

BRIJESH P SARDESSAI

LL.B (HONS), LL.M (IPR)

ADVOCATE

OFFICE:

CHAMBER No.703,
7TH FLOOR
GERA IMPERIUM STAR
PATTO, PANAJI-GOA
Ph.+91-8390221100

Date: 12/11/2024

DUE DILIGENCE REPORT

This Due Diligence Report is prepared upon the request of **Mr. SAMMIT WAGLE**, resident of Soukhya, Plot No.6, Vodlem Bhat, Taleigao, Tiswadi, Goa.

[I] AREA DESCRIPTION:

(A) GENERAL DESCRIPTION:-

- a) Area Situated at : Miramar, Panaji
- b) Taluka : Tiswadi
- c) Sub-District : Ilhas (Tiswadi)-Goa.
- d) District : North-Goa.
- e) State : Goa.

(B) APPROXIMATE LOCATION

- a) Panaji (Capital City): 2 Kms.
- b) Porvorim : 8 kms.
- c) Mapusa City : 15 km.
- d) Mopa Airport : 34 km
- e) Dabolim Airport : 31 kms.



(C) DETAILS OF PROPERTY:-

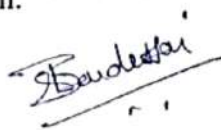
- a) Name of Property : Plot No.D-5 and Plot No.D-10
- b) Area of the property : 1008 Sq. mts.
- c) Chalta No. 60 of P. T. Sheet No.120 of City Survey Panaji.
(previously surveyed under Chalta No.17 of P. T. Sheet No.120)
- d) Land use as per Land Revenue Code: Non -Agricultural.
- e) Zone as per Planning Development Authority: Settlement Zone 300%
F.A.R. (Existing 80% F.A.R. with additional 220% approved).

[II] DOCUMENTS RELIED UPON: -

- (1) Photocopy of Inscription No. 18968 (English Translation) dated 27/02/1964 at pages 51V & 52 of Book No. F-29/129 of the Land Registration Record of Ilhas, along with photocopy of the Portuguese document.
- (2) Photocopy of Inscription No.25914 (English Translation) dated 09/09/1965 at page 45 of Book No. G-40/173 --- 45 -- of the Land Registration Record of Ilhas, along with photocopy of the Portuguese document.
- (3) Photocopy of Land Description No.410 (English Translation) dated 28/08/1869 at pages 70 to 74 & 76 of Book No.B-6(Old) 67 of the Land Registration Record of Ilhas, along with photocopy of the Portuguese document.
- (4) Photocopy of Land Description and endorsement No.11 (English Translation) dated 05/04/1937 at page 6V of Book No. B-1(N) of the Land Registration Record of Ilhas along with photocopy of the Portuguese document.

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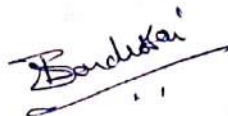
- (5) Photocopy of Government Gazette Series II No.16 dated 18/07/1968, declaring the said property as non-agricultural land to be used for residential housing.
- (6) Photocopy of Deed of Sale dated 02/03/1970, registered before the Sub Registrar of Ilhas at Tiswadi-Goa under Registration No.205 at pages 157 to 164 in Additional Volume 8, dated 29th April 1970 by which the said plots D-5 and D-10 have been purchased by Mr. Ruy De Gouveia Pinto from Mr. Jose Mariano Juliao Pinto D'Abreu and others as Vendors and Messrs Real Estate Agencies as Confirming party.
- (7) Photocopy of Survey Plan of the property surveyed under Chalta No.17 of P. T. Sheet No.120 of City Survey Panaji dated 03/08/1987.
- (8) Photocopy of the certified copy of the Deed of Sale dated 16/07/1992, registered under No.48, Book No.1, Vol. No.207, dated 11/01/1993 by which the said Mr. Ricardo Mario de Gouveia Pinto purchased the said Plots D-5 and D-10, bearing Chalta No.17 of P. T. Sheet No.120 of City Survey Panaji, from Mr. Ruy de Gouveia Pinto, who was married under the regime of absolute separation of assets.
- (9) Photocopy of Order of Member Secretary, Panjim Planning & Development Authority bearing Reference No.PDA/T/8771/5161/91 dated 07/03/1991 granting construction of residential building in the property bearing Chalta No.17, P. T. Sheet No.120.
- (10) Photocopy of License bearing No.4/29TS/91-PMC/91-92/40 dated 10/05/1991 for construction of residential building in the property bearing Chalta No.17, P. T. Sheet No.120, Miramar, Panjim, issued by Panjim Municipal Council.



