mapusa – Goa under Registration No. BRZ-1-4262-2025 dated 08/08/2025

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m. Survey Plan

n. Land Use Zoning Certificate bearing No. TPBZ/ZON/14417/MARNA/TCP-2023/10414 dated 11/12/2023 issued by The Senior Town Planner, Town and Country Planning Department, Mapusa, Bardez – Goa

II. **DESCRIPTION OF THE PROPERTY:**

SCHEDULE I

ALL THAT property known as **"PLIMBICHE BHAT"** alias **"PLLIMBIVELEM BATA"** alias **"PILIMBICHEM BATTA"**, admeasuring an area of **900 sq. mts.**, situated in the Village of **Marna**, within the limits of Village Panchayat of Marna-Siolim, Taluka and Registration Sub-District of Bardez, District North Goa in the State of Goa, the said property is described in the Land Registration Office of Bardez at Mapusa under No. 27804 at page 156 of Book B-71 and found enrolled in the Taluka Revenue Office of Bardez under Matriz No. 771 of the 1st Circumscription and the house being enrolled under Matriz No. 107 and presently surveyed under Survey No. **73/5** of Village Marna and bounded as under:-

North :- By Survey No. 71/10;

South :- By Survey No. 73/2;

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East :- By Survey No. 72/15, 72/16 and 73/6

West :- By Survey No. 72/13 and 73/4.

This property shall hereinafter referred to as the **SAID PROPERTY.**

III. **TRACING OF PARTIES TITLE:**

1. The **SAID PROPERTY** is described under Description No. 27804 at page 156 of Book B-71 and inscribed as under:

(A) On 29th **October 1926** under Inscription No. 20739 of Book G-27 at page 74V, in favour of Domingos Caitanho Pinto and his wife, Regina Celestina de Lima. The said Inscription Certificate reveals that the HALF PART OF the **SAID PROPERTY** was allotted to the said Domingos Caitanho Pinto and his wife, Regina Celestina de Lima in the division made between them and Cristalina Pires, widow of Agostinho Bernardinho Pinto vide Public Deed dated 17th September 1926 recorded at fls. 54Vof Book No. 342.

(B) On 29th **October 1926** under Inscription No. 20740 of Book G-27 at page 75-75V, in favour of Cristalina Pires, widow of Agostinho Bernardinho Pinto. The said Inscription Certificate reveals that the HALF PART OF the **SAID PROPERTY** was allotted to the said Cristalina Pires, widow

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of Agostinho Bernardinho Pinto in the division made between her and Domingos Caitanho Pinto and his wife, Regina Celestina de Lima vide Public Deed dated 17th September 1926 recorded at fls. 54Vof Book No. 342.

2. Inscription and Description Certificates are records maintained during the Portuguese Regime wherein the record of title was maintained. Portuguese Regime in Goa continued upto 1961 and post 1961, the Land Registration records are not updated. However, the said records are still recognized by the Courts and departments for the purpose of title to the property. In terms of the system then prevalent, every property had a description number which describes the property and a corresponding inscription number which records the name of the owner of the same which document is referred to as Description & Inscription Certificate. Any property before its registration was to be identified with reference to the boundaries and once a number was assigned to it in **Book B**(called as **"Livro de Descricoes Prediaes"**), transaction had to be done with reference to that number andthe entries of the transfer were made in **Book G** (called as **"Livro de Inscripcao Prediaes" or "Registo de Transmissoes"**) with cross reference to Book B

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and likewise, the encumbrances or hypothecation (mortgage) would be registered in Book C and the court attachment of the property or other obligations like payment of annual quit rent (foro) to the Communidades in the Book F with cross reference to Book B.

3. In terms of the Portuguese Law which is still applicable in Goa and in terms of the principles of law laid down by the courts in Goa, the Inscription & Description Certificate (Land Registration Certificate) is a title document for all legal and practical purposes and therefore the same is a vital document for assessment of title to the property.The law governing the property registration was called as "Codigo de Registo Predial" (Code of Land Registration).Upon enactment of the Goa Land Revenue Code, 1968, the maintenance of records under the Code of Land Registration was ceased.

4. The Hon'ble High Court of Bombay at Goa in the case of **Josephine D'Costa V/s. Khushali Govind Naik Desai** and other reported at Manu/MH/1303/2004 has observed that "The Plaintiffs property has been inscribed in the names of Plaintiffs from 14th August, 1937. One of the main objects of the Code of Land Registration was 'to give publicity to the

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inherent rights to immovable properties. Article 953 of the Civil Code, 1860 provides that the inscription in the registration of a title of conveyance without condition precedent, involves, irrespective of any other formality the transfer of possession in favour of a person in whose favour such inscription has been done. In other words, by virtue of the aforesaid article, the Plaintiffs had in their favour evidence of the both of title and possession in respect of the property claimed by them against none proved by the Defendants."

