

**MRS. SUNITA M. KINALKAR**  
**ADVOCATE**

Office: T-48, 3<sup>rd</sup> Floor, Alfran Plaza, Panaji, Goa-403001  
Ph. 9822600827; email: sunita.kinalkar@gmail.com

---

Date: **09/04/2026**

To,  
Endovelicus Developer,  
Through Mr. Himanshu Chauhan,  
Apartment No. 210, Second Floor,  
Vianaar El Arbol, Nerul, Bardez, Goa, 403114.

**OPINION ON TITLE**

My services are engaged by Endovelicus Developer, to give an opinion on the title in respect of the "Said Property" described in SCHEDULE written hereunder, on the basis of documents listed herein below.

**SCHEDULE : DESCRIPTION OF THE SAID PROPERTY:**

All that property known as **MULATINIM**, wherein property was described in the Land Registration 7001 at page 187 of Book B-18 new and enrolled in the Taluka Revenue Office under Matriz No. 499, which presently is surveyed under Chalta No. 21, 22, and 23 of P.T. Sheet No. 152 of Panaji City, admeasuring 2698, 119 and 119 square meters, respectively, and the other Property was described in the Land Registration 7002 at page 187 reverse of Book B-16 (sic) new and enrolled in the Taluka Revenue Office under Matriz No. 587, which presently is surveyed under Chalta No. 24 of P.T. Sheet No. 152 of Panaji City, admeasuring 2601 square meters, having then Cadastral No. 459, situated in Caranzalem, situated within the Municipal limits of Corporation of City of Panaji, Taluka and



Registration Sub-District of Tiswadi, District of North-Goa, State of Goa, bounded as under:

North:- By Panaji - Dona Paula Road;

South:- By Culvert (Flow of water);

East:- By properties surveyed under Chalta No.24 of PT. Sheet No.152;

West:- By property surveyed under Chalta No. 19 of P.T, sheet No. 152.

**DOCUMENTS PROVIDED:**

Photocopy of the following documents are provided for scrutiny of title, which I am informed are true copies of their respective originals/certified copies:

1. Survey Records Form D and Survey Plan of Chalta No. 21, 22, 23 and 24 of P.T. Sheet No. 152 of Panaji City, Taluka Tiswadi, Goa;
2. Land Description Certificate bearing No. 7001 and 7002, along with English translation;
3. Inscription Certificate bearing No. 14911 along with English translation;
4. Orphanological Inventory Proceedings/Partition upon the death of Jose Maria Martins before Civil Court of the Judicial Division of Ilhas, along with English Translations;
5. Old Cadastral Plan;
6. Judgment and Order dated 09/01/2014 in Mutual Divorce proceeding No. 136/13.8TBMTL passed by the Judicial Tribunal of Mértola;



7. Decree and Order dated 22/11/2018 in the Inventory Proceedings bearing No. 5/2004/C passed by the Civil Judge Junior Division, "C" Court, Panaji, Goa, along with the Statement on Oath and Additional State on Oaths, List of Assets, Description of Assets, Minutes of Auction and Final Chart of Allotment;
8. Agreement of Family Settlement dated 26/09/2018, registered before the Notary Public Adv. Shivprasad V. Manerker, Panaji, Goa, under No. 8412 dated 26/09/2018;
9. Judgement and Order dated 11/07/2022 passed by Inspector of Surveys and Land Records, Panaji in Mutation No. 111286;
10. Judgment and Order dated 19/11/1996 passed by the Additional Rent Controller and Additional Deputy Collector (North), Panaji, Goa in case No. RENT/AR/42/84;
11. Judgement, Order and Decree dated 24/08/2011 passed by the Civil Judge Junior Division, Panaji, in case No. RCS/137/2001/D;
12. Consent Terms dated 02/02/2024 and Order dated 02/02/2024 passed on the Execution Application by the Civil Judge Junior Division, Panaji in REXA No. 8/2020/D;
13. Consent Terms dated 27/02/2024 along with the Rozanam dated 05/03/2024 of the Civil Judge Junior Division, Panaji in RC/10/2024/C.
14. Nil Certificate of Encumbrance on Property dated 17/08/2022 bearing Certificate No. 1133/2022;
15. Nil Certificate of Encumbrance on Property dated 17/08/2022 bearing Certificate No. 1142/2022;

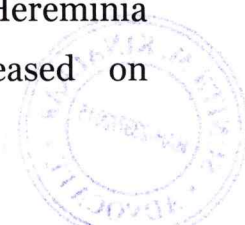


16. Letter dated 25/09/2023 under ref No. ISLR/CTS/PNJ/MISC/50/2023/80, issued by the Office of Inspector of Survey & Land Records, Panaji, Goa.
17. Land use Zoning Certificate dated 12/03/2024 under ref no. NGPDA/Zon-Inf/3630/2024, issued by the North Goa Planning and Development Authority, Panaji, Goa;
18. Deed of Sale dated 20/08/2024, duly registered under No. PNJ-1-2662-2024 dated 03/09/2024, registered before the Sub-Registrar of Ilhas, Panaji, Goa.