- (11) Photocopy of Inquiry Register (Form B) in respect of the property bearing Chalta No.17 of P. T. Sheet No.120 of City Survey Panaji, dt. 03/10/1983, wherein the name of Mr. Rui de Gouvea Pinto is appearing in "claiming party" column.
- (12) Photocopy of the Property Card of City Survey Panaji, dated 08/01/2024 in respect of the Property Chalta No.60 of P. T. Sheet No.120.
- (13) Photocopy of the Correspondence Certificate bearing No.9(02)-248/DSLRL-2023/3361 dated.27/09/2023 stating that Old Cadastral No.1092(Part) corresponds to P.T. Sheet No.120/Chalta No.17 of Panaji City of Tiswadi Taluka.
- (14) Nil Encumbrance Certificates issued by Sub-Registrar of Ilhas, Panaji, as follows:-
- (a) Plot No. D5 & D10 - from 08/08/1994 to 06/08/2024.
(Nil Encumbrance Certificate dt.08/08/2024)
 - (b) ShopNo.1 – from 13/09/2010 to 06/08/2024
(Nil Encumbrance Certificate dt.08/08/2024)
 - (c) ShopNo.2 – from 16/09/2008 to 06/08/2024
(Nil Encumbrance Certificate dt.08/08/2024)
 - (d) ShopNo.3 – from 16/09/2008 to 06/08/2024
(Nil Encumbrance Certificate dt.08/08/2024)
 - (e) ShopNo.4 – from 30/04/2024 to 06/08/2024
(Nil Encumbrance Certificate dt.08/08/2024)

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- (f) Shop No. 5 – from 30/04/2024 to 06/08/2024
(Nil Encumbrance Certificate dt.08/08/2024)
- (g) Shop No. 6 – from 19/02/2007 to 06/08/2024
(Nil Encumbrance Certificate dt.08/08/2024)
- (j) Shop No. 7 – from 19/02/2007 to 06/08/2024
(Nil Encumbrance Certificate dt.08/08/2024)
- (k) Shop No. 8 – from 16/09/2008 to 06/08/2024
(Nil Encumbrance Certificate dt.08/08/2024)
- (l) Flat No.F1 – from 13/09/2010 to 06/08/2024
(Nil Encumbrance Certificate dt.08/08/2024)
- (m) Flat No.F-2 – from 30/04/2024 to 06/08/2024
(Nil Encumbrance Certificate dt.08/08/2024)
- (n) Flat No. F3 – from 30/04/2024 to 06/08/2024
(Nil Encumbrance Certificate dt.08/08/2024)
- (o) Flat No.F4 – from 30/04/2024 to 06/08/2024
(Nil Encumbrance Certificate dt.08/08/2024)
- (p) Flat No.S1A – from 01/03/2017 to 06/08/2024
(Nil Encumbrance Certificate dt.08/08/2024)
- (q) Flat No. S3 – from 01/09/2016 to 06/08/2024
(Nil Encumbrance Certificate dt.08/08/2024)
- (r) Flat No. S4 – from 03/05/2024 to 06/08/2024
(Nil Encumbrance Certificate dt.08/08/2024)



(15) Photocopies of Sale deeds/Gift Deeds in respect of the Flats/shops in the Bldg. "CASA NINA" constructed in Plot No.D-5 and D-10 of La Campala Residential Colony, Miramar, Panaji, as follows:-