5. Vide Deed of Assignment of the Undivided Right to the inheritance dated 27/09/1977 registered before Sub-Registrar of Bardez, Mapusa – Goa under Registration No. 768 at pages 363 to 368 of Book No. I, Volume No. 113 dated 08/11/1977, the said Mrs. Regina Celestina de Lima, widow of Mr. Domingos Caetano Pinto assigned all her right to the inheritance of her husband, Domingos Caitanho Pinto in favour of Jeronimo Zacarias Pinto and his wife, Rosa Angelina Pinto and in favour of Mrs. Rosa Maria Pinto, widow of late Paul Sebastiao Pinto

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6. The said Deed of Assignment of the Undivided Right to the inheritance dated 27/09/1977 registered before Sub-Registrar of Bardez, Mapusa – Goa under Registration No. 768 at pages 363 to 368 of Book No. I, Volume No. 113 dated 08/11/1977 reveals that the said Jeronimo Zacarias Pinto was son of late Agostinho Bernardinho Pinto and owner of the inheritance of the late Cristalina Pires, widow of Agostinho Bernardinho Pinto.

7. Inventory Proceedings No. 148/2005/C initiated before the Court of the Civil Judge Senior Division at Mapusa – Goa reveals as under:

   (A) That the said Mrs. Rosa Maria Pinto passed away on 22/06/1986 in the status of widow, leaving behind, Mr. Jeronimo Zacharias Pinto alias Jerome Zacharias Pinto alias Jeromino Zacarias Pinto alias Jeromino Zacaris Pinto alias Zacaris Pinto alias Jeronimo Zacarias Pinto married to Mrs. Rosa Angelina Pinto alias Rosy Angelina Pinto alias Rosa Anjelina Pinto

   (B) That the said Mr. Jeronimo Zacharias Pinto alias Jerome Zacharias Pinto alias Jeromino Zacarias Pinto alias Jeromino Zacaris Pinto alias Zacaris Pinto alias Jeronimo

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Zacarias Pinto passed away on 22/12/1989 and his widow, the said Mrs. Rosa Angelina Pinto alias Rosy Angelina Pinto alias Rosa Anjelina Pinto passed away on 29/01/1991 leaving behind their only son as their sole and universal legal heir, Dr. Domingos Pinto married to Mrs. Olga Pinto

8. Upon death of the said late Mrs. Rosa Maria Pinto, late Mr. Jeronimo Zacharias Pinto alias Jerome Zacharias Pinto alias Jeromino Zacarias Pinto alias Jeromino Zacaris Pinto alias Zacaris Pinto alias Jeronimo Zacarias Pinto and late Mrs. Rosa Angelina Pinto alias Rosy Angelina Pinto alias Rosa Anjelina Pinto, Inventory Proceedings No. 148/2005/C was initiated before the Court of the Civil Judge Senior Division at Mapusa - Goa wherein the **SAID PROPERTY** was listed at Item No. 2 in the List of Assets.

9. Vide Order dated 08/08/2006 passed in the said Inventory Proceedings No. 148/2005/C by the Court of the Civil Judge Senior Division at Mapusa - Goa, the Final Chart of Allotment dated 14/07/2006 was confirmed wherein the **SAID PROPERTY** was allotted in favour of the said Dr. Domingos Pinto married to Mrs. Olga Pinto.

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10. Vide Deed of Gift dated 08/12/2005 registered before Sub-Registrar of Bardez, Mapusa – Goa under Registration No. 5054 at pages 119 to 164 of Book No. I, Volume No. 1469 dated 15/12/2005, the said Dr. Domingos Pinto and his wife, Mrs. Olga Pinto gifted the **SAID PROPERTY** in favour of Jesus And Mary Gujarat Society-Baroda, A Society duly registered under the Society's Registration Act.

11. Vide Deed of Sale dated 08/08/2025 registered before Sub-Registrar of Bardez, Mapusa – Goa under Registration No. BRZ-1-4262-2025 dated 08/08/2025, the said Jesus And Mary Gujarat Society-Baroda, A Society duly registered under the Society's Registration Act, 1860 under Registration No. GUJ/851/Vadodara-390002 sold the **SAID PROPERTY** bearing Survey No. **73/5** of Village **Marna**, Bardez – Goa, admeasuring **900 sq. mts.** in favour of Westside Angels LLP, A Limited Liability Partnership Firm

12. In view of above, the said Westside Angels LLP, A Limited Liability Partnership Firm became absolute owner in possession of the **SAID PROPERTY** bearing Survey No. **73/5** of Village **Marna**, Bardez – Goa, admeasuring **900 sq. mts.**

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13. Today i.e. on 08/10/2025, I have inspected **ORIGINAL** Deed of Sale dated 08/08/2025 registered before Sub-Registrar of Bardez, Mapusa – Goa under Registration No. BRZ-1-4262-2025 dated 08/08/2025.

