

**ADV. VIRAJ DESSAI**

B.A, L.L.B

OFFICE: H. NO. 2109/A, Culwado,  
Cuncolim, Salcete, Goa – 403703  
Mob.: 9860781152  
Email: [dessaivj@yahoo.in](mailto:dessaivj@yahoo.in)

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Dated: 12<sup>th</sup> April 2019

**OPINION ON TITLE**

My services have been engaged by M/s Vidhi Construction to give opinion on title on the basis of documents, in respect of the following property.

**SCHEDULE OF THE PROPERTY**

ALL THAT property known as "COMBA" also known as "CUMAXIR" also known as "COMMBA PARRICOTTO" situated at village Cuncolim, within the jurisdiction of the Cuncolim Municipal Council, Taluka and Registration Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of the Judicial Division of Quepem under No. 18.048 and enrolled in Matriz under No. 6183 and 6186, admeasuring 775 square meters, surveyed under survey No. 398/11 of Village Cuncolim and presently bounded as follows:

North: By property bearing survey no. 398/1 of village Cuncolim.

South: By property bearing survey no. 398/18 of village Cuncolim.

East : By property bearing survey no. 398/2 of village Cuncolim.

West : By Access/Road



**DOCUMENTS PROVIDED**

- 1) Form I & XIV concerning 398/11.
- 2) Matriz Certificate bearing Nos. 6183 and 6186.
- 3) Deed of sale dated 12/11/1971, registered before the Sub-Registrar of Salcete under no. 56 of Book No. I, Volume 87 at pages 84 to 86 dated 20/01/1972.
- 4) Death Certificates of Mrs. Elisa Fernandes alias Eliza Fernandes and her husband Mr. Antonio Fernandes.
- 5) Notarial Deed of Relinquishment of Illiquid and Undivided Rights to Inheritance and Deed of Succession was drawn up on 02/05/2018 by the Civil Registrar-cum-Sub Registrar and Special Notary of Salcete at Margao, Shri Domingos Martins, duly recorded under Book No. 1651at page 13 reverse to 14 reverse.
- 6) Sanad dated 20/12/2018 bearing No. COL/SAL/SG/CONV/77/2018/14671 issued by the Office of the Collector of South Goa District at Margao, Goa.
- 7) Technical Clearance Order dated 31/01/2019 bearing Ref No. TPM/31001/Cunc/398/11/19/798 issued by the Office of the Senior Town Planner, Town and Country Planning Department, Margao, Goa.
- 8) Construction License issued by Cuncolim Municipal Council dated 18/02/2019 bearing ref No. CMC/Tech-Sec/CL/2018-19/2960/22.
- 9) Survey Plan.

**REVELATIONS AND CONCLUSION:**

1. The SAID PROPERTY originally belonged to Mrs. Imaculada Expectacao Tavares e Noronha;

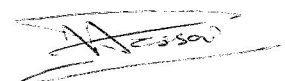


2. Vide Deed of Sale dated 12<sup>th</sup> November 1971, duly registered before the Sub-Registrar of Salcete under no. 56 of Book No. I, Volume 87 at pages 84 to 86 dated 20/01/1972, the said Mrs. Imaculada Expectacao Tavares e Noronha sold the SAID PROPERTY to Mrs. Elisa Fernandes alias Eliza Fernandes.

3. The said Mrs. Elisa Fernandes alias Eliza Fernandes and her husband Mr. Antonio Fernandes died intestate on 31/01/1982 and 02/07/1982 respectively, leaving behind their children's namely 1] Shri Mamedio Luis Cirilio Fernandes married to Mrs. Vicentina Mendes e Fernandes alias Mrs. Vicentina Fernandes, 2] Mr. Jency Lelis Fernandes married to Mrs. Rosy Nifa Fernandes, 3] Mr. Persino Sarojino Jenobio Fernandes alias Mr. Percino Fernandes married to Mrs. Valentina Aurora Fernandes 4] Mrs. Sumitra Fernandes e D'souza married to Mr. Richard Alloysius D'souza and 5] Miss Sunita Fernandes e Gonsalves.

4. The said Shri Mamedio Luis Cirilio Fernandes died intestate leaving behind his wife Mrs. Vicentina Mendes e Fernandes alias Mrs. Vicentina Fernandes as his moiety share holder and one daughter Mrs. Evitra Fernandes e Saldanha married to Mr. Richard Saldanha.

5. Upon the death of the said Mrs. Elisa Fernandes alias Eliza Fernandes and her husband Antonio Fernandes and their son Shri Mamedio Luis Cirilio Fernandes, a Notarial Deed of Relinquishment of Il-liquid and Undivided Rights to Inheritance and Deed of Succession was

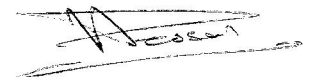


drawn up on 02/05/2018 by the Civil Registrar-cum-Sub Registrar and Special Notary of Salcete at Margao, Shri Domingos Martins, duly recorded under Book No. 1651at page 13 reverse to 14 reverse thereby showing 1) Mrs. Vicentina Mendes E Fernandes Alias Mrs. Vincentina Fernandes, 2) Mr. Jency Lelis Fernandes, 3) Mrs. Rosy Nifa Fernandes Alias Rosey Nifa Fernandes, 4) Mr. Persino Sarojino Jenobio Fernandes Alias Mr. Percino Fernandes, 5) Mrs. Valentina Aurora Fernandes, 6) Mrs. Sumitra Fernandes E D'souza, 7) Mr. Richard Alloysius D'souza, 8) Miss Sunita Fernandes E Gonsalves, 9) Mrs. Evitra Fernandes E Saldanha And 10) Mr. Richard Saldanha as the sole and universal heirs.

6. In view of the above the legal heirs Mrs. Elisa Fernandes alias Eliza Fernandes and her husband Antonio Fernandes and their son Shri Mamedio Luis Cirilio Fernandes became the absolute owners and in possession of the property described in Schedule herein above.

7. By Deed of Sale dated 11/05/2018, the vendors sold the said property admeasuring 775 m2 bearing Survey No.398/11 to M/s Vidhi Construction, which Deed is registered under No. MGO-BK1-02152-2018 of Book 1 Document, CD No. MGOD124 in the Office of the Sub Registrar of Salcete dated 11/05/2018.

8. Form I and XIV of the said properties reveals that the same has been mutated and the name of M/s. Vidhi Construction Rep. By proprietor Virendra Dessai appears in the occupant's column. There is no entry in



tenants or other rights column.

9. NIL Encumbrance Certificate reveals that there is no registered encumbrance on the said property.

10. On the basis of the revelations from the copies of the documents supplied, which are listed hereinabove and which I am informed are the true copies of the originals and subject to above. I am of the opinion that M/s. Vidhi Construction have acquired title to the said property described in Schedule which is clear and marketable.



**VIRAJ DESSAI**  
**ADVOCATE**  
**REG.NO.: MAH/1010/2011**