- (a) Deed of Sale dated 13/09/2010, registered before Sub-Registrar of Ilhas/Tiswadi under Book 1- Document Registration No.PNJ-BK1-02705-2010, CD Number PNJD2 on Date 14-09-2010 in respect of **Flat No.F-1** purchased by Mrs. Maria Marlene Antonieta Fernandes from Ricardo Mario De Gouveia Pinto.
- (b) Deed of Sale dated 13/09/2010, registered before Sub-Registrar of Ilhas/Tiswadi under Book 1- Document Registration No.PNJ-BK1-02704-2010, CD Number PNJD2 on Date 14-09-2010 in respect of **Shop No.1** purchased by Mrs. Maria Marlene Antonieta Fernandes from Ricardo Mario De Gouveia Pinto.
- (c) Deed of Sale dated 16/09/2008, registered before Sub-Registrar of Ilhas/Tiswadi under No.74 at pages 409 to 424, Book No. I, Vol. 2041, dated 12/01/2009 in respect of **Shop No.2** purchased by Mr Jose Savio Da Piedade Albuquerque Pinto from Ricardo Mario De Gouveia Pinto and his wife Mrs. Fatima Zelia D. G. Pinto.
- (d) Deed of Gift dated 15/06/2024, registered before Sub-Registrar of Ilhas/Tiswadi under Book:- 1 Document Registration No.PNJ-1-1846-2024, date 18-Jun-2024 in respect of **Shop No.2** gifted by Mr. Jose Savio Da Piedade Albuquerque Pinto & his Mrs. Maria Amelia Da Piedade Miranda E. Pinto to their son Mr. Ameet Savio Da Piedade Pinto.
- (e) Deed of Sale dated 16/09/2008, registered before Sub-Registrar of Ilhas/Tiswadi under No.73 at pages 394 to 408, Book No. I, Vol. 2041,

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dated 09/01/2009 in respect of **Shop No. 3** purchased by Mr. Jose Savio Da Piedade Albuquerque from Ricardo Mario de Gouveia Pinto and his wife Mrs. Fatima Zelia D. G. Pinto.

- (f) Deed of Gift dated 15/06/2024, registered before Sub-Registrar of Ilhas/Tiswadi under Book:-1 Document Registration No.PNJ-1-1886-2024, date 20-Jun-2024 in respect of **Shop No.3** gifted by Mr. Jose Savio Da Piedade Albuquerque Pinto & his wife Mrs. Maria Amelia Da Piedade Miranda E. Pinto to their son Mr. Ameet Savio Da Piedade Pinto.
- (g) Deed of Sale dated 24/04/2024, registered before Sub-Registrar of Ilhas/Tiswadi under Book:-1 Document Registration No.PNJ-1-1354-2024, date 30-Apr-2024 in respect of **Shop Nos. 4 & 5** purchased by Mr. Antonio Jose Nestor Carvalho from Ricardo Mario de Gouveia Pinto and his wife Fatima de Gouveia Pinto.
- (h) Deed of Sale dated 24/04/2024, registered before Sub-Registrar of Ilhas/Tiswadi under Book:-1 Document Registration No.PNJ-1-1349-2024, date 30-Apr-2024 in respect of **Flat No.F-4** purchased by Mrs. Maria Assunta Dias from Ricardo Mario de Gouveia Pinto and his wife Fatima de Gouveia Pinto.
- (i) Deed of Sale dated 19/02/2007, registered before Sub-Registrar of Ilhas/Tiswadi under No.532 at pages 235 to 255, Book No. I, Vol. 1757, dated 21/02/2007 in respect of **Shop Nos.6 & 7** purchased by Mr Eloi Perpetuo Santana Rodrigues and his wife Mrs. Euginia Premabai Rodrigues from Diogo Caetano Fermino D'Mello and his wife Mrs. Auta Adelaida D'Mello and Ricardo Mario De Gouveia Pinto and his wife Mrs. Fatima De Gouveia Pinto.

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- (j) Deed of Sale dated 16/09/2008, registered before Sub-Registrar of Ilhas/Tiswadi under No.75 at pages 425 to 438, Book No. I, Vol. 2041, dated 12/01/2009 in respect of **Shop No.8** purchased by Mr. Ameet Savio De Piedade Pinto from Ricardo Mario De Gouveia Pinto and his wife Mrs. Fatima De Gouveia Pinto.
- (k) Deed of Sale dated 24/04/2024, registered before Sub-Registrar of Ilhas/Tiswadi under Book:-1 Document Registration No.PNJ-1-1350-2024, date 30-Apr-2024 in respect of **Flat Nos. F2 & F3 with adjoining terrace and garages/Parking Nos.5 and 6** purchased by (1) Maria Delfina De Noronha, (2) Mrs. Lisa Maria De Noronha, (3) Mr. Hubert DSouza, (4) Mrs. Kriscia Lorena Maria de Noronha, (5) Mr. Yuri James Ribeiro and (6) Mr. David Carlo de Noronha from Ricardo Mario de Gouveia Pinto and his wife Fatima de Gouveia Pinto.
- (l) Deed of Sale dated 01/03/2007, registered before Sub-Registrar of Ilhas/Tiswadi under Book1- Document Registration No.PNJ-BK1-00426-2017, CD Number PNJD55 on Date 01-03-2017 in respect of **Flat No.S-1A** (Formed out of combining Flat No.S1 and S2), **terrace No.1 and Garages No.2 and 3** purchased by Mr. Jose Maria De Gouveia Pinto from Ricardo Mario De Gouveia Pinto and his wife Mrs. Fatima Maria Zelia De Gouveia Pinto.
- (m) Deed of Sale dated 01/09/2016, registered before Sub-Registrar of Ilhas/Tiswadi under Book 1- Document Registration No.PNJ-BK1-02038-2016, CD Number PNJD52 on Date 01-09-2016 in respect of **Flat No.S-3 & Garage space No.7** purchased by Ms.Evelyn Caldeira Andrade from Mr. Ricardo Mario De Gouveia Pinto and his wife Mrs. Fatima Zelia De Gouveia Pinto.