14. Manual Form I & XIV, Form IX AND Form III are Revenue Records prepared under the applicable Goa Land Revenue Code

Manual Form I & XIV, Form IX AND Form III:

in respect of the SAID PROPERTY bearing Survey No. 73/5 of Village Marna, Bardez – Goa clearly shows the names of Rosa Maria Pinto and Rosa Anjelina Pinto as occupants in the Occupants column and after deleting the said names, the name of Jesus and Mary Gujarat Society-Baroda was added as Occupant in the Occupants Column. The said Manual Form I & XIV is consistent with the devolution of ownership.

15. Under Section 105 of the Goa Land Revenue Code, entry reflected in Form I & XIV is presumed to be true unless substituted by an appropriate proceeding in terms of law. In view of the same, there is presumption of possession in favour of a person reflected in Form I & XIV rebutted by cogent evidence in a Court of Law. The survey records were created in

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the year 1971 to 1975 and the entries are relatable to the said period of 1971 to 1975.

16. In the case of Diksha Holdings V/s Sita Rama Naik reported in 1998(2) GLT 444, the Hon'ble High Court of Bombay at Goa has held that "*upon promulgation of survey under the Goa Land Revenue Code, all the previous surveys ceased to exist and the presumption under Section 105 shall prevail*".

17. In the case of Shri. Damodara Ranum Porobo Loundo versus Shri Bhaskar R. Jalmi and others, reported in 1990(2) GLT 407, the Hon'ble High Court of Bombay at Goa has held as under:

"In fact, Section 105 of the Land Revenue Code provides hat an entry in the Record of Rights and a certified entry in the register of mutation shall be presumed to be true until the contrary is proved or a new entry is lawfully substituted therefore. In other words, the presumption of correctness of the entries in the Record of Rights stands until duly rebutted or until the said entry is substituted by a fresh one."

"Therefore, affidavit evidence has got only prima facie value and does not constitute sufficient and conclusive proof to disprove and

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rebut a presumption that arises by law in respect of the entries made in the Record of Rights after due inquiry."

18. In light of above, considering the fact that the Inscription Description Certificate, Form III, Form IX, Manual Form I & XIV, Deed of Assignment of the Undivided Right to the inheritance dated 27/09/1977 registered before Sub-Registrar of Bardez, Mapusa – Goa under Registration No. 768 at pages 363 to 368 of Book No. I, Volume No. 113 dated 08/11/1977, Order dated 08/08/2006 passed in the said Inventory Proceedings No. 148/2005/C by the Court of the Civil Judge Senior Division at Mapusa – Goa, Deed of Gift dated 08/12/2005 registered before Sub-Registrar of Bardez, Mapusa – Goa under Registration No. 5054 at pages 119 to 164 of Book No. I, Volume No. 1469 dated 15/12/2005 and Deed of Sale dated 08/08/2025 registered before Sub-Registrar of Bardez, Mapusa – Goa under Registration No. BRZ-1-4262-2025 dated 08/08/2025 and the Survey Records in respect of the **SAID PROPERTY** have remained unchallenged and the survey records corresponds to the devolution of title and are consistent with the ownership of the present owners, I am of the opinion that the said **WESTSIDE ANGELS LLP, A**

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Limited Liability Partnership Firm has a clear and marketable title in respect of the **SAID PROPERTY** bearing Survey No. **73/5** of Village **Marna**, Bardez – Goa, admeasuring **900 sq. mts. SUBJECT** to the following.

i. Publication of Public Notice inviting objections from the general public, if any

ii. Production of Nil Encumbrance Certificate

IV. <u>In addition to above, I have to make the following observations:</u>

1. No tenants/Mundkars are reflected in the survey records of the **SAID PROPERTY.**

2. The Urban Ceiling Act is not applicable to the State of Goa.

3. No Conversion Sanad has been furnished to establish that the **SAID PROPERTY** is converted from agricultural to non-agricultural purposes.

4. Land Use Zoning Certificate bearing No. TPBZ/ZON/14417/MARNA/TCP-2023/10414 dated 11/12/2023 issued by The Senior Town Planner, Town

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and Country Planning Department, Mapusa, Bardez – Goa has been furnished which reveals that the **SAID PROPERTY** falls in "Settlement Zone having (VP-2) status with permissible FAR 60" as per Regional Plan for Goa 2021 and the said Zoning Certificate dated 11/12/2023 is valid for three years or till the Regional Plan for Goa 2021 is in force

5. No NOC is furnished from the Forest Department to establish that the **SAID PROPERTY** is not identified as a Forest Land

V. **EVIDENCE OF POSSESSION:-**

The **SAID PROPERTY** bearing Survey No. 73/5 of Village Marna, Bardez - Goa reflect the name of Westside Angels LLP in Form I & XIV issued by the Department of Survey, Government of Goa which establishes the possession of the present owner.