**REVELATIONS AND OPINION:**

As per the above documents provided and scrutinized, it is observed as under:

1. In the Inventory Proceedings bearing No. 5/2004/C, the Property described under Land Registration No. 7001 is listed and described at Item No. 1 and Land Registration No. 7002 is listed and described at Item No. 1A of the Description of Assets filed in the above Inventory. The said Property is found inscribed in favour of Artur Guilherme João Lourdes Martins under No. 14911 on 23/06/1927. The said Inscription Certificate reveals that the Property described under No. 7001 and 7002 came to be allotted to Artur Guilherme João Lourdes Martins in the inventory proceedings filed before the Civil Judge of the Judicial Division of Ilhas upon the death of Jose Maria Martins.
2. As per the Orphanological Inventory Proceedings/Partition filed upon the death of Jose Maria Martins reveals that said Jose Maria Martins was married to his first wife Maria Hereminia Ludovina Pinto e Martins, the latter predeceased on

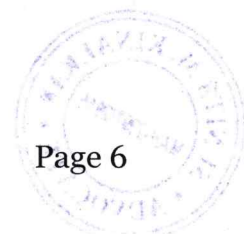


28/08/1910, and thereafter remarried to Laura Felicidade Soter sa Purificacao Braganca Martins with ante nuptial contract for separation of property present and future, the former died on 28/01/1924, leaving behind his children from the first marriage (1) Roque Fernando Martins married to Julia Cecilia Sousa Martins, (2) Escolastica Jose Lourdes Martins (unmarried), (3) Maria Conceicao Lourdes Martins married to Aleixo Vicente Teodorico da Sacara familia Saldanha, (4) Emerico Querobino Lourdes Martins (unmarried), (5) Artur Guilherme João Lourdes Martins married to Ermelinda Conceicao Natividade Dias e Martins, (6) Antonio Elisio Lourdes Martins (unmarried), (7) Ema Bemvenita Lina Sebastiana Lourdes Martias also known as Bemvinita Ema Lina Sebastiana Lourdes Martins married to Jose Manuel Genoveva Francisco Xavier Pedro Leao de Barros, (8) Gracinda Marai do Carmo Lourdes Martins (unmarried), (9) Felisberto Henrique Maria do Rosario Lourdes Martins (unmarried, minor) and (10) Julia Ofelia Aurea Maria Lourdes Martins (unmarried, minor), and his children from second marriage (1) Jose Maria Caetano Lourdes Martins (unmarried, minor) and (2) Maria Lira Anunciacao Lourdes Martins (unmarried, minor). Wherein after following due process of law the said property under description No. 7001 and 7002 came to be allotted to Artur Guilherme João Lourdes Martins.

3. Upon the death of Artur Guilherme Joao Lourdes Martins and his wife Ermelinda Conceicao Natividade Dias e Martins, an Inventory Proceeding bearing No. 05/2004/C, came to be filed before the Civil Judge Junior Division, Panaji, Goa. The



Statement on Oath, Additional Statements on Oath revealed that the Artur Guilherme Joao Lourdes Martins and his wife Ermelinda Conceicao Natividade Dias e Martins, both died leaving behind their children as their sole and universal heirs, namely, (1) Late Rui Martins married to Mrs. Maria Nita Zeferino Domioinho Almeida e Martins, the former expired leaving behind his wife as if moiety shareholder and his following three children as his sole and universal heirs, namely, (a) Mrs. Mayvis Martins Carmichael married to Mr. Steven Carmichael, (b) Mr. Mervyn Martins married to Mrs. Reeba Martins, and, (c) Mrs. Mia Martins Senthilnathan married to Mr. Raj Senthilnathan; (2) Late Oscar Martins married to Late Maria Jose Manuela Linda da Fonseca Mendonca Rodrigues e Martins, both expired leaving behind their following children as their sole and universal heirs, namely, (a) Mrs. Morgadinha Edna Lourdes Rodrigues Martins divorced to Mr. Manuel Rodrigues Marques, (b) Mr. Antonio Daniel Lourdes Rodrigues Martins married to Mrs. Celisa do Ceu da Cruz Megalhaes Martins, and (c) Mrs. Arlete Maria Lourdes Rodrigues Martins Lampreia married to Mr. Francisco Jose Guerreiro Lampreia; (3) Late Olavo Martins married to Mrs. Maria Elsa Afonso Martins, the former expired leaving behind his wife as his moiety shareholder and his following children as his sole and universal heirs, namely, (a) Mrs. Vilma Maria Lourdes Martins D'Souza married to Mr. Augustus Paul D'Souza, (b) Mr. Wilson Lourdes Afonso Martins married to Mrs. Evelyn Antonette Martins, and (c) Mr. Hamish Lourdes Afonso Martins married to Mrs. Maria Priyanka Barreto Martins *alias* Maria Priyanka Fernandes Barreto; (4) Late Zina Martins Ferreira married to