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- (n) Deed of Sale dated 30/04/2024, registered before Sub-Registrar of Ilhas/Tiswadi under Book:-1 Document Registration No. PNJ-1-1398-2024, date 03-May-2024 in respect of **Flat No. S-4 & Terrace No.2 and Garage No.8** purchased by Mr. Renato Olinto Pinto from Ricardo Mario de Gouveia Pinto and his wife Fatima de Gouveia Pinto.
- (16) Photocopy of the substituted service of publication of Public Notice dated 19/10/2023 in the newspaper in Case No. Chalta No.17 of P.T. Sheet No.120 of Panaji City, Case No. ISLR/CTS/PNJ/CONF/21/2022.
- (17) Photocopy of the Judgement & Order passed by Inspector of Survey & Land Records, City Survey, Panaji, in case No. ISLR/CTS/PNJ/CONF/21/2023 dated 26/12/2023.
- (18) Photocopy of **Survey Plan** of the property bearing Chalta No.60, P. T. Sheet No.120 of City Survey Panaji.
- (19) Photocopy of Agreement for Development dated 30/05/2023 between (1) Maria Marlene Antonieta Fernandes; (2) Jose Savio Da Piedade Albuquerque Pinto; (3)(a) Mr. Antonio Jose Nestor Carvalho and his wife (3)(b) Mrs. Corinne Flavia Claudia Carvalho; (4) (a) Mr. Eloi Perpetuo Santana Rodrigues and his wife (4) (b) Mrs. Euginia Premabai Rodrigues; (5) Mr. Ameet Savio De Piedade Pinto; (6) (a) Maria Delfina De Noronha, (6) (b) Mrs. Lisa Maria De Noronha, (6) (c) Mr. Hubert DSouza, (6) (d) Mrs. Kriscia Lorena Maria de Noronha, (6) (e) Mr. Yuri James Ribeiro and (6) (f) Mr. David Carlo de Noronha; (7) Mrs. Maria Assunta Dias; (8) Mr. Jose Maria De Gouveia Pinto; (9) Mrs. Evelyn Caldeira Andrade and (10) Mr. Renato Olinto Pinto, all owners of Flats/shops and M/s WAGLE'S a partnership firm, executed before the Notary Adv. U. R. Timble.

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SCHEDULE-I

DESCRIPTION OF THE ENTIRE PROPERTY

ALL THAT piece or parcel of freehold vacant agricultural land or ground consisting of three different properties which are now joined into a single property and which the three different properties are registered in the Office of the Sub-Registrar at Panjim in Sub Registration District Ilhas of Goa District (Conservatoria Registo predial da Comarca das Ilhas Goa) under No.410 at folio 70 of Book No.B-6 (old) under No.11 at Folio No.6-V of Book No.B-1 (New) and under No.2451 at Folio 280-V of Book No. B-28 (Old) and registered in the Revenue Office under No.81 and 84 of Santa Inez and which are surveyed under Cadastral No.1092 of Panjim and under Cadastral No.51 of Taleigao and having a total area of 67386 square meters or thereabouts, surveyed under Cadastral No.1092 but exclusive of 2091 square meters, surveyed under Cadastral No.51 of Taleigao and which said land is in the Santa Inez area of Panjim Division of Taluka and Sub-Registration District Ilhas of Goa District and is within the limits of the Panjim Municipality and bounded as under:-

On or towards the East: By canal and coconut grove 'Olem Morod Grande' of Joaquim Antonio Carvalho and Hori Madev Poi.