VI. **ENCUMBRANCE ON PROPERTY:-**

I have taken search in the Office of the Sub-Registrar of Mapusa, Bardez - Goa and have not found any registered

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mortgages in respect of the **SAID PROPERTY**. No NIL Encumbrance Certificate in respect of the **SAID PROPERTY** is furnished to establish that there is no encumbrance. **However updated Nil Encumbrance Certificate needs to be furnished in respect of the SAID PROPERTY**

CERTIFICATE

From the documents produced from my scrutiny, I hereby certify that the said **WESTSIDE ANGELS LLP, A Limited Liability Partnership Firm** has a clear and marketable title in respect of the **SAID PROPERTY** bearing Survey No. **73/5** of Village Marna, Bardez – Goa, admeasuring **900 sq. mts. SUBJECT** to the following.

i. Publication of Public Notice inviting objections from the general public, if any
ii. Production of Nil Encumbrance Certificate

➢ **General Qualifications and Assumptions**

- This report on title is prepared solely on the basis of documents furnished to me as more particularly set out at 'I' above.

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- For the purpose of issuing this report on title:
  (a) I have not carried out a negative search in respect of litigations (i) in relation to the **SAID PROPERTY** and/or (ii) against the larger property; and
  (b) I have taken the title documents under which Domingos Caitanho Pinto and his wife, Regina Celestina de Lima and Cristalina Pires, widow of Agostinho Bernardinho Pinto acquired the land as root of title.
- For the purpose of issuing this report on title, I have assumed:
  (a) 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, asset out at 'I' above, as photocopies or scanned copies and the authenticity of the originals of such documents;
  (b) that the documents of title set out in the report above have not been modified in any manner and are valid, subsisting and remain in force;

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(c) that all the documents relating to the **SAID PROPERTY** and furnished to me have been validly executed and delivered by the parties to them;

(d) that all documents are within the capacity and powers of each party and have been validly authorized by each party;

(e) that there are no pending litigations in respect of the **SAID PROPERTY**; and

(f) that names of persons spelt differently in different documents in respect of the **SAID PROPERTY** are the same person.

- The accuracy of this report on title necessarily depends 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 incorrect or incomplete information arising out of the documents, responses and other information furnished to me.
- This report on title is confined to the **SAID PROPERTY** only.

SHIVAN S. DESAI ADVOCATE PANAJI-GOA

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- The search conducted at the Office of the Sub–Registrar of Mapusa, Bardez - Goa is subject to non-availability of certain records and certain land registration records being torn at the concerned Sub-Registrar's Office.
- The availability/existence of the access to the **SAID PROPERTY** is not within the scope of this report.
- A certificate determination, notification, opinion or the like will not be binding on an Indian court or any arbitrator or judicial or regulatory body which would have to be independently satisfied despite any provision in the title documents to the contrary. The report on title has been prepared in accordance with and is subject the laws of India.

Place:- Panaji-Goa.

Date:- 08/10/2025

(Adv. Shivan S. Desai)

ADV. GAURI SARVANKAR LLB. (HONS)

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B. B. Borkar Road, Porvorim Bardez Goa- 403521
E-mail: g.sarvankar@gmail.com Ph. + 91 - 7798601164

Date: 10/10/2025

SUB: TITLE REPORT AND LEGAL OPINION AT THE REQUEST OF WESTSIDE ANGELS LLP having its office at C F P No. 26-A 1301, CTS No. 225, Satra Residence , 14th Road, Khar West, Mumbai.

PRESENT OWNERS OF THE PROPERTY: WESTSIDE ANGELS LLP.

I. DESCRIPTION OF THE PROPERTY:

PROPERTY NO.1

ALL THAT property known as "PLIMBICHE BHAT" also known as "SIMEOILEM-BATA", admeasuring 1000 sq. mts. surveyed under survey No.73/3, situated within Village Panchayat of Marna, Siolim, Sub- District of Bardez, District of North Goa in the State of Goa, not described in the Taluka Land Registration office of Bardez but found enrolled in the Taluka Land Revenue office of Bardez under No.735 of first division and bearing Old Cadastral No.569(Part) and the same is bounded as under:-

Towards East: By property bearing survey No.73/4;

Towards West: By Property bearing Survey No. 73/1;

Towards North: By road;

Towards South:- By property bearing survey No.73/2.

GAURI G. SARVANKAR
Porvorim - Goa
MAH/2285/2005
ADVOCATE

PROPERTY NO. 2

ALL THAT property known as "PLIMBICHE BHAT" admeasuring 1600 sq. mts. surveyed under survey No.73/4, situated within Village Panchayat of Marna, Siolim, Sub- District of Bardez, District of North Goa in the State of Goa, described in the Taluka Land Registration office of Bardez under No. 6172 at folio 280 of Book B-16 but not enrolled in the Taluka Land Revenue office of Bardez and bearing Old Cadastral No.572 and the same is bounded as under:-

Towards East: By property bearing survey No.73/4;

Towards West: By Property bearing Survey No. 73/5;

Towards North: By road;

Towards South:- By property bearing survey No.76/2.