Late Innocente Xavier Caetano Ferreira *alias* Ino Ferreira, both expired leaving behind their children as their sole and universal heirs, namely, (a) Mr. Ivor Maria Ferreira married to his first wife Late Mildred Ferreira, the latter expired leaving behind her husband as her moiety shareholder and her son as her sole and universal heir, namely, Mr. Ian Joseph Ferreira married to Mrs. Lisa Kathleen Barningham. Subsequently, Mr. Ivor Maria Ferreira remarried to Mrs. Anita Ferreira, and (b) Mrs. Zelma Maria Braganza *alias* Zelma Maria Ferreira married to Mr. Mario Peter Braganza; (5) Mrs. Fatima Martins e Menezes married to Late Francisco Antonio Victor Prudente de Menezes, the latter expired leaving behind his wife as his moiety shareholder and his following children as his sole and universal heirs, namely, (a) Mrs. Ninete Maria Conceicao Martins de Menezes e Gomes *alias* Gomes Ninete M. Menezes married to Mr. Joseph Francis Gomes, (b) Mrs. Maria Dos Anjos Vilhena Martins de Menezes e Gomes *alias* Maria Dos Anjos Vilhena Martins de Menezes married to Mr. Sennen Laura Perpetuo Gomes *alias* Sennen Lauro Perpetuo Gomes; and (c) Mrs. Ivone Maria Ida Martins de Menezes e Colaco *alias* Ivone Maria Ida Martins de Menezes married to Mr. Edwin Isidore Fremiot Colaco; (6) Mr. Antonio Martins married to Mrs. Sagrario Munoz Dias Martins.

4. Vide Judgment and Order dated 09/01/2014 in Mutual Divorce proceedings No. 136/13.8TBMTL passed by the Judicial Tribunal of Mértola, reveals that the Said Morgadinha Edna Lurdes Rodrigues Martins and Manuel Rodrigues Marques



were divorced without any common assets and without children.

5. The Agreement of Family Settlement dated 26/09/2018, was drawn between legal heirs of Late Oscar Martins, Late Olavo Martins, Late Zina Martins Ferreira, and Mrs. Fatima Martins e Menezes, Mr. Antonio Martins and Mrs. Sagrario Munoz Dias Martins, wherein it was agreed that the Maria Elsa Afonso Martins, wife of Late Olavo Martins, on behalf of herself and the remaining parties to the Agreement shall bid in the Auction of the properties listed in the Said Inventory Proceedings No. 05/2004/C and upon successful bidding they agreed to contribute in paying the Owelty amount to the legal heirs of Late Rui Martins married to Mrs. Maria Nita Zeferino Domioinho Almeida e Martins. Furthermore, it was agreed that in an event of sale of the properties, the same to be carried out with the consent of the all the parties and that the consideration shall be divided among themselves in their respective shares and paid to them directly.
6. Accordingly, in the Inventory Proceedings No. 05/2004 the Said Property came to be allotted to Mrs. Maria Elsa Afonso Martins in terms of the Minutes of Auction, Chart of Allotment and Decree and Order and based on the said allotment her name came to be recorded in Form D of Chalta No. 21, 22, 23 and 24 of P.T. Sheet No. 152 of Panaji City, and vide Judgement and Order dated 11/07/2022 passed by the Inspector of Surveys and Land Records, Panaji, Goa, in Mutation No. 111286, the Said



Property was duly mutated in the name of Mrs. Maria Elsa Afonso Martins.

7. That it was informed to me and the documents reveal that the Said Property includes four structures, which I have been informed is in dilapidated state bearing House No. 400, 118/A (old), 15/375/A-1 and C-14/356 (147). It is further informed that the House bearing No. 400 is an ancestral house of Mrs. Maria Elsa Afonso Martins, and remaining three structure bearing No. 118/A (old) was occupied by Antonio Alphonso as lessee, 15/375/A-1 was illegally occupied by the Kankonkar Family and C-14/356 (147) was occupied by the Ghodke Family as lessees.
8. As per the Judgment and Order dated 19/11/1996 passed by the Additional Rent Controller and Additional Deputy Collector (North), Panaji, Goa, wherein the Antonio Alphonso was evicted from the said house bearing No. 118/A (new house No. 401/I) and possession was handed over to Fatima Martins Menezes. Further, as per the Consent Terms dated 27/03/2024 filed in RC/10/2024 before the Civil Judge Junior Division, Panaji, wherein the possession of the house bearing No. 14/356 (147) was handed over to Mrs. Maria Elsa Afonso Martins by the Ghodke Family, which can be seen from the Roznama dated 27/02/2024 and 05/03/2024.
9. A suit bearing case No. RCS/137/2001/D came to be filed by Maria Elsa Afonso Martins against Datta Kankonkar for illegally carrying out construction bearing House No. 15/375/A-1 on the Said Property and further demolition of the illegal construction,