On or towards the West: By paddy field known as 'Rogulem' of Francisco Xavier Pereira and 'O Alto' of Confraria de Igreja de Panjim.

On or towards the South: By paddy field known as 'Rogulem' of Francisco Xavier Pereira.

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On or towards the North: By paddy field known as 'Chinchecho Cunto' of Cristovam Pinto and paddy field known as 'Agrachem Xetta' of Miguel Vicente D'Abreu.

SCHEDULE -II

DESCRIPTION OF PLOT No.D-5 and PLOT D-10

(Subject matter of this Report)

Plot No. D-5 and D-10 of La Campala Residential Colony, Miramar, within the limits of the Corporation of the City of Panaji, Sub-District of Ilhas, North Goa District, State of Goa, admeasuring 1008 square meters or thereabouts, surveyed under Chalta No.60 of P. T. Sheet No.120 of City Survey, Panaji, previously surveyed under Chalta No.17 of P. T. Sheet No.120 and is bounded as follows:-

On or towards the East: By 12 meters wide road of La Campala Residential Colony.

On or towards the West: By 8 meters wide road of La Campala Residential Colony.

On or towards the North: By Plot Nos.D6 and D9 of La Campala Residential Colony.

On or towards the South: By road leading to Dhempe College.

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IV. TITLE FLOW :-

Based on the documents submitted by the parties and relying on the narrations therein and the information submitted upon queries raised, the following can be concluded:

- (A) The above said entire property is a piece or parcel of land or ground consisting of three different properties which were subsequently joined into a single property and was surveyed under No.1092 of Panaji and No. 51 of Taleigao (old) more specifically described in SCHEDULE-I above.
- (B) The above said entire property is described under Nos.410 at page 70 Book B-6 (old) and under No.11 at page 6V of Book-1 (New) as can be seen from the Land Description Certificate produced by the party.
- (C) The said entire property is found inscribed in favour of Mr. Manoel Antonio d'Abreu and his wife Dona Guilhermina da Gloria Xavier d'Abreu under No.18968 at page 51V of Book No.F-29/129 as can be seen from the document of Inscriptions who gifted the same to their nephew **Jose Mariano Justino Pinto de Abreu**, unmarried, reserving usufruct during their life time as per Inscription No.18968.
- (D) Under Inscription No.25914 at page 45 of Book G-40/173, one half of the said property is also found inscribed in favour of Luis Miguel do Rosario Abreu by other name Luis Miguel Ferreira Abreu, Ana Maria Delfina Bertha by other name Basta Delfina Ferreira Abreu, Ana Maria Alba Olinda by other name Ana Maria Alba Olinda Ferreira de Abreu married to Jorge Alberto de Gouveia Pinto and Branca Neta Ana Maria Ferreira de Abreu by other name Neta Ferreira de Abreu being the sole and universal heirs of deceased parents and parents in law Miguel

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Half of the said entire property belonged to:

- Other half of the said entire property belonged to:-**

- (F) By virtue of understandings arrived at between the parties, the aforesaid owners Mr. Jose Mariano Julio Pinto de Abreu and others agreed to sell the said entire property to M/s Real Estate Agencies, a partnership firm, on the terms and conditions set out thereunder.

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(G) By Notification No. DR/TNC/416/67 dated 10/07/1967 dated 10/07/1967 published in **Official Gazette No.16**, Series II of the year 1968, the said entire property was declared as non-agricultural land to be used for residential housing.

(H) In terms of the said understandings/Agreements, M/s. Real Estate Agencies, developed the said entire property by sub-dividing the same into various plots pursuant to Permission No.DE/697/1882/69 dated 27/11/1969 issued by the Town and Country Planning Committee;

(I) The said M/s Real Estate Agencies agreed to sell two plots namely D-5 and D-10, admeasuring 504 square meters each, in the said development known as "LA CAMPALA RESIDENTIAL COLONY" to Mr. Ruy de Gouveia Pinto.