(The said property I admeasuring 1000 sq. mts., for brevity's sake is hereinafter referred to as the **SAID PROPERTY I**)

(The said property II admeasuring 1600 sq. mts., for brevity's sake is hereinafter referred to as the **SAID PROPERTY II**)

II. DOCUMENTS EXAMINED:- FOR PROPERTY I

PHOTOCOPIES OF:

1. Registo Do Agrimensor along with the English Translation.

2. Old Cadastral Plan

3. Correspondence Certificate

GAURI G. SARVANKAR
Porvorim - Goa
MAH/2285/2005
ADVOCATE

4. Manual Form I and XIV in respect of survey No. 73/3 of village Marna, Siolim, Goa.

5. Form III of survey No. 73/3 of village Marna, Siolim, Goa.

6. Deed of Justification dated 21/01/1962, drawn at Judicial Division of Bardez in the City of Mapusa, before Notary Antonio Jose Joao Francisco Pinto de Menezes.

7. Sale Deed of Immovable Properties dated 16/02/1968, duly registered in the office of the Sub-Registrar of Bardez at Mapusa under No.1607 of Book I, Vol 23rd at pages 106 to 111 dated 29/02/1968.

8. Inventory Proceedings under No. 124/2019/E, before the Court of Civil Judge Junior Division at Mapusa, Bardez, Goa.

9. Zoning Certificate.

10. Nil Encumbrance Certificate.

DOCUMENTS EXAMINED:- FOR PROPERTY II

PHOTOCOPIES OF:

1. Deed of Sale with Discharge of Price dated 21/01/1919.

2. Description No.6172 at folios 280 of Book B-16.

3. Inscription No. 15273 at folio 149 of Book G-26.

4. Registo Do Agrimensor along with the English Translation.

GAURI G. SARVANKAR
Porvorim - Goa
MAH/2285/2005
ADVOCATE

5. Old Cadastral Plan

6. Correspondence Certificate

7. Manual Form I and XIV in respect of survey No. 73/4 of village Marna, Siolim, Goa.

8. Form III of survey No. 73/4 of village Marna, Siolim, Goa.

9. Form IX of Survey No. 73/4 of Village Marna, Siolim, Goa.

10. Inventory Proceedings under No. 236/2008/C, before the Court of Civil Judge Senior Division at Mapusa, Bardez, Goa.

11. Inventory Proceedings No. 612/2015/A, before the Court of Civil Judge Senior Division at Mapusa, Bardez, Goa.

12. Zoning Certificate.

13. Nil Encumbrance Certificate.

14. Will dated 27/02/2018, executed by Fr. Frank Britto.

15. Burial certificate of Fr. Rev. Frank Britto

III. TITLE REPORT: PROPERTY I

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

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Porvorim - Goa
MAH/2285/2005
ADVOCATE

earlier belonged to Joao Santana Brito, son of Rosario Manuel Britto and Rosa Joaquina de Souza which has been transcribed in the Registo Do Agrimensor under No. 569.

That the Office of the Directorate of Settlement & Land Records, Panaji, Goa, vide its correspondence Certificate dated 06/04/2022, under Ref No. 9(02)-46/DSLR-2022/1021, has confirmed that the Old Cadastral Number 569(part) corresponds to the present Survey bearing No. 73/3 (part) of village Marna.

That vide Deed of Justification dated 21/07/1962, drawn at Judicial Division of Bardez in the city of Mapusa before the Notary Antonio Jose Joao Francisco Pinto de Menezes, said Christina Brito also known as Cristalina Pereira e Brito, widow of Joao Santana Brito declared to be the sole heir of Joao Santana Brito.

That vide Sale Deed of Immovable Properties dated 28/02/1968, duly registered in the office of the Sub-Registrar of Bardez at Mapusa under No.1607 of Book I, Vol 23rd at pages 106 to 111 dated 29/02/1968, said Cristalina Pereira e Brito alias Cristalina Brito sold the said property listed under Property No. 10 to Mr. Frederico Leo Britto.

That the name of Fredy Britto reflects on Manual Form I and XIV of survey No.73/3 of village Marna, Siolim, Goa.

That the name of Fredy Britto reflects on Form III of survey No.73/3 of village Marna, Siolim, Goa.

