

GAURAVVARDHAN A. S. NADKARNI

Advocate

09th December, 2025

To,
Raichandani Fortunes LLP,
6-3-354, 3rd Floor, S.B. Towers,
Road No. 1, Banjara Hills,
Hyderabad,
Telangana – 500034

Ref: Property bearing Survey No. 212/32-A of the Village of Calangute, Bardez, North Goa, Goa - 403516.

Sub: Title Report of the Property bearing Survey No. 212/32-A of the Village of Calangute, Bardez, North Goa, Goa - 403516.

BACKGROUND

Raichandani Fortunes LLP (hereinafter referred to as “**Said Firm**”) is a limited Liability Partnership duly registered under the Limited Liability Partnership Act, 2008, having LLPIN No. AAC-4842, and having its registered office at 6-3-354, 3rd Floor, S.B. Towers, Road No. 1, Banjara Hills, Hyderabad, Telangana – 500034. The Said Firm is primarily based in the business of real estate development primarily in the States of Telangana and Goa. The Said



Firm has sought for a Title Report for the Property bearing Survey No. 212/32-A of the Village of Calangute, Bardez, North Goa, Goa – 403516.

TITLE REPORT

DOCUMENTS HANDED OVER:

- a) Copy of the PUBLIC DEED OF PURCHASE AND SALE Dated 16/05/1876 drawn up and recorded at folio no. 181 of the book of notes no. 43 of Notary Public Gustavo Adolpho De Frias in the Judicial Division.
- b) Copy of the Certificate of Description no. 4196 at folio 250 reverse of Book B28 in the Land Registration office of Bardez.
- c) Copy of the Certificate of Inscription duly annotated in the Real Index of Bardez under No. 4 at folio 84 reverse in favour of Mr Alexio Miguel Pinto dated 09/06/1976.
- d) Copy of the Inventory Proceedings bearing File No. 16 of Orph. Inventory Proceedings, 1899 in the Civil Court of Bardez, initiated upon the death of one Mr. Aleixo Miguel Pinto.



- e) Copy of the DEED OF PRENUPTIAL AGREEMENT dated 05/05/1903 drawn up partly at folio 47 reverse, folios 48, 48 reverse and partly at folio 49 of Book No. 64 of the Notary Public of the Judicial Division of Bardez.
- f) Copy of the DEED OF DECLARATION OF SUCCESSION AND PARTITION dated 18/10/1936, duly recorded at folio 3 reverse to folio 6 of Book No. 124 of Francisco Mercelino Mousinho Epifanio Rodrigues, Notary Public of the Division of Daman.
- g) Copy of the WILL dated 13/12/1949 duly recorded from page 17 reverse of Book No. 38 of testaments of notes of the Notary Public in the Judicial Division of Bardez.
- h) Copy of the Death Certificate of Mr. Candido Francisco Pinto alias Candido Purificacao Francisco Pinto
- i) Copy of the Will dated 08/11/1961 duly recorded from page 79 onwards of Book No. 56 of testaments of notes of the Notary Public in the Judicial Division of Bardez.
- j) Copy of the Death Certificate of Reverend Father Basilio Manuel Venancio Pinto alias Basilio Abel Venancio Pinto.

A handwritten signature in black ink, consisting of a large, stylized loop followed by a horizontal line extending to the right.

- k)** Copy of the DEED OF SALE dated 30/11/1988 duly registered in the Office of the Sub Registrar of Bardez, Goa under registration no. 22 on 03/01/1991.
- l)** Copy of the Inventory Proceedings bearing no. 110/90 in the Court of Civil Judge Senior Division, Mapusa, Goa initiated upon the death of one Mrs. Juliana San Francisco alias Julian Pinto.
- m)** Copy of the Agreement for Sale dated 27/09/1991 between Mr. Alexandre Micael Isidore Pinto as Party of the First Part and Mr. Joe San Francisco and his wife Mrs. Patricia San Francisco as Parties of the Second Part.
- n)** Copy of the WILL dated 29/10/1992 duly recorded in the Notary Book of Wills No. 89 at pages 13v to 16v in the Office of the Sub Registrar Cum Notary Ex Officio of Illhas.
- o)** Copy of the Death Certificate of Mr. Alexandre Micael Isidore Pinto.
- p)** Copy of the Death Certificate of Mrs. Maria Anna Paulina Pinto.
- q)** Copy of the Death Certificate of Mr. Constantino Balthaser de Souza.
- r)** Copy of the INSTRUMENT OF SURRENDER OF RIGHTS TO INHERITANCE dated 01/01/2001, duly registered in the Office of the Sub Registrar of



Bardez under registration no. 90 at pages 130 to 134 of Book No. I, Volume NO. 787, registered on 09/01/2001.