(J) By Deed of Sale dated 01/03/1970 registered in the Office of the Sub-Registrar of Ilhas, under No.205 at pages 157 to 164 of Book No. I (Additional) Volume No.8 dated 29/4/1970, the said owners namely:- (1) (a) Shri Jose Mariano Juliao Pinto de Abreu and his wife (b) Smt. Rosalia Otilia Melinda Pinto de Abreu, (2) Smt. Beatriz Pinto de Abreu, spinster, (3) Smt. Sara Pinto de Abreu, spinster, (4) Shri Jorge Alberto de Gouvea Pinto and his wife (5) Smt. Ana Maria Alba Olinda Ferreira de Abreu, (6) Shri Luis Miguel do Rosario de Abreu, bachelor, (7) Smt. Ana Maria Delfina Berta Ferreira de Abreu, spinster and (8) Smt. Branca Neta Ana Maria Ferreira de Abreu, spinster, conveyed and transferred the said Plot Nos.D-5 and D-10 to Shri Ruy de Gouveia Pinto with M/s *Real Estate Agencies* as a Confirming Party thereto.

(K) In the Land Revenue Survey which started in the year 1971, the said two plots bearing Nos.D-5 and D-10 of the said entire property

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came to be surveyed under Chalta No.60 of P. T. Sheet No.120 of City Survey, Panaji, (previously surveyed under Chalta No.17 of P. T. Sheet No.120).

(L) The said property is shown on the Survey plan of the property bearing Chalta No.17 of P. T. Sheet No.120 of City Survey Panaji.

(M) By a Deed of Sale Dated 16/07/1992 registered in the Office of the Sub-Registrar of Ilhas, Panaji, under No.48 of Book No.I, Vol, No.207 dated 11/01/1993, said Mr. Rui de Gouveia Pinto sold and conveyed the said plots to Mr. Ricardo Mario Gouveia Pinto.

(N) Said Mr. Rui Goveia Pinto obtained permission from Panjim Planning and Development Authority, Panaji, for construction of residential building to the said plots vide Order bearing No.PDA/T/8771/5161/91 dated 07/03/1991.

(O) Said Mr. Rui Gouveia Pinto also obtained Construction License from the Panjim Municipal Council bearing License No.4/29/TS/91-PMC/91-91/40, dated 10/05/1991.

(P) The name of Mr. Rui de Gouvea Pinto is recorded in the Inquiry register (Form B) in Page No.118 to – of Book No.1, maintained by office of City Survey, Panaji, in “Claiming party” Column.

(Q) The name of Mr. Ricardo Mario De Gouveia Pinto is recorded in the Property Card dated 08/01/2024 of Panaji City, under Chalta No. 60, P. T. Sheet No.120.

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(R) As per the Corresponding Certificate P. T. Sheet No.120 Chalta No.17 of Panaji City of Tiswadi Taluka corresponds to Old Cadastral No.1092 (Part) of Village Panaji of Tiswadi Taluka.

(S) As per the Nil Encumbrance Certificate dated 08/08/2024, issued by Sub-Registrar, Ilhas/Tiswadi, Goa, there is no encumbrance affecting the said property has been found from 08/08/1994 to 06/08/2024, in respect of the said plots. Nil Encumbrance Certificates in respect of Flats /shops have also been produced by the party.

(T) By various Sale Deeds said Mr. Ricardo Mario De Gouveia Pinto and his wife Mrs. Fatima Maria Zelta De Gouveia Pinto sold flats/shops in the building "CASA NINA", along with proportionate undivided share in the said plots, to the following persons:-

- i) Deed of Sale dated 13/09/2010, registered before Sub-Registrar of Ilhas/Tiswadi under Book 1- Document Registration No.PNJ-BK1-02705-2010, CD Number PNJD2 on Date 14-09-2010 in respect of **Flat No.F-1** purchased by Mrs. Maria Marlene Antonieta Fernandes from Ricardo Mario De Gouveia Pinto.
- ii) Deed of Sale dated 24/04/2024, registered before Sub-Registrar of Ilhas/Tiswadi under Book:- 1 Document Registration No.PNJ-1-1350-2024, date 30-Apr-2024 in respect of **Flat Nos. F2 & F3 with adjoining terrace and garages/Parking Nos.5 and 6** purchased by (1) Maria Delfina De Noronha, (2) Mrs. Lisa Maria De Noronha, (3) Mr. Hubert D Souza, (4) Mrs. Kriscia Lorena Maria de Noronha, (5) Mr. Yuri James Ribeiro and (6) Mr. David Carlo de Noronha from Ricardo Mario de Gouveia Pinto and his wife Fatima de Gouveia Pinto.

