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Date: 23/09/2024

CERTIFICATE OF TITLE AND SEARCH

This Certificate of Title and Search is issued at the request of M/s Prabhu Realtors, a partnership firm having its office at Office No. 1, Rutirai Plaza, behind Bank of India, Mapusa-Goa, in respect of the landed property surveyed under Survey No. 13/4-C-6 of Dabolim Village admeasuring 2,730.00 Sq. meters.

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

I. Description of the Property:

A) Property under Scrutiny:

The property under scrutiny is the property under Survey No. 13/4-C-6 of Dabolim Village, erstwhile identified as Plot A and erstwhile formed part of the Portion of land admeasuring 12,188.00 Sq. meters, being the Northern Portion of the property admeasuring 26,776.00 Sq. meters then surveyed under Survey No. 13/4-C of Dabolim Village, which in turn formed part of the Bigger Property known as "ASSOY" or "ASSOL" or "ASSOI", situated at Dabolim, within the limits of Village Panchayat of Dabolim, Taluka and Sub-District of Mormugao, District of South-Goa, State of Goa,

The property known as "ASSOY" or "ASSOL" or "ASSOI" is hereinafter referred to as "SAID BIGGER PROPERTY".

The Property admeasuring 26,776.00 Sq. meters then formed Survey Holding No. 13/4-C of Dabolim Village is hereinafter referred to as "SAID WHOLE PROPERTY".

The portion of Land admeasuring 12,188.00 Sq. meters forming Northern Part of Said Bigger Property, is hereinafter referred to as "SAID NORTHERN PORTION";

The Plot of land under Survey No. 13/4-C-6 of Dabolim Village is hereinafter referred to as "SAID PLOT".

B) Registration details of Said Entire Property:

The Said Bigger Property is not described in the Land Registration Office but enrolled in the Taluka Revenue Office under Matriz Nos. 673 (with House bearing Matriz No. 26), 674, 675 and 677.

C) Survey Number of the Said Entire Property, Said Bigger Property and Said Plot:

The Said Bigger Property was surveyed under Survey No. 4/2, 9/1, 9/4, 12, 13/1, 13/4, 14 and 52/1 all of Dabolim Village, Mormugao Taluka.

The Said Whole Property was surveyed under Survey No. 13/4-C of Dabolim Village.

The Said Plot is surveyed under Survey No. 13/4-C-6 of Dabolim Village.

D) Boundaries of the Said Bigger Property, Said Whole Property and Said Northern Portion and Said Plot:

Of the Said Bigger Property

On the East	:	by top of hill;
On the West	:	by the property of heirs of Paulo Antonio Conceicao de Lourenco Alvares, Pundolica Naique, Seguna Naique, Antonio

Mascarenhas and Filipe Azaredo or his brother Salvador Azaredo and others

North : by property of said Azaredo Slope of Assoichipaz which separates Assoi ward from Naquelim composed of coconut groves; and

On the South : by top of the hill.

Of the Said Whole Property

On the East : by road

On the West : by road

On the North : by property under Survey No. 13/3 of Dabolim Village.

Of the Said Northern Portion

East : by road;

West : by road

North : by property under survey No. 13/3 of Dabolim Village; and.

South : By remaining part of the Said Bigger Property.

Of the Said Plot

East : by Road;

West : by survey no. 13/4-C-7;

North : by survey no. 13/4-C-4; and

South : by survey no. 13/4-C-7.

E) Area of the Property under scrutiny:

The property under scrutiny admeasures 2730.00 Sq. metres.

II. Documents Perused:

Sr. No.	Description	Date, if any	Nature
1.	Public Deed of Sale and Purchase, acquaintance, obligation, guarantee and hypothecation	14/08/1880	Xerox
2.	Matriz Certificate of Matriz No. 673, 674, 675 and 677		Xerox
3.	Decree & Order passed by the Court of the Civil Judge, Senior Division at Margao in Regular Civil Suit No. 44/1969 at Margao -Goa	15/10/1971	Xerox
4.	Judgment and Decree passed by the Court of the Civil Judge, Senior Division at Vaso-Da Gama in Special Civil Suit No. 29/86 at Vasco-Goa	16/10/2006	Xerox
5.	Judgment and Decree passed by the Court of the Adhoc District Judge FTC-I, South Goa in Regular Civil Appeal No. 427/2010/FTC-I at Margao- Goa	17/09/2010	Xerox
6.	Deed of Family Partition	11/12/2015	Xerox
7.	Order dated 18/02/2016 in Case No. LRC/PART/3/2016/5099	18/02/2016	Xerox