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That said Mr. Frederico Leo Britto alias Mr. Frederick Leo Britto alias Fredrick Leo Britto alias Fredi Britto alias Freddy Britto alias Fredy Britto expired on 18/06/2006 without any will, gift or any disposition of their last wishes, leaving behind his widow Mrs. Rita Brito alias Rita Alvares alias Rita Charles Alvares alias Rita Romaldine Alvares and the following children as legal heirs:

1) Mrs. Ferita Vipin Khanna, married to Mr. Vipin Khanna

2) Mr. Rosevelt Britto, married to Mrs. Edita Britto alias Edita Rimkute

That upon the death of Mr. Frederico Leo Britto alias Mr. Frederick Leo Britto alias Fredrick Leo Britto alias Fredi Britto alias Freddy Britto alias Fredy Britto, Inventory Proceedings No.124/2019/E before the Civil Judge Junior Division at Mapusa-Goa, was initiated and in terms of the Inventory Proceedings, vide Judgment dated 30/10/2019, all the properties belonging to the Estate leaver including the said property listed under Item No.4 was allotted to 1) Mrs. Rita Brito alias Rita Alvares alias Rita Charles Alvares alias Rita Romaldine Alvares, 2) Mrs. Ferita Khanna, married to Mr. Vipin Khanna, 3) Mr. Roosevelt Britto married to Mrs. Edita Britto alias Edita Rimkute.

That the above named owners vide Deed of Sale dated 20/03/2024, sold the said Property I to WESTSIDE ANGELS LLP. The said Deed of Sale is duly registered before the Office of the Sub Registrar of Bardez, under Book-1, Registration Document No. BRZ-1-1731-2024, dated 05/04/2024.

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That by virtue of the Deed of Sale dated 20/03/2024, the said Westside Angels LLP, became the absolute owner in possession of the said Property I. That the name of WESTSIDE ANGELS LLP reflects on the computerized Form I and XIV bearing Survey No. 73/3 of Village Siolim, Bardez, Goa under mutation No. 95468.

That as per the certificate issued by the Office of the Senior Town Planner, Town and Country Planning Department, North Goa, under Ref No. TPBZ/ZON/9927/MARNA/TCP-2022/2406 dated 26/04/2022, the said Property I, falls under settlement Zone (VP-2) with permissible FAR 60.

That the Office of the Civil Registrar cum Sub Registrar, Bardez, Mapusa, Goa, has confirmed that the said property I, is not encumbered vide its Nil Encumbrance Certificate dated 18/10/2022 issued from the period 30/10/2019 to 18/10/2022.

PROPERTY II

I have carefully examined the documents mentioned herein above in para II in respect of the said property II and from the same it transpires that the said property II, earlier belonged Maria Arcangela Souza, having acquired the same vide Deed of Sale with Discharge of Price dated 21/01/1919 and further the name if said Maria Arcangela Souza, is inscribed under number 15273 at Folio 149 of Book G – 26, in the records of Land Registration Office.

That the said Maria Arcangela Souza was married to Joao Manuel Britto alias Joao Manoel Britto alias John Britto. Said Joao Manuel Britto alias Joao Manoel Britto

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alias John Britto expired on 11/01/1932 and said Maria Arcangela Souza expired on 25/04/1977 at Dadar, without leaving behind any will or testamentary disposition of their last wishes, but leaving behind their two sons namely:

A) Pascoal Caridade Britto alias Pascoal Britto alias Pascoal Beneditt Britto married to Mrs. Mary Navity Britto alias Mary Natividade Britto alias Mary Nattivity Britto and;

B) Mr. Santan Caridade Britto alias Santano Caridade Britto alias Santana Caridade Britto married to Mrs. Esmeralda Britto.

That as per the records of Registo Do Agrimensor under No. 572, the name of said Joao Manoel Brito and her sons Santana Caridade Brito and Pascoal Benedito Brito, which has been transcribed.

That the Office of the Directorate of Settlement & Land Records, Panaji, Goa, vide its correspondence Certificate dated 03/03/2022, under Ref No. 9(02)-50/DSLR-2022/981, has confirmed that the Old Cadastral Number 572(part) corresponds to the present Survey bearing No. 73/4 (part) of village Marna.

That the name of Santan Caridade Brito and Pascoal Brito reflects on Manual Form I and XIV of survey No.73/4 of village Marna, Siolim, Goa.

That the name of Santan Caridade Brito and Pascoal Brito reflects on Form III of survey No.73/4 of village Marna, Siolim, Goa.

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That the name of Santan Caridade Brito is reflected in the Form IX under entry No. 406 dated 14/10/1971.

That upon the death of said Joao Manual Britto alias Joao Manuel Britto and his wife Maria Archangela Britto an Inventory Proceedings were initiated under No. 236/2008/C, before the Civil Judge Senior Division, At Mapusa and the said Property II was listed at Item No. 2.

A. That said Pascoal Brito and his wife Mary Navity Britto expired on 08/04/1986 and 09/08/1982 respectively, leaving behind following children:-

i. John Caridade Britto alias Johne Caridade Britto alias John C. Britto married to Olivia Britto;

ii. Rosy Esmy D'Souza married to Chageus Baptista D,souza alias Francis Baptista Nicolau D'souza;

iii. Patsy Ellen Carneiro alias Patsy Ellen Britto alias Patsy Ellan Benny Pascoal Britto married to Pedro Luis Carneiro alias Luis Carneiro.

iv. Regina D'Silva married to Anthony D'Silva

v. Elizabeth Fernandes alias Elizabeth Josephine Brito e Fernandes married to Ciprian Fernandes alias Cipriano Fernandes.

