



Date: 25/11/2025

This Certificate of Title and Search is issued at the request of **ANSU LAND REALTORS PRIVATE LIMITED**, a private limited company incorporated under the Indian Companies Act 2013, bearing Certificate of Incorporation No. U68200GA2024PTC016558 having its registered office at H. No. 156/A, St. Minguel waddo, Dramapur, South Goa, Salcete, Goa, India, 403725, in respect of Property known as MAINA admeasuring 2725.00 Sq. Meters, surveyed under Survey No. 465/13 of Village Curtorim, Salcete, Goa

CERTIFICATE OF TITLE

With reference to the below described property, after scrutinizing the documents submitted to me, I submit herewith my legal opinion as under:-

I. Description of the Property:

ALL THAT landed Property known as "PARTE DE VELEM BATA" or "PART OF VELLEEM BATTA", situated at village Curtorim, within the local limits of village Panchayat of Curtorim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No. 9344 of Book B 44 of New Series and enrolled in the Taluka Revenue Office of Salcete under Matriz No. 1162, surveyed under Survey No. 465/13 of village Curtorim, and denominated in the Survey records with the name 'MAINA', admeasuring 2725 sq. mtrs, upon which there exists structures bearing House Nos. 162 and 162/A admeasuring 275.00 Sq. Meters.

The above described property is hereinafter referred to as "SAID PROPERTY".

Office Address: Office No. 203, K.Square, Upper Ground Floor, Pajifond, Margao-Goa. 403601
E-mail: adv.gaurish@rediffmail.com

Boundaries of the Said Property:

- On the East : by road;
- On the West : by property under survey No. 465/10 and 465/12;
- On the North : by road; and
- On the South: by property under survey No. 465/15 and 465/14.

II. Scrutiny of Documents and Flow of Title:

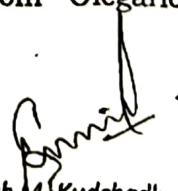
I have verified the following documents

Sr. no	Date, if any	Name/ Nature of the Document
1.	09/07/1970	Instrument of Sale
2.	03/02/2012	Deed of Relinquishment
3.	22/08/2013	Special Inventory Proceedings No. 21/2013/A
4.	11/04/2016	Conversion Sanad
5.	04/05/2024	Deed of Gift
6.	26/11/2024	Deed of Gift
7.	30/05/2025	Technical Clearance Order
8.	25/06/2025	NOC from Primary Health Centre, Curtorim
9.	___/10/2025	Construction Licence
10.	15/10/2025	Form I and XIV OF Survey No. 465/13 of village Curtorim (<i>online search</i>)
11.	15/11/2025	Deed of Sale

III. Scrutiny of Title Documents-Search and Investigation:

From the scrutiny of the documents referred herein, I give hereto the manner in which the title of the said property has devolved for last 55 years and my opinion on the title of the SAID PROPERTY:

- The SAID PROPERTY was owned by Mrs. Maria Filomena Santa Rita Da Costa E Moniz having purchased the same from Olegario


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Pestanino da Veiga or Pestaninho Olegario da Veiga and his wife Maria Fernanda do Perpetuo Succorro Rangel vide Instrument of Sale dated 09/07/1970, duly registered in the office of the Sub-Registrar, Salcete under no. 842 at pages 61 to 64 dated 21/07/1970.

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- Said Mrs. Maria Filomena Santa Rita Da Costa E Moniz was married to Mr. Antonio Joao Moniz alias John Moniz and both of them expired on 22/07/2011 and 07/04/2001 respectively, leaving behind their children namely:
 - i. Mr. Seville Sundeep Moniz married to Mrs. Maria De Fatima Pereira;
 - ii. Mr. Dean Savio Moniz married to Mrs. Iona Maria Felecidade Do Socorro Barbosa Conceicao; and
 - iii. Mr. Shailesh Cavin Moniz alias John Shailash Cavin.

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- Said Mr. Shailesh Cavin Moniz alias John Shailash Cavin, bachelor, relinquished his right, title and interest to the estate of the deceased parents vide Deed of Relinquishment dated 03/02/2012 executed before the Notary Public Ex-Officio of the Judicial Division of Salcete and recorded at Folio 15V to 16 of Deeds/Wills Book No. 1572, whereby the Said Property devolved upon Mr. Seville Sundeep Moniz and his wife Mrs. Maria De Fatima Pereira and Mr. Dean Savio Moniz and his wife Mrs. Iona Maria Felecidade Do Socorro Barbosa Conceicao.