8.	Conversion Sanad	27/07/2023	Xerox
9.	Deed of Sale	23/11/2021	Xerox
9.	NOC from Flag Officer Commanding	31/07/2023	Xerox
10.	Development Permission	04//04/2024	Xerox
11.	NOC from Primary Health Centre, Cortalim	16/04/2024	Xerox
12.	NOC from Electricity Department	16/04/2024	Xerox
13.	Construction Licence	26/04/2024	Xerox
14.	Notification issued by Forest Department, Goa	08/12/2021	Xerox
15.	Notification issued by Forest Department, Goa	13/09/2022	Xerox
16.	Notification issued by Forest Department, Goa	10/08/2023	Xerox
17.	Form I & XIV of survey No. 13/4-C-6 of Dabolim Village	23/09/2024	On-line

III. Scrutiny of Documents-Search and Investigation:

(i) Public Deed of Sale and Purchase, Acquaintance, Obligation, Guarantee and Hypothecation dated 14/08/1880:

From the perusal of this deed, following facts transpired:

- a) This Deed is duly recorded before the Notary Public of Salcete Jurisdiction under Note Book No. 102 at pages 171 overleaf upto 173 overleaf.
- b) This deed is executed by and between: (i) Agrarian Chamber of Salcete Taluka, composed of its members, Francisco Felix de Jesus Collaco; Felinto Felicio de Santa Anna Rebello; Leinardo Manuel da Costa; Antonio Ignacio Narciso Pereira;

Braulio Joaquim Fernandes; Francisco de assis Fernandes; Thaigo santa Anna da Costa Alemiao; Ignacio Hygino Lucas da Costa; Antonio Caetano monsorate; Julio Augusto Domingos Dias; referred therein as the "Vendor" and (ii) Shri. Manoel Constancio da Costa, referred therein as the "Purchaser".

- b) By this deed, the vendor sold unto the Purchaser the property known as ASSOY situated at the Sancoale Village under the terms and conditions mentioned therein.

(ii) Matriz Certificate of Matriz No. 673, 674, 675 and 677:

The Said Bigger Property has been enrolled under four different Matriz numbers, three being 673, 674 and 677 and the fourth as "Aforamento" under Matriz No. 675 and in all these Matriz the 2/3rd share is originally enrolled in the name of Mrs. Maria Ritinha Rodrigues for herself and as representative of her Children and remaining 1/3rd share in the name of Shri. Luiz Fonseca da Costa from Assoi.

(iii) Decree & Order dated 15/10/1971 passed by the Court of the Civil Judge, Senior Division at Margao in Regular Civil Suit No. 44/1969 at Margao-Goa:

From the perusal of this document following facts transpired:

- a) The present suit was filed by i) Mr. Assiz Adolfo Costa (ii) Mr. Alice Dcosta e Pereira, (a) Manuel da Costa (b) Francisco da Costa (c) Frederico Burros Costa, (d) Lira da Costa Gomes, (iii) Albertina Eremita Josefa Rebelo e Costa; (a) Felix Carlos Milagres Rebelo e Costa; (b) Philip Estevam Rebelo e Costa and (c) Alvaro Teotonio Rebelo e Costa (Plaintiffs) against (i) Luis Fonseca da Costa and (ii) Valente da Costa (defendants)

for partition of the estates left behind by Shri. Bernardino Teotonio da Costa and his wife Helen Fonseca da Costa.

- b) By the said Decree and Order dated 15/10/1971, the Said Bigger Property was allotted to the legal heirs of Shri. Bernardino Teotonio Costa, son of Mr. Manoel Costancio da Costa and Mrs. Maria Ritinha Rodrigues.

(iv) Judgment and Decree dated 16/10/2006, passed by the Court of the Civil Judge, Senior Division at Vaso-Da-Gama in Special Civil Suit No. 29/86 at Vasco-Goa:

From the perusal of this document following facts transpired:

- a) The present suit was filed by i) Mr. Assiz Adolfo Costa (ii) Selina Costa; (iii) Tolentino Pereira; (iv) Cynthia Pereira; (v) Antonio Pereira; (vi) Maria Lourdes Pereira; (vii) Felix Carlos Milagres Rebello; (viii) Maria Souza Costa; (ix) Philip Estevam Rebello e Costa; (x) Susana Fernandes costa; (xi) Alvaro Teotonio Rebello; (xii) Avita Barreto Costa; (xiii) Francisca Antonio Teotonio da Costa; (xiv) Ana Alzira Ines Dinis Barros; (xv) Joaquim Filipe Frederoco; (xvi) Angela Lira da Costa; (xvii) Filomena Gomes; (xviii) Valente da Dores Costa; (xix) Maria Olga Correia Neves Costa; (xx) Liseta Assumcao Gomes Costa (Plaintiffs) against (i) Bernardino Gonsalo Gomes Costa (ii) Nazare Lopes Costa; (iii) Manuel da Fonseca Costa; (iv) Flavia Mendes Costa; (v) Maria Helena Costa Gomes and (vi) Antonio Jose Borges (defendants) for partition of the estate (which included amongst others the Said Bigger Property) left behind by said Bernardino Teotonio Costa.