Said John Caridade Britto expired on 01/02/2014, leaving behind his widow and moiety holder Olivia Britto and following legal heirs:

a. Susan Rosario married to David Rosario;

b. Savio Britto married to Evelyn Britto;

c. Sharon Monica Baumgartner married to Laurent Baumgartner

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B. That said Santan Britto alias Santana Caridade Britto was married to Esmeralda Britto. Both expired on 30/07/1993 and 30/05/1983 respectively, leaving behind following children:-

i. Rev. Fr. Frank Santan Britto alias Frank Britto (Priest)

ii. Fredric Leo Britto alias Fedric Britto alias Freddy Britto alias Fredrick Leo Britto married to Rita Britto alias Rita Fredrick Britto alias Rita Alvares alias Rita Charles Alvares.

iii. Maria D'Souza married to John A. D'Souza.

iv. Thomas Britto married to Lydia Britto

v. Jenifer Alvares married to Christopher Alvares alias Christopher Charles Alvares.

Said Fredrico Britto expired on 18/06/2006 leaving behind his widow and moiety holder Mrs. Rita Britto and following children as his legal heirs:-

a. Farita Khanna married to Vipin Khanna

b. Roosevelt Britto married Edita Rimkute

Said John D'Souza expired on 10/02/2012, leaving behind his widow Mrs. Maria D'souza and following children as their legal heirs:

a. Juelle Noronha married to Melvin Noronha.

b. Meavanne D'souza married to Gavin Pereira.

Vide Chart of Allotment dated 20/10/2014, passed in the Inventory proceedings under No.236/2008/C filed before the Court of the Civil Judge Senior Division at Mapusa the said property at Item No. 2 was enlisting and were allotted to the heirs as under:-

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Rev. Fr. Frank Britto (Priest) --------1/5th share

Rita Britto --------- 1/10th share

Ferita Khanna married
to Vipin Khanna ----------1/20th share

Roosevelt Britto ---------- 1/20th share

Maria D'Souza ---------- 1/10th share

Juelle D'Souza married
to Melvin Noronha ---------1/20th share

Maeveanne D'Souza ----------1/20th share

Thomas Britto married
to Lydia Britto ----------1/5th share

Christopher Alvares married
to Jenifer Alvares ----------1/5th share

Olivia Britto ----------1/10th share

Susan Rosario married
to David Rosario ----------1/30th share

Savio Britto married
to Evelyn Britto ----------1/30th share

Sharon Monica Baumgartner married
to Laurent Baumgartner ---------- 1/30th share

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Rosy D'souza married to Francis D'Souza --------- 1/5th share

Patsy Carneiro married to Luis Carneiro ----------1/5th share

Regina D'Silva married to Anthony D'Silva ---------- 1/5th share

Elizabeth Fernandes married to Ciprian Fernandes ----------1/5th share

Vide Judgement and Order dated 30/10/2014, passed in the Inventory proceedings under No.236/2008/C filed before the Court of the Civil Judge Senior Division at Mapusa, the Final Chart of Allotment was made absolute and the properties mentioned in the Final list of Assets were made final.

That the names of Rev. Frank Britto, Mrs. Rita Britto, Mrs. Ferita Khanna, Mr. Roosevelt Britto, Maria D'souza, Juelle D'souza, Maeveanne D'souza, Thomas Britto, Christopher Alvares, Jenifer Alvares, Olivia Britto, Susan Rosario, Savio Britto, Sharon Monica Baumgartner, Rosy D'souza, Patsy Carneiro, Regina D'silva, Elizabeth Fernandes reflects on the computerized Form I and XIV bearing Survey No. 73/4 of Village Siolim, Bardez, Goa under mutation No. 54168.

Said Patsy Carneiro expired leaving behind her husband Pedro Luis Carneiro alias Luis Carneiro as her widower and half sharer and her only daughter:
Mrs. Priscilla Olivia Carneiro alias Priscilla Olivia Cardozo married to Mr. Jose Bernardo Cardozo.

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Upon the death of Patsy Carneiro an Inventory Proceedings were initiated under No. 612/2015/A before the court of Senior Division at Mapusa and the said property was listed at Item No. 2.

By virtue of the Consent/Compromise terms dated 11/08/2016, it was consented that the assets of the deceased shall be allotted solely to her daughter said Priscillia Olivia Carneiro alias Priscilla Olivia Cardozo and the life usufruct in connection to the said property was retained by said Pedro Luis Carneiro alias Luis Carneiro.

Note: That said Pedro Luis Carneiro expired on 25/04/2021 and hence, the usufruct right extinguishes.

