

ADV. ARCHANA G. S. BORKER

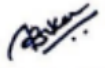
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Goa - 403507

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LEGAL SCRUTINY REPORT

This Legal Scrutiny Report is prepared at the request of **TISA LUXURY HOMES**, a partnership firm, with its registered office address at 558, 4TH Floor, Sector 27 Gurgaon, Haryana -122009.

The request for scrutiny is pertaining to property known as "BATTULEM" or "BATLE" or "BATULEM" or also known as "FOGADDACHEM" or "FAGADDACHEM" or "FOGADDICHEM" or "FOGODACHEM" or "FOYADDACHEM" with its bund of coconut trees towards the eastern side, admeasuring an area of 2525 square meters, presently bearing Survey no. 10/10 of Candolim Village, Bardez, Goa, described in the Land Registration Office under no. 12090 at pages 152 of Book B.31 (new), situated within the limits of the Village Panchayat of Candolim, Taluka and Sub-District of Bardez, North Goa District, Goa, and is presently bounded as under:


ARCHANA G. SENAI BORKER
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North: By the property bearing survey nos. 10/5 and 10/12;

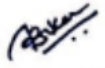
South: By the property bearing survey nos. 18/2 and 10/11;

East: By a road and property bearing survey no. 10/2

West: By the property bearing survey no. 10/4 of Candolim.

The Client has submitted the following photocopies of the documents on which I have relied to conduct the scrutiny of the above mentioned land parcel:-

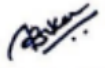
1. Deed of Purchase and Sale dated 18.11.1905 registered in the Office before Joao Copertino da Caridade Frias, Office of the Notary Public of the Judicial Division of Bardez, at Folios 36 reverse, 37 and 37 reverse of the Book No.82 of the Notary of Bardez.
2. Inscription certificate bearing no. 7907 drawn up at Folios 65v of the Book No. G-12 of the Land Registration Record of Bardez and its English translation dated 14.06.2025 by Mr. Antonio Calisto Vas.
3. Registo do Agrimensor bearing cadastral no.1454 of Candolim Village.
4. Indice Numerico do Aldeia Candolim do Concelho de Bardez of cadastral no.1454 of Candolim.


ARCHANA G. SENAI BORKER
ADVOCATE

5. Auto de demarcacao of Cadastral No.1454 of Candolim.
6. Old Cadastral survey plan of Cadastral No.1454 of Candolim.
7. Escritura de Habilitacao e doacao or Deed of Succession and Gift dated 26.06.1947, registered before Guilherme Diogo Jose Conceicao das Dores Lobo, Notary of Bardez, from folio 15 to folio 16v of Book No. 272 along with its English translation dated 14.06.2025 by Mr. Antonio Calisto Vas.
8. Form I & XIV (Manual) of Survey no.10/10 of Candolim Village.
9. Records and proceedings of the Inventory Proceedings No. 523/2019/A, of the Court of the Civil Judge Senior Division, at Mapusa.
10. Form I & XIV (Computerised) of survey no. 10/10 of Candolim Village dated 13.10.2023
11. Recent Form I & XIV (Computerised) of Survey no. 10/10 of Candolim Village
12. Survey Plan of Survey no. 10/10 of Candolim Village.
13. Records and proceedings of the case no. JM-VI/TNC/NEG-DEC/Candolim/11/2020, before the Court of the Mamlatdar VI of Bardez Taluka, at Mapusa, for negative declaration under Section 7

of the Goa, Daman & Diu Agricultural Tenancy Act, 1964.

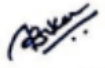
14. Zoning Certificate issued by office of the Senior Town Planner, Town & Country Planning Dept., Mapusa under Ref. no. TPBZ/ZON/11014/CAN/TCP-23/98 dated 31.01.2023
15. Conversion sanad bearing No. 4/427/CNV/AC-III/2024/110 dated 27.01.2025 issued by Additional Collector-III, North Goa District, Mapusa - Goa
16. Nil Certificate of Encumbrance on property bearing Certificate no. - NEC/9/2025/634 issued by Office of Civil-cum-Sub-Registrar of Bardez Taluka, Mapusa – Goa.
17. Construction license under Ref. no. VP/32/11/30/2024-25/3061 dated 04.02.2025 issued by Village Panchayat of Candolim.
18. Technical clearance order under Ref. no. TPB/9515/CAN/TCP-2025/963 dated 29.01.2025 issued by Office of the Senior Town Planner, Town & Country Planning Dept, Mapusa, Bardez – Goa.