- b) That by Preliminary Decree dated 08/10/1986 and Judgment dated 09/10/2006 and Decree dated 16/10/2006 passed in said Special Civil Suit no. 29/1986/A, the Said Bigger Property amongst other properties were partitioned between the legal heirs of Bernardino Teotonio Costa.

(v) Judgment and Decree dated 17/09/2010 passed by the Court of the Adhoc District Judge FTC-I, South Goa in Regular Civil Appeal No. 427/2010/FTC-I at Margao-Goa:

From the perusal of this document following facts transpired:

- a) The present appeal was filed by i) Alvaro Teotonio Rebello; (ii) Avita Barreto Costa (appellants) against (i) Mr. Assiz Adolfo Costa (ii) Selina Costa; (iii) Bernardino Gonsalo Gomes Costa (iv) Ms. Andrea DCosta; (v) Tolentino O Pereira; (iv) Cynthia Pereira; (v) Antonio Pereira; (vi) Maria Lourdes Pereira; (vii) Mrs. Malvina Viegas Pereira; (viii) Mr. Wilfred Fernandes; (ix) Mr. Xavier Pereira; (x) Ms. Abizai Providencial Pereira; (xi) Mr. Sunil Pereira (xii) Mrs. Felix Carlos Milagres Rebello; (xiii) Maria Souza Costa; (xiv) Philip Estevam Rebello e Costa; (xv) Susana Fernandes Costa; (xvi) Francisca Antonio Teotonio da Costa; Mr. Jorge Gonsalo Barros Costa; Mrs. Rosa Maria Pereira Barros Costa; Mr. Rui Manuel de Barros Costa; (xvii) Ana Alzira Ines Dinis Barros; Mrs. Carla Maria Barros Costa; Mrs. Maraia Fatima Barros Costa (xviii) Joaquim Filipe Frederoco; (xix) Angela Lira da Costa; (xx) Filomena Gomes; Ms. Eva Gomes; Mr. Rui Filipe; (xxi) Valente da Dores Costa; Mr. Luis Manuel Neves Costa, Mrs. Maria Manuela Neves Costa; Mr. Jose rui Rocha Vincente

Guerra; (xvii) Maria Olga Correia Neves Costa; (xviii) Liseta Assumcao Gomes Costa; (xix) Bernardino Gonsalo Gomes Costa (xx) Nazare Lopes Costa; (xxi) Manuel da Fonseca Costa; (xxii) Flavia Mendes Costa; (xxiii) Maria Helena Costa Gomes and (xxiv) Antonio Jose Borges (Defendant) for setting aside the Judgment and Decree dated 16/10/2006 passed in Special Civil Suit No. 29/86/A by learned A Civil Judge Senior Division, Vasco-da-Gama, Goa.

b) As per the Report prepared by E. B. Pereira on 09/01/2009, the parties in the above appeal filed consent terms and accordingly the Court of the Adhoc District Judge-I, FTC-I, South Goa decreed the appeal on 17/09/2010 and by virtue of Judgment and Decree dated 17/09/2010 passed in Regular Civil Appeal No. 427/2010/FTC-I on the basis of the Consent Terms, the Said Whole Property was allotted to the following individuals jointly:

- (i) Mr. Felix Carlos Mialgres Rebelo E Costa his wife Mrs. Mary D'souza;
- (ii) Mr. Alvaro Teotonio Rebelo E Costa his wife Mrs. Maria Avita Barreto and
- (iii) Mr. Filipe Estevao Rebelo E Costa and his wife Mrs. Maria Lourdes Beatriz Nifa Suzana Fernandes

(vi) Deed of Partition dated 11/12/2015:

From the perusal of this deed, following facts transpired:

- a) This Deed is duly registered in the office of the Sub-Registrar, Mormugoa under No. MOR-BK1-1766-2015, CD No. MORD11 on 11/12/2015.

- b) This Deed is executed by and between: (i) Mr. Felix Carlos Mialgres Rebelo E Costa his wife Mrs. Mary D'souza referred therein as "First Party"; (ii) Mr. Alvaro Teotonio Rebelo E Costa his wife Mrs. Maria Avita Barreto referred therein as "Second Party"; and (iii) Mr. Filipe Estevao Rebelo E Costa and his wife Mrs. Maria Lourdes Beatriz Nifa Suzana Fernandes, referred therein as "Third Party";
- c) By this Deed, the Northern Portion admeasuring 12188.00 Sq. meters of the Said Whole Property was partitioned into Five plots Viz.
- Plot A admeasuring 2730.00 Sq. meters;
Plot B admeasuring 3907.00 Sq. meters;
Plot C admeasuring 3077.00 Sq. meters;
Plot D admeasuring 1268.00 Sq. meters; and
Plot E admeasuring 1206.00 Sq. meters
and via this deed, the Plot A admeasuring 2730.00 Sq. meters was allotted to Mr. Felix Carlos Milagres Rebelo E Costa and his wife Mrs. Mary D'Souza