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- iii) Deed of Sale dated 24/04/2024, registered before Sub-Registrar of Ilhas/Tiswadi under Book:- 1 Document Registration No.PNJ-1-1349-2024, date 30-Apr-2024 in respect of **Flat No.F-4** purchased by Mrs. Maria Assunta Dias from Ricardo Mario de Gouveia Pinto and his wife Fatima de Gouveia Pinto.
- iv) Deed of Sale dated 01/03/2007, registered before Sub-Registrar of Ilhas/Tiswadi under Book1- Document Registration No.PNJ-BK1-00426-2017, CD Number PNJD55 on Date 01-03-2017 in respect of **Flat No.S-1A** (Formed out of combining Flat No.S-1 and S-2), **terrace No.1 and Garages No.2 and 3** purchased by Mr. Jose Maria De Gouveia Pinto from Ricardo Mario De Gouveia Pinto and his wife Mrs. Fatima Maria Zelia De Gouveia Pinto
- v) Deed of Sale dated 01/09/2016, registered before Sub-Registrar of Ilhas/Tiswadi under Book 1- Document Registration No.PNJ-BK1-02038-2016, CD Number PNJD52 on Date 01-09-2016 in respect of **Flat No.S-3 & Garage space No.7** purchased by Ms. Evelyn Caldeira Andrade from Ricardo Mario De Gouveia Pinto and his wife Mrs. Fatima Zelia De Gouveia Pinto.
- vi) Deed of Sale dated 30/04/2024, registered before Sub-Registrar of Ilhas/Tiswadi under Book:- 1 Document Registration No.PNJ-1-1398-2024, date 03-May-2024 in respect of **Flat No. S-4 & Terrace No.2 and Garage No.8** purchased by Mr. Renato Olinto Pinto from Ricardo Mario de Gouveia Pinto and his wife Fatima de Gouveia Pinto.
- vii) Deed of Sale dated 13/09/2010, registered before Sub-Registrar of Ilhas/Tiswadi under Book 1- Document Registration No.PNJ-BK1-02704-2010, CD Number PNJD2 on Date 14-09-2010 in respect of

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Shop No.1 purchased by Mrs. Maria Marlene Antonieta Fernandes from Ricardo Mario De Gouveia Pinto.

viii) Deed of Sale dated 16/09/2008, registered before Sub-Registrar of Ilhas/Tiswadi under No.74 at pages 409 to 424, Book No. I, Vol. 2041, dated 12/01/2009 in respect of **Shop No.2** purchased by Mr Jose Savio Da Piedade Albuquerque Pinto from Ricardo Mario De Gouveia Pinto and his wife Mrs. Fatima Zelia D. G. Pinto.

ix) Deed of Gift dated 15/06/2024, registered before Sub-Registrar of Ilhas/Tiswadi under Book:- 1 Document Registration No.PNJ-1-1846-2024, date 18-Jun-2024 in respect of **Shop No.2** gifted by Mr. Jose Savio Da Piedade Albuquerque Pinto & his Mrs. Maria Amelia Da Piedade Miranda E. Pinto to their son Mr. Ameet Savio Da Piedade Pinto.

x) Deed of Sale dated 16/09/2008, registered before Sub-Registrar of Ilhas/Tiswadi under No.73 at pages 394 to 408, Book No. I, Vol. 2041, dated 09/01/2009 in respect of **Shop No. 3** purchased by Mr. Jose Savio Da Piedade Albuquerque from Ricardo Mario de Gouveia Pinto and his wife Mrs. Fatima Zelia D. G. Pinto.

xi) Deed of Gift dated 15/06/2024, registered before Sub-Registrar of Ilhas/Tiswadi under Book:- 1 Document Registration No.PNJ-1-1886-2024, date 20-Jun-2024 in respect of **Shop No.3** gifted by Mr Jose Savio Da Piedade Albuquerque Pinto & his Mrs. Maria Amelia Da Piedade Miranda E. Pinto to their son Mr. Ameet Savio Da Piedade Pinto.

xii) Deed of Sale dated 24/04/2024, registered before Sub-Registrar of Ilhas/Tiswadi under Book:- 1 Document Registration No.PNJ-1-1354-