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TITLE FLOW:

There exists a property known as “BATTULEM” or “BATLE” or “BATULEM” or also known as “FOGADDACHEM” or “FAGADDACHEM” or “FOGADDACHEM” or “FOGODACHEM” or “FOYADDACHEM” with its bund of coconut trees towards the eastern side, admeasuring an area of 2525 square meters, presently bearing Survey no. 10/10 of Candolim Village, Bardez, Goa, inscribed under no. 7907 drawn up at Folios 65v of the Book No. G-12 of the Land Registration Record of Bardez and described in the Land Registration Office under no. 12090 at pages 152 of Book B.31 (new), situated within the limits of the Village Panchayat of Candolim, Taluka and Sub-District of Bardez, North Goa District, Goa (Hereinafter referred to as the **“SAID PROPERTY”** for the sake of brevity).

English translation dated 14.06.2025 by Mr. Antonio Calisto Vas of Inscription No. 7907 drawn up at Folios 65v of the Book No. G-12 of the Land Registration Record of Bardez preserved in the Directorate of Archives and Archaeology, Panaji, issued by Assistant Archivist Grade I, Panaji, on 09.04.2019 pertaining to the SAID PROPERTY reveals that the SAID PROPERTY is inscribed in favour of Manuelina Anastasia de


ARCHANA G. SENAI BORKER
ADVOCATE

Oliveira, wife of Constancio Maria de Valadares, landlady and resident in Candolim, the transmission of property now described under no. 12090 at fl. 152 of B new no. 31 for having purchased it from Ana Severina Lobo, widow of Antonio Miguel Joaquim Barreto, vide Public Deed of 13.11.1905 at Folios 36v of the Book No.82 from the notes of the Notary of Bardez, Caridade Frias.

Registo do Agrimensor bearing cadastral no.1454 of Candolim Village reveals that the SAID PROPERTY came to be recorded in the old cadastral survey records of Candolim Village under no.1454 in the name of Manuelina Anastasia de Oliveira.

Auto de Demarcacao also known as demarcation of Survey of the old cadastral survey no. 1454 of Candolim Village is seen to be recorded in the name of Manuelina Anastasia de Oliveira.

Indice Numerico do Aldeia Candolim do Concelho de Bardez of cadastral no.1454 of Candolim has the name of Manuelina Anastasia de Oliveira of Candolim, recorded as against the said old cadastral survey No. 1454 of Candolim Village.

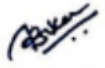
Escritura de Habilitacao e doacao or Deed of Succession and Gift dated 26.06.1947, registered before Guilherme Diogo Jose Conceicao das Dores Lobo, Notary of Bardez, from folio 15 to folio 16v of Book No. 272 along with its English translation dated 14.06.2025 by Mr. Antonio Calisto Vas records that the said Constancio Maria de Valadares or Constancio Maria Visitacao Valadares and his wife Manuelinha Anastasia de Oliveira, both passed away, without leaving any Will or any other disposition of their last wish, and they left behind as their sole and universal heiress, Ms Maria Libania Valadares (daughter), who came to be the owner in possession of all the properties left behind by the said estate-leaver Constancio Maria de Valadares or Constancio Maria Visitacao Valadares and his wife Manuelinha Anastasia de Oliveira, which included the SAID PROPERTY and in the same Deed dated 21.06.1947, the said Maria Libania Valadares and her husband Pedro Damiao do Carmo Travassos, gifted the said property to their only four sons, namely, (1) Armindo Dionisio Mariano Jose do Carmo Travassos, (2) Edmundo Taveira Visitacao Jose do Carmo Travassos, both married and (3) Anacleto Longuinhos Xavier Jose do Carmo Travassos and (4) Manso Aurelio Silvestre Jose do Carmo Travassos, both unmarried, in equal shares, the entire right, claim, and

possession of the said property gifted, with reservation of usufruct in their favour.