which came to be decreed in favour of Maria Elsa Afonso Martins against Datta Kankonkar vide Judgment and Order dated 24/08/2011 passed by the Civil Judge Junior Division, Panaji. However, the said house was not demolished in accordance to the Order and Decree, therefore, an Execution Application came to be preferred by under REXA No. 8/2020/D, wherein the parties amicability settled and the possession of the said house was handed over to Maria Elsa Afonso Martins by the heirs of Datta Kankonkar vide Consent Terms dated 02/02/2024 and Order dated 02/02/2024.

10. As per Letter 25/09/2023, it was informed that Manual Form D for Chalta No. 21, 22, 23 and 24 of P.T. Sheet No. 152 of Panaji City, is not available as per the records maintained by the Office.
11. Search was carried out by me wherein it was revealed that the Said Property under Chalta No. 21, 22, 23 and 24 of P.T. Sheet No. 152 of Panaji City correspondence to a part of the Old Cadastral No. 459 (part), however vide Letter dated 13/09/2023 Corresponding Certificate was not issued since the said certificate is not issued for the purpose of title and deed of sale.
12. The survey records doesn't reflect any tenants/mundkar's on the Said Property.
13. As per the Nil Encumbrance dated 17/03/2022, no encumbrance to the Said Property from 01/01/2020 till 29/07/2022.



k



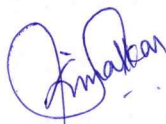
14. The Said Property is earmarked as "Settlement, S-1 Zone and permissible FAR is 100" as per the ODP-2011 of Panaji Planning Area' in terms of Zoning Certificate bearing Ref. No. NGPDA/Zon-Inf/3630/2024 dated 12/03/2024, issued by the North Goa Planning and Development Authority, Panaji, Goa.
15. A public notice dated 13/01/2024 was published by me on both English and Marathi Local Daily "The Goan" and "Goan Varta", calling for any claims, objections, and/or encumbrances in reference to the Said Property. However, no such objection or claim received thus far.
16. Thereafter, by a Deed of Sale dated 20/08/2024, the said Mrs. Maria Elsa Afonso Martins, as the Vendor, along with Mrs. Morgadinha Edna Lourdes Rodrigues, Mr. Antonio Daniel Lourdes Rodrigues Martins, Mrs. Celisa do Céu da Cruz Magalhães Martins, Mrs. Arlete Maria Lourdes Rodrigues Martins Lampreia, Mr. Francisco José Guerreiro Lampreia, Mrs. Vilma Maria Lourdes Martins D'Souza, Mr. Augustus Paul D'Souza, Mr. Wilson Lourdes Afonso Martins, Mrs. Evelyn Antonette Martins, Mr. Hamish Lourdes Afonso Martins, Mrs. Maria Priyanka Barreto Martins alias Maria Priyanka Fernandes Barreto, Mr. Ivor Maria Ferreira, Mr. Ian Joseph Ferreira, Mrs. Anita Ferreira, Mrs. Zelma Maria Braganza alias Zelma Maria Ferreira, Mr. Mario Peter Braganza, Mrs. Fatima Martins e Menezes, Mrs. Ninete Maria Conceição Martins de Menezes e Gomes alias Gomes Ninete M. Menezes, Mr. Joseph Francis Gomes, Mrs. Maria dos Anjos Vilhena Martins de



Menezes e Gomes alias Maria dos Anjos Vilhena Martins de Menezes, Mr. Sennen Lauro Perpétuo Gomes alias Sennen Laura Perpétuo Gomes, Mrs. Ivone Maria Ida Martins de Menezes e Colaco alias Ivone Maria Ida Martins de Menezes, Mr. Edwin Isidore Fremiot Colaco, Mr. Antonio Martins, and Mrs. Sagrario Muñoz Dias Martins, as Confirming Parties, sold and conveyed the said property unto ENDOVELICUS DEVELOPER, a partnership firm registered under the provisions of the Indian Partnership Act, 1932, bearing PAN AAKFE8670N, and having its registered office at Apartment No. 210, Second Floor, Vianaar El Arbol, Nerul, Bardez, Goa – 403114.

**OPINION:**

On the basis of the above discussion and revelations, I am of the opinion that **ENDOVELICUS DEVELOPER** is the lawful owner in possession and occupation of the Said Property.



**ADV. SUNITA M. KINALKAR**