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2024, date 30-Apr-2024 in respect of **Shop Nos. 4 & 5** purchased by Mr. Antonio Jose Nestor Carvalho from Ricardo Mario de Gouveia Pinto and his wife Fatima de Gouveia Pinto.

xiii) Deed of Sale dated 19/02/2007, registered before Sub-Registrar of Ilhas/Tiswadi under No.532 at pages 235 to 255, Book No. I, Vol. 1757, dated 21/02/2007 in respect of **Shop Nos.6 & 7** purchased by Mr. Eloi Perpetuo Santana Rodrigues and his wife Mrs. Euginia Premabai Rodrigues from Diogo Caetano Fermimo D'Mello and his wife Mrs. Auta Adelaida D'Mello and Ricardo Mario De Gouveia Pinto and his wife Mrs. Fatima De Gouveia Pinto.

xiv) Deed of Sale dated 16/09/2008, registered before Sub-Registrar of Ilhas/Tiswadi under No.75 at pages 425 to 438, Book No. I, Vol. 2041, dated 12/01/2009 in respect of **Shop No.8** purchased by Mr. Ameet Savio De Piedade Pinto from Ricardo Mario De Gouveia Pinto and his wife Mrs. Fatima De Gouveia Pinto.

(U) Public Notice dated 19/10/2023 for substituted service of summons in Case No. Chalta No.17 of P.T. Sheet No.120 of Panaji City, Case No. ISLR/CTS/PNJ/CONF/21/2022 before the Inspector of Survey and Land Records, Panaji, published in the Newspaper, summoning the un-served parties to appear before the Court.

(V) Judgement & Order passed by Inspector of Survey & Land Records, City Survey, Panaji, in case No. ISLR/CTS/PNJ/CONF/21/2023 dated 26/12/2023, confirming of the property bearing Chalta No. 17 of P. T. Sheet 120 of Panaji, Goa.

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(W) The said property is shown on the Survey Plan bearing Chalta No.60, P.T. Sheet No.120 of City Survey Panaji.

(X) By an Agreement for Development dated 30/05/2023 registered before the Notary Adv. U. R. Timble, Panaji, above said Flat/shop owners entrusted the redevelopment of the said plots D-5 and D-10 to M/s. WAGLE'S, a partnership Firm, represented by its Authorized Managing partner Mr. Sammit Madhav Wagle.

(Y) That, in view of completely assuring the title of the property, a Public Notice was issued in the Local Daily "The Navhind Times" dated 22.08.2024, calling for objections/claims/litigations if any to the redevelopment of the SAID PROPERTY grating 14 days for sending the objections, if any, along with supporting documents. However no objections have been received on the same.

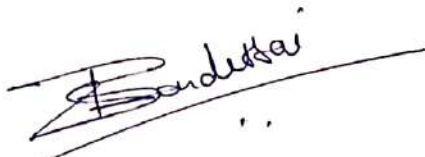
(Z) No Further documents have been produced by the Parties.

V. OPINION:-

Thus, based upon and relying on the documents submitted by the parties and submissions made by the parties to the queries raised by me, I am, therefore, of the considered opinion, that as on date, said Flat owners and the Shop owners as mentioned hereinabove (Along with their spouses and their legal heirs as the case may be) are the owners in possession and peaceful enjoyment of their respective Flats/Shops and the undivided right in the said property bearing Chalta No.60 of P. T. Sheet No.120 (previously Chalta No.17 of P. T. Sheet No.120) of City Survey Panaji, admeasuring an area of 1008 square meters and their title thereto is clear and marketable, with M/S WAGLE'S holding rights accrued by virtue of Agreement for Development dated 30/05/2023 and Subject to the following:-

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- (i) Considering all documents produced are genuine, valid and enforceable and all the queries raised are truthfully answered.
- (ii) Considering any recitals and statements recorded in the previous Deeds are accurate and factually correct.
- (iii) I have not carried out a negative search in respect of litigation in relation to the SAID PROPERTY.
- (iv) The availability /existence of the access to the SAID PROPERTY or the development parameters are not within the scope of this report.
- (v) Considering that the laws as applicable to any party which may have signed documents singly or as a representative, was done so validly and does not mandate necessity of any other necessary party thereto and signed with valid authority.
- (vi) Considering that no violations whether procedural or otherwise, under any applicable laws have been made such as to affect the title, feasibility and/or marketability of the property.



ADV. BRIJESH P. SARDESSAI

MAH/6482/2008