Form I & XIV (Manual) issued by Office of the Talathi of Candolim, Bardez – Goa pertaining to the SAID PROPERTY reflects the names of Maria Anton Traves, Eddy Travas, Anaclet Travas and Mapesu Travas as Occupants of the SAID PROPERTY along with Anjelina Lopes as tenant and cultivator of the SAID PROPERTY.

Vide Judgment and Order dated 23.10.2020 in case no. JM-VI/TNC/NEG-DEC/Candolim/11/2020 of the Court of the Mamlatdar VI of Bardez Taluka, at Mapusa, filed for negative declaration under Section 7 of the Goa, Daman & Diu Agricultural Tenancy Act, 1964, it was held that there was an erroneous entry of the name of one Anjelina Lopes which was appearing in the tenants column and cultivators column of the survey records / Form I & XIV of the SAID PROPERTY, and that the said Anjelina Lopes was not a tenant of the SAID PROPERTY.

Accordingly, the name of Anjelina Lopes was deleted and the latest Form I & XIV (Computerised) pertaining to the SAID PROPERTY does not show any entry of any name in the Tenant's column and/or the Other Rights


ARCHANA G. SENAI BORKER
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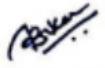
column, thus showing that there are no tenants or other rights holders of or to the SAID PROPERTY.

Records of Inventory Proceedings bearing no. 523/2019/A before Court of the Civil Judge Senior Division at Mapusa reveals that an Inventory Proceedings were commenced for the partition of the estate of the late Mrs. Maria Libania Valadares and her husband Mr. Pedro Damiao Travasso, Mr. Armando Travasso alias Armando Dionisio Mariano Jose do Carmo Travassos and his wife Mrs. Maria Antonia Alexandrina Inez Lopes e Travass alias Maria Anton Traves, Mr. Anacleto Travasso alias Anacleto Longuinhos Xavier Jose do Carmo Travassos alias Anaclet Travas, Mr. Edmundo Travasso alias Demundo Edmundo Mario Visitacao Jose do Carmo Travassos alias Eddy Travas alias Eddu Travasso alias Edmundo Tavaira Travasso and his wife Mrs. Pauline alias Antonia Paula Travasso, and Mr. Manso Aurelio Silvestre Jose De Carmo Valadares Travasso alias Manso Travasso alias Manso Aurelio Silvestre Jose do Carmo Travassos alias Mapesu Travas, wherein the SAID PROPERTY which was the only asset listed therein, was allotted to Mrs. Anunciacao Liberta Esperance alias Annunciacao Liberate Esperance e Travasso alias Nancy Travasso (7/8th share), to Mr. Leo

Valentine D'Souza and his wife Mrs. Deodita Perpetua Maria D'Souza (1/16th share) and to Mr. Agnelo D'Souza and his wife Mrs. Sheila D'Souza (1/16th share) vide the Final Chart of Allotment dated 20.12.2019 and the same was confirmed vide Judgment and decree dated 14.01.2020 and thus the said persons, namely, Anunciacao Liberta Esperance alias Annunciacao Liberate Esperance e Travasso alias Nancy Travasso, Mr. Leo Valentine D'Souza and his wife Mrs. Deodita Perpetua Maria D'Souza and Mr. Agnelo D'Souza and his wife Mrs. Sheila D'Souza, came to be declared as the sole heirs of the deceased therein and also held to be solely and exclusively entitled to the SAID PROPERTY.

Form I & XIV (Computerised) dated 13.10.2023 pertaining to the SAID PROPERTY reflects names of Anunciacao Liberta Esperance alias Annunciacao Liberate Esperance e Travasso alias Nancy Travasso, Mr. Leo Valentine D'Souza, Mrs. Deodita Perpetua Maria D'Souza, Mr. Agnelo D'Souza and Mrs. Sheila D'Souza as Occupants of the SAID PROPERTY under Mutation no. 73100.