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- Pursuant to the said relinquishment, the successors of Mrs. Maria Filomena Santa Rita Da Costa E Moniz and her husband Mr. Antonio Joao Moniz alias John Moniz filed Special Inventory Proceedings No. 21/2013/A in the Court of the Civil Judge Senior Division at Margao,


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wherein the SAID PROPERTY was listed at ITEM NO.1 and vide Consent Decree dated 22/08/2013 passed therein the same came to be allotted in equal proportion to Mr. Seville Sundeep Moniz and his wife Mrs. Maria De Fatima Pereira and Mr. Dean Savio Moniz and his wife Mrs. Iona Maria Felecidade Do Socorro Barbosa Conceicao, thus they holding the SAID PROPERTY in the following ratio:

- | | | |
|------|--|----------|
| (i) | Mr. Seville Sundeep Moniz and his wife | |
| | Mrs. Maria De Fatima Pereira |50% |
| (ii) | Mr. Dean Savio Moniz and his wife | |
| | Mrs. Iona Maria Felecidade Do Socorro
Barbosa Conceicao |50% |

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- Vide Deed of Gift dated 04/05/2024, duly registered in the office of the Sub-Registrar, Salcete under No. MGO-1-2413-2024, dated 13/05/2024, said Mr. Seville Sundeep Moniz and his wife Mrs. Maria De Fatima Pereira gifted/transferred their entire undivided share in the SAID PROPERTY i.e. the right, title and interest of entire 50% undivided share in the SAID PROPERTY in favour Mr. Dean Savio Moniz.

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- In furtherance of above transfer vide Gift deed said Mr. Dean Savio Moniz and his wife Mrs. Iona Maria Felecidade Do Socorro Barbosa Conceicao became the owners in possession of Said Property.

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- Vide Deed of Gift dated 26/11/2024, duly registered in the Office of the Sub-Registrar of Salcete under Registration Number MGO-1-5869-2024 dated 29/11/2024, said Mr. Dean Savio Moniz, with the consent of his wife viz. Mrs. Iona Maria Felecidade Do Socorro Barbosa Conceicao gifted his entire 50% undivided share in the SAID PROPERTY to his daughter Miss. Nadean Dominique Antonia Moniz,


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pursuant where to both mother and daughter are the joint owners in peaceful, settled and unobstructed possession of the SAID PROPERTY.

- The names of Mrs. Iona Conceicao e Moniz and Miss. Nadean Dominique Antonia Moniz are recorded in the Occupant's column of Survey No. 465/13 of Curtorim Village.

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- The Owners Mrs. Iona Maria Felecidade Do Socorro Barbosa Conceicao and Miss. Nadean Dominique Antonia Moniz with intent to develop the SAID PROPERTY by constructing residential-cum-commercial complex have obtained following licenses and permissions:

- (i) Technical Clearance Order dated 30/05/2025 under Ref. No. TPM/36378/Curt/465/13/2025/4022 issued by Town and Country Planning Department, South Goa, Margao;
- (ii) NOC dated 25/06/2025 from Primary Health Centre, Curtorim, under Ref. No. DHS/2025/DHS0901/O0018/77,
- (iii) Construction Licence dated 28/10/2025 under Ref. No. VPC/2025-26/34 issued by Village Panchayat of Curtorim.

The SAID PROPRTY has been converted for residential use vide Conversion Sanad dated 11/04/2016 issued by the Collector, South Goa under No. COL/SG/CONV/52/2014/3849.

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Vide Deed of Sale dated 15/11/2025, duly registered in the Office of the Sub-Registrar, Salcete under Reg. No. MGO-1-5384-2025, Mrs. Iona Maria Felecidade Do Socorro Barbosa Conceicao and Miss. Nadean


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Dominique Antonia Moniz with the consent of Mr. Dean Savio Moniz have sold the SAID PROPERTY unto ANSU LAND REALTORS PRIVATE LIMITED.

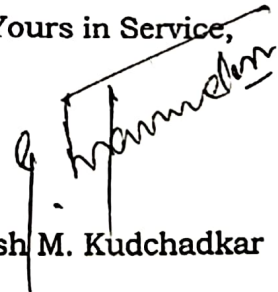
IV. Certificate:

On the basis of the scrutiny of the documents as aforementioned, I hereby certify that the SAID PROPERTY is owned by ANSU LAND REALTORS PRIVATE LIMITED.

This Title Report which is issued at the request of Directors of Ansu Land Realtors Private Limited, a private limited company is solely based on the documents submitted to me which I have referred in my report, which I assume to have not been tampered so also, I assume that no documents have been concealed from me. I have also assumed that the English translation of the Portuguese documents furnished to me, on the basis of which the flow of title is ascertained, is true and correct translation and is not wrongly translated and or meddled with.

The opinion is based on the assumption of documents, translation and information furnished to me to be true and accurate. The undersigned does not assume any liability nor is accountable to any third person for the opinion expressed in this report.

Yours in Service,



Adv. Gaurish M. Kudchadkar



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