(vii) Judgment and Order dated 18/02/2016 passed by the Court of the Dy. Collector and Sub-Divisional Officer, Sub-Division Vasco-Goa under Case No.LRC/PART/3/2016/5099:

By this Judgment and Order dated 18/02/2016 the passed by the Court of the Sub-Divisional Officer, Sub-Division Vasco-Goa, the Plot A admeasuring 2730.00 Sq. meters was separated and partitioned from the SAID NORTHERN PORTION and was independently surveyed under Survey No. 13/4-C-6 of Dabolim Village.

(viii) Deed of Sale dated 23/11/2021:

From the perusal of this deed, following facts transpired:

- a) This Deed of Sale is duly registered in the office of the Sub-Registrar, Mormugao, under no. MOR-1-1769-2021, CD dated 25/11/2021.
- b) This Deed is executed by and between: (i) Mr. Felix Carlos Milagres Rebelo E Costa alias Felix Carlos Milagres Rebello E Costa alias Felix D'costa his wife Mrs. Mary D'souza alias Maria Souza Costa, referred therein as "Vendors", (ii) M/s Prabhu Realtors, referred therein as "Purchaser".
- c) That vide this Deed, the Vendors sold unto the Purchaser, the SAID PLOT under scrutiny.

(ix) Form I and XIV of Survey Nos. 13/4-C-6 of Dabolim Village dated 23/09/2024:

From the perusal of the Survey records it is seen that the name of Prabhu Realtors is appearing in the survey records of Survey Nos. 13/4-C-6 of Dabolim Village.

Licenses and Permissions

(x) Conversion Sanad dated 27/07/2023

Vide this Conversion granted under ref. No. COLL/MOR/CONV/122/2021/163, issued by the Office of the Collector, South Goa, Margao, permission has ben granted to use an area admeasuring 1260.00 Sq. meters of the Survey No. 13/4-C-6 of Dabolim Village for commercial use.

(xi) NOC dated 31/07/2023 form Flag Commanding Officer, Vasco-da-Gama:

Vide this NOC, NOC for construction of residential Building (Basement + Ground + 8 Floors) in the property under Survey No. 13/4-C-6 of Dabolim Village has been granted.

(xii) Development Permission dated 04/04/2024:

Vide this Permission under Ref. No. MPDA/9-P-110/2024-25/29 issued by Mormugao Planning and Development Authority, Vasco-Da-Gama, permission has been granted to construct residential building, with pool and compound wall in the Survey No. 13/4-C-6 of Dabolim Village.

(xiii) NOC dated 16/04/2024 from Primary Health Centre, Cortalim:

Via this NOC under Ref. No. DHS/2024/DHS0901/O0016/64, No objection from sanitary point of view has been granted for proposed construction of residential building, with pool and compound wall in the Survey No. 13/4-C-6 of Dabolim Village.

(xiv) NOC dated 16/04/2024 from Electricity Department, Vasco-Da-Gama:

Via this NOC under Ref. No. SDE-II/VSG/Tech-1/102/23-24, No objection for proposed construction of residential building, with pool and compound wall in the Survey No. 13/4-C-6 of Dabolim Village is granted by Electricity Department.

(xv) Construction License dated 26/04/2024:

Vide this Licence under Ref. No. VP/CHI/11/Const/2024-25/8/169 issued by Village Panchayat of Chicalim, permission has been granted to construct residential building, with pool and compound wall in the Survey No. 13/4-C-6 of Dabolim Village.

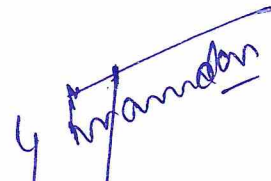
(xvi) Notification issued by Forest Department, Goa dated 08/12/2021, 13/09/2022 and 10/08/2023:

The Forest Department vide letter No. MS/REV-PF/DCF/WP/2021-22/855 dated 08/12/2021, notified the property under Survey No. 13/4 of Dabolim Village as Private Forest. However, vide Notification dated 10/08/2023 under No. RNP/GOA/32/2021-2023, the Dabolim Village has been removed from Private Forest.

Certificate:

On the basis of the scrutiny of documents as referred in this report, I certify that M/s. Prabhu Realtors, a partnership firm is the owner of the Said Plot under scrutiny and holds clean, clear and marketable title thereto.

This Title Report which is issued at the request of M/s PRABHU REALTORS is solely based on the documents submitted to me which I have referred in my report and the undersigned does not assure any liability to any third person for the opinion expressed in this report.


Gaurish M. Kudchadkar
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ADVOCATE

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