Zoning Certificate issued by office of the Senior Town Planner, Town & Country Planning Dept., Mapusa under Ref. no. TPBZ/ZON/11014/CAN/TCP-23/98

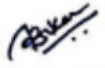

ARCHANA G. SENAI BORKER
ADVOCATE

dated 31.01.2023 reveals that the SAID PROPERTY falls in Commercial Zone having (C-2) status with permissible FAR 150.

Vide Deed of Sale dated 06.11.2023 duly registered before Sub-Registrar of Bardez Taluka at Mapusa under Book 1 Document, Registration no. BRZ-1-5315-2023 dated 08.11.2023, the said Anunciacao Liberta Esperance alias Annunciacao Liberate Esperance e Travasso alias Nancy Travasso alias Anunciacao L Travasso; Mr. Leo Valentine D'Souza alias Leo Velentine D'Souza and his wife Mrs. Deodita Perpetua Maria D'Souza alias D'Souza Deodita P M; and Mr. Agnelo D'Souza alias Agnelo Antonio D'Souza and his wife Mrs. Sheila D'Souza alias Sheila Agnelo D'Souza sold the SAID PROPERTY to TISA Luxury Homes, a partnership firm having its office at 558, 4TH Floor, Sector 27 Gurgaon, Haryana -122009.

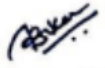
Latest Form I & XIV (Computerised) pertaining to the SAID PROPERTY reflects name of TISA Luxury Homes as Occupant of the SAID PROPERTY.

TISA Luxury Homes have obtained following licenses from Govt. offices:


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ADVOCATE

- a) Conversion sanad bearing No. 4/427/CNV/AC-III/2024/110 dated 27.01.2025 issued by Additional Collector-III, North Goa District, Mapusa - Goa granting the sanad for conversion of the SAID PROPERTY to commercial use to TISA Luxury Homes for an area admeasuring 2525 sq. mts. with 150 FAR.
- b) Technical clearance order under Ref. no. TPB/9515/CAN/TCP-2025/963 dated 29.01.2025 issued by Office of the Senior Town Planner, Town & Country Planning Dept, Mapusa, Bardez – Goa for carrying out proposed construction of residential building, swimming pool and compound wall in the SAID PROPERTY.
- c) Construction license under Ref. no. VP/32/11/30/2024-25/3061 dated 04.02.2025 issued by Village Panchayat of Candolim for proposed construction of residential building, swimming pool and compound wall in the SAID PROPERTY.

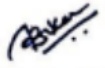
From Nil Certificate of Encumbrance on property bearing Certificate no. - NEC/9/2025/634 issued by Office of Civil-cum-Sub-Registrar of Bardez Taluka, Mapusa – Goa, it is observed that there is no


ARCHANA G. SENAI BORKER
ADVOCATE

encumbrance on the SAID PROPERTY till such dates mentioned therein.

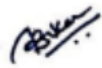
OPINION:

I am therefore of the opinion, based on the documents submitted to me for my scrutiny, that **TISA LUXURY HOMES**, a partnership firm having its office at 558, 4TH Floor, Sector 27 Gurgaon, Haryana -122009 are in possession and enjoyment of the landed property known as known as “BATTULEM” or “BATLE” or “BATULEM” or also known as “FOGADDACHEM” or “FAGADDACHEM” or “FOGADDICHEM” or “FOGODACHEM” or “FOYADDACHEM” with its bund of coconut trees towards the eastern side, admeasuring an area of **2525 square meters**, presently bearing **Survey no. 10/10** of **Candolim** Village, Bardez, Goa, inscribed under no. 7907 drawn up at Folios 65v of the Book No. G-12 of the Land Registration Record of Bardez and described in the Land Registration Office under no. 12090 at pages 152 of Book B.31 (new), situated within the limits of the Village Panchayat of Candolim, Taluka and Sub-District of Bardez, North Goa District, Goa, and therefore, they have clear and marketable title in respect of the SAID PROPERTY.


ARCHANA G. SENAI BORKER
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Place: Mapusa – Goa

Date: 23.07.2025


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