That the said Rev. Fr. Frank Britto (Priest) expired on 21/07/2019, leaving behind a Will dated 27/02/2018, in favour of his sisters Mrs. Maria John D'Souza and Mrs. Jenifer Christopher Alvares. Said Will is duly registered before the Notary R.P Dooa, Maharashtra.

That by virtue of Inventory Proceedings under No. 737/2023/D, before the Civil Judge Senior Division, at Mapusa a fresh inventory was initiated upon the death of said Joao Manuel Britto, Maria Archangela Britto, Pascoal Caridade Britto, Mary Navity Britto, Santan Caridade Britto, Esmeralda Britto, John Caridade Britto, Chageus Baptista D'Souza, Francis Nerious Gomes, Patsy Ellen Carneiro, Pedro Luis Carneiro, Fr. Frank Britto, Fredrick Leo Britto and John A 'Souza and all the other properties of the deceased were added in the said Inventory and the said Property II was listed at Item No. 2.

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Vide Final Chart of Allotment dated 01/02/2024, passed in the Inventory proceedings under No. 737/2023, filed before the Court of the Civil Judge Senior Division at Mapusa the said property at Item No. 2 was enlisting and were allotted to the heirs as under:-

Olivia Britto --------1/20th share

Susan Rosario married to
David Rosario --------- 1/60th share

Savio Augustine Britto married
to Evelyn Savio Britto ----------1/60th share

Sharon Baumgartner married to
Laurent Baumgartner --------- 1/60th share

Rosy Emsy D'Souza --------1/20th share

Austin Floyed D'Souza --------1/80th share

Simon Morris D'souza married to
Sharlene D'Souza --------- 1/80th share

Alzira Clami Fernandes married to
Anthony Fernandes --------- 1/80th share

Justina Peidade Gomes --------- 1/60th share

John Francis Gomes --------- 1/60th share

Priscilla Olivia Cradozo married to
Jose Bernado Cardozo --------- 1/10th share

Regina D'Silva married to
Anthony D'silva --------- 1/10th share

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Elizabeth Fernandes married to
Cipriano Fernandes --------- 1/10th share

Rita Britto --------- 1/20th share

Farita Khanna married to
Vipin Khanna --------- 3/80th share
(1/40th of deceased estate leavers and 1/80th Share inherited of Uncle Fr. Frank Britto)

Rosevelt Britto married to
Edita Britto --------- 3/80th share
(1/40th of deceased estate leavers and 1/80th Share inherited of Uncle Fr. Frank Britto)

Maria D'Souza --------- 1/16th share
(1/20th of deceased estate leavers and 1/80th Share inherited of her brother Fr. Frank Britto)

Juella Noronha married to
Melvin Noronha --------- 1/32th share
(1/40th of deceased estate leavers and 1/60th Share inherited of Uncle / Uncle-in-law Fr. Frank Britto)

Meaveanne D'Souza married to
Gavin Pereira --------- 1/32th share
(1/40th of deceased estate leavers and 1/60th Share inherited of Uncle / Uncle-in-law Fr. Frank Britto)

Thomas Britto married to
Lydia Britto --------- 1/8th share
(1/10th of deceased estate leavers and 1/40th Share inherited of Brother / Brother-in-law Fr. Frank Britto)

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Jennifer Alvares married to
Christopher Alvares --------- 1/8th share
(1/10th of deceased estate leavers and 1/40th Share inherited of Brother / Brother-in-law Fr. Frank Britto)

Vide Judgement and Order dated 27/02/2024, passed in the Inventory proceedings under No. 737/2023/D, filed before the Court of the Civil Judge Senior Division at Mapusa, the Final Chart of Allotment was made absolute and the properties mentioned in the Final list of Assets were made final.

That the above named owners vide Deed of Sale dated 04/04/2024, sold the said Property II to WESTSIDE ANGELS LLP. The said Deed of Sale is duly registered before the Office of the Sub Registrar of Bardez, under Book-1, Registration Document No. BRZ-1-1728-2024, dated 05/04/2024.

That by virtue of the Deed of Sale dated 04/04/2024, the said Westside Angels LLP, became the absolute owner in possession of the said Property I. That the name of WESTSIDE ANGELS LLP reflects on the computerised Form I and XIV bearing Survey No. 73/3 of Village Siolim, Bardez, Goa under mutation No. 95470.

That the present Zoning of the said property II, falls under settlement Zone (VP-2) with permissible FAR 60, which has been confirmed by the Office of the Senior Town Planner, Town and Country Planning Department, North Goa, under Ref No. TPBZ/ZON/9928/MARNA/TCP-2022/2404 dated 26/04/2022.

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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 WESTSIDE ANGELS LLP in respect of the said Property I and II.

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 from the Office of the Civil Registrar cum Sub Registrar, Bardez, Mapusa, Goa shall be obtained.

Thanking you.
Your's truly,

GAURI G. SARVANKAR
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Adv. Gauri Sarvankar