

Cleofato Almeida Coutinho
LL.M.
Advocate

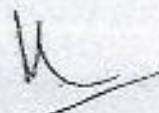
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Margao - Goa.
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Date: 14/11/2015.

**TITLE REPORT OF PROPERTY AFORMENTO DE TERCEIRO LANCO DE
GOGOLA SURVEYED UNDER CHALTA NOS. 36 AND 37 OF P.T. SHEET
NO. 132 OF MARGAO CITY**

Documents scrutinized:

1. Land description under no. 23615 new series and inscription 31828.
2. Matriz no. 791 Margao.
3. Proceedings in Ofornological inventory 30/1969 upon the death of Joaquim L. Batista.
4. Judgement and decree of spl. Civil suit 67/1981 passed by Civil Judge Senior Division Margao.
5. Order dt. 26/3/2014 passed in case 20/12 by city survey Margao.
6. Order passed in case bearing no. 11/12 by city survey Margao.
7. Deed of succession dt. 13/8/2012.
8. Deed of relinquishment dt. 27/8/2014.
9. Deed of sale dt. 13th August 2015.
10. Deed of sale dt. 25th August 2014.
11. Two nil encumbrance certificates dt. 12/11/2015 in respect of plots 36 and 37 of P.t. sheet 132 of Margao city.



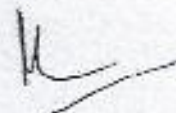
Description of the property

Property 'Aformento de Terceiro Lanco de Gogola' situated in the city of Margao Salcete, Goa, described in the Land Registration Office of Salcete under no. 23615 new series enrolled in the land revenue roll (matriz) under no. 791. The said property is inscribed in favour of Joaquim Lourenco Batista under no. 31828. The matriz record also shows Joaquim Lourenco Batista as the owner.

Devolution of title

Upon the death of said Joaquim Lourenco Batista, there were inventory proceedings instituted registered under orfonological inventory no. 30/1969 and the said property was listed as item no. 1 and it was allotted in their respective shares to the heirs. Two of the heirs Juliana Batista and Maria Piedade Baptista were entitled to 1/10th share each.

A Special Civil Suit bearing no. 67/1991/1981 was instituted in the court of Civil Judge Senior Division Margao to partition in metes and bounds the said property among all the heirs of Joaquim Lourenco Batista. Said Juliana Batista and her husband Joaquim Batista were defendants nos. 14 and 15 before the Civil Judge Senior Division. Upon the death of said Juliana and Joaquim; Rusario Medeira, Sebastiao Medeira, Thomas Medeira, Nelson Medeira, Raimond Medeira, Peter Medeira and Mary Aplona Medeira were brought on record as heirs and arraigned as defendants 15(a) to (g) respectively in the said suit. Maria Piedade Batista was plaintiff no. 4 and upon her death Shri Diniz Dias, Smt. Lucy Dias, John Dias, Smt. Geraldina Josefina Dias, Alex Dias, Melita Dias, Smt. Bernadette Dias, Smt. Maria Dias, Shri Eulalio Dias, Smt. Antoneta Dias, Smt. Ludovina Dias, Berta Dias, Shri Fracnisco Fernandes, Carmo Fernandes, Leonara Fernandes, Romeo Fernandes, Romaldina Fernandes, Zeferina Fernandes, Filipe Fernandes, Belmiora Fernandes and Socorro Lobo were brought on record as defendant nos. 4(a) to 4(i).

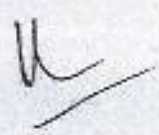


By decree passed in the said partition suit a plot surveyed under chalta no. 36 of P.T. sheet No. 132 of City Survey Margao admeasuring 146 sq. mts. was allotted to the heirs of said Juliana and Joaquim and plot B admeasuring 1461 aq. Mts. surveyed under chalta no. 12 P.T. sheet no. 132 of city survey Margao was allotted to the heirs of said Maria Piedade Batista.

Fatima Marcelina Fernandes along with other heirs of late Rosario Medeira and other heirs of said Juliana and Joaquim filed a case bearing no. 20/12 before the City Survey Margao for confirmation of the plot surveyed under chalta no. 36 of P.T. Sheet No. 132 to be in their possession By order passed by city survey officer the legal representatives of said Juliana and Joaquim were confirmed to be the holders in the origin of title in respect of chalta no. 36 of P.T. sheet No. 132 of Margao city.

Romaldina Fernandes wife of Romeo Fernandes along with the other LR's of Smt. Maria Piedade Baptista filed a case bearing no. 11/12 before the city survey Margao for confirmation of the plot surveyed under chalta no. 12 of P.T. Sheet no. 32 to be in possession of the legal representative of said Maria Piedade Baptista. By order passed by city survey officer the chalta no. 12 was allotted a new chalta no. as 37 P.T. Sheet No. 132 of Margao city and the LR's of Maria Piedade Batista were held to be the holders in origin of title.

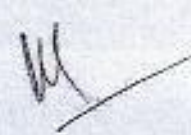
Mrs. Linda Fernandes daughter of Carminho Fernandes and her husband Mr. Roy Arzilio relinquished their rights in favour of other heirs of Mr. Carminho Fernandes by deed of relinquishment dt. 2/8/201 duly drawn in the books of Notary bearing no. 847 at pages 14 to 15B dt. 27/8/2014. And upon the said relinquishment Mr. John Dias alias John Philip Andrew Dias, Mrs. Geraldina Josefine Dias alias Mrs. Geraldine Josefine Dias, Mr. Alexander Rosario Custodio Dias, Mrs. Melita Gomes alias Melita Dias, Mr. Francis Mervyn Fernandes, Mrs. Priscilla Philomena Gonsalves alias Priscilla Gonsalves alias Priscilla Gonsalves, Mr. Cruz Gonsalves, Mrs. Maria Dias, Mrs. Rosarina Fernandes, Mr. Zeferino Fernandes, Mrs. Hazel D Cunha alias Hazel Da cunha, Mr. Maria D Cunha alias Maria Benedito Da Cunha, Mr. Russel



Romeo Dias alias Russel Dias, Mrs. Alzira Dias alias Alzira Cardozo, Mr. Godwin Dias, Mrs. Tessy Dias alias Tessy Pereira, Mrs. Antoneta Dias alias Mrs. Antonetta Gomes, Mrs. Maria Elsa Gertrudes Gomes alias Mrs. Maria Elsa G. Gomes alias Mrs. Maria Elsa G. Da costa, Mr. Vicent Romeo Da Costa alias Mr. Romeo Da Costa, Mrs. Irene Gomes e Da Costa alias Maria Elsa D'costa alias Irene Da costa alias Mrs. Irene Gomes e D'costa alias Mrs. Irena e Gomes alias Da Costa, Mr. Mariano Da costa alias Mr. Jimmy Da costa, Mrs. Lucia Gomes alias Mrs. Lucia Gomes e Rebello, Mr. Woodley Rebello, Mrs. Ludovina Dias alias Ludovina Fernandes, Mr. Melville Brian Fernandes alias Mr. Melville Fernandes, Mrs. Tina M. Fernandes alias Tina Fernandes, Mrs. Hayley June Fernandes alias Hayley Gonsalves alias Mrs. Hayley Fernandes, Mr. Vinod Osmond Gonsalves alias Vinod Fernandes, Mrs. Zeferina Fernandes alias Zaferina Cardozo alias Zeferina Carodzo, Mr. Philip Cardozo alias Felipe Cardozo alias Filipe Carodozo, Mr. Romeo Fernandes, Mrs. Romaldina Fernandes, Mrs. Belmira Fernandes alias Belmira Fernandes e Lobo, Mr. Agostinho Sucorro Sanchio Lobo alias Socorro Lobo, Mrs. Leonora Fernandes, Mr. Sydney Fernandes, Mrs. Elena Maier and Mr. Laylon Fernandes became sole owners in possession of chalta no. 37 P.T. sheet No. 132 of Margao city.

The plot under chalta no. 36 of P.T. sheet No. admeasures 1461 sq. mts. and Mrs. Fatima Marcelina Fernandes, 2. Mrs. Jessica Eugenia Medeira, 3. Mr. Joe Felix Fernandes, 4. Mrs. Sima Juliana Medeira, 5. Mr. Paulo Socorro Carvalho, 6. Sebastiao Medeira, 7. Thomas Medeira, 8. Mr. Nelson Medeira, 9. Raimond Medeira, 10. Peter Medeira and 11. Mary Aplona Medeira are shown in the property card in respect of chalta no. 36 of P.T. sheet No. 132 of Margao city.

A deed of succession dt. 13/8/2012 recorded at folio 13B to 14B of deed of books no. 1579 dt. 22/8/2012 registered in the office of sub registrar of Salcete at Margao Mrs. Fatima Marcelina Fernandes , Mrs. Jessica Eugenia, Mr. Joe Felix Fernandes, Mrs. Sima Juliana Medeira, Mr. Paulo Socorro Carvalho were qualified to be the heirs of late Rosario Medeira. The property



card maintained under the Goa Land Revenue (city survey) rules 1969 show Mrs. Fatima Marcelina Fernandes to be the holders in the origin of title.

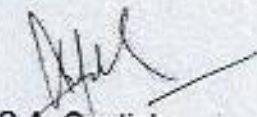
By deed of sale dt. 13th August 2015 registered under no. MGO-BK1-03795-2015 CD No. MGO D86 dt. 14/8/2015 Mr. John Dias others sold the plot surveyed under chalta no. 37 P.T. Sheet No. 132 to M/s. Commonwealth Developers Pvt. Ltd.

By deed of sale dt. 25th August 2014 and registered under no. Book-I registration No. MGO-BK1-03866-2014 CD NO. MGO-B78 on 25/8/2014 said Fatima Marcelina Medeira and others sold the plot surveyed under chalta no. 36 P.T. Sheet 132 of Margao city to Commonwealth Developers Pvt. Ltd.

In view of the two deeds i.e. deed of sale dt. 13th August 2015 and the deed of sale dt. 25th August 2014 M/s. commonwealth Developers Pvt. Ltd. became owners in possession of the two plots under chalta no. 36 and 37 of P.T Sheet no. 132 of Margao city.

A public notice was published in the daily Navhind times and the Daily herald 2nd August 2014 calling for objections if any as a part of due diligence on behalf of Commonwealth Developers Pvt. Ltd. No third party objections were received. The sub registrar of Salcete at Margao has issued nil encumbrance certificates dt. 12/11/2015 showing that there is no encumbrance in respect of the two plots.

In view of the above I am of the considered opinion that Commonwealth Developers Pvt. Ltd. has clear and marketable title to the two plots under chalta no. 36 and 37 of P.T. Sheet no. 132 of Margao city.


C.A. Coutinho