- s) Copy of the INSTRUMENT OF SURRENDER OF RIGHTS TO INHERITANCE dated 01/01/2001 duly registered in the Office of the Sub Registrar of Bardez under registration no. 91 at pages 135 to 139 of Book No. I, Volume NO. 787, registered on 09/01/2001.
- t) Copy of the DEED OF SURRENDER dated 01/01/2001 duly registered in the office of the Sub Registrar of Bardez under registration no. 89 at pages 125 to 129 of Book No. I, Volume No. 787, registered on 09/01/2001.
- u) Copy of the INSTRUMENT OF SURRENDER OF RIGHTS TO INHERITANCE dated 23/07/2001 duly registered in the office of the Sub Registrar of Bardez under registration no. 1538 at pages 316 to 323 of Book No. I, Volume No. 837, registered on 24/07/2001.
- v) Copy of the DEED OF RENUNCIATION dated 25/08/1972 duly recorded from page no. 5 onwards of Book no. 702 of the Deeds of the Judicial Division of Bardez.
- w) Copy of the DEED OF RENUNCIATION dated 06/11/1987 duly recorded from page no. 5 onwards of the Book No. 733 of the Deeds of the Judicial Division of Bardez.



- x)** Copy of the DEED OF SURRENDER dated 07/05/2001 duly registered in the Office of the Sub Registrar of Bardez under registration no. 1022 of Book No. I, Volume No. 820, registered on 11/05/2001.
- y)** Copy of the Partition Proceedings bearing No. 15/206/2019/PART/LAND before the Deputy Collector and Sub Divisional Officer, Bardez, Goa.
- z)** Copy of the Power of Attorney dated 24/01/2025 recorded under no. 19145/25 before Advocate and Notary Somnath Karpe.
- aa)** Copy of the DEED OF SALE dated 13/02/2025 duly registered in the Office of the Sub Registrar of Bardez under registration no. 2025-BRZ-1006, registered on 19/02/2025.

DESCRIPTION OF THE PROPERTY

All that Property admeasuring 2,630 sq mts., along with the existing house bearing H.No. 6/90 having built up area of approximately 1017 sqmtrs, an independent landholding, earlier forming part of the Larger Property known as "Rautachem Gorbatta" surveyed as Survey No. 212/32 of the Village of Calangute, Bardez, but presently partitioned and independently surveyed under Survey No. 212/32-A of Village Calangute, Bardez, which property is bounded as under: -



On or towards the NORTH: By Property bearing Survey Nos. 212/20, 212/21, 212/22, and 212/23 of Village Calangute.

On or towards the SOUTH: By Property bearing Survey No. 213 of Village Calangute

On or towards the EAST: By Road

On or towards the WEST: By Property bearing Survey no. 212/32 of Village Calangute.

The Property described hereinabove is hereinafter referred to as “**Said Property.**”

FLOW AND DERIVATION OF TITLE

Upon perusal, consideration and verification of the documents handed over, as referred to hereinabove, the flow of title is as under:

- 1) There exists a Property known as “**RAUTACHEM GORBATTA**” situated in the Village of Calangute, within the jurisdiction of the Village Panchayat of Calangute, District of North Goa, Goa, described in the Land Registration office of Bardez under number 4196 at folio 250 reverse of Book B 28 and not enrolled in the Land Revenue Office (Matriz), but surveyed in the Survey Records of the Rights of the Village of Calangute under Survey No. 212/32 of the Village of Calangute, Bardez, Goa, approximately admeasuring 4,300 sqmtrs (hereinafter referred to as “Larger Property”).



- 2)** It is seen from the perusal of the PUBLIC DEED OF PURCHASE AND SALE dated 16/05/1876, drawn up and recorded at folio number 181 of the book of notes number 43 of Notary Public Gustavo Adolpho De Frias in the Judicial Division, that the Larger Property was owned and possessed by one Mr. Pedro Simao Maria Gonsalves and his wife Mrs. Maria Liuzinha Pinto, which came to be sold by them vide the said PUBLIC DEED OF PURCHASE AND SALE dated 16/05/1876 to one Mr. Aleixo Miguel Pinto.
- 3)** The Certificate of Inscription duly annotated in the Real Index of Bardez under No. 4 at folio 84 reverse in favour of Mr Alexio Miguel Pinto dated 09/06/1976, shows the transfer of title of the Larger Property in favour of Mr. Aleixo Miguel Pinto.
- 4)** Mr. Alexio Miguel Pinto was married to one Mrs. Isabel De Souza Pinto Alias Carlota Piedade De Souza under the communion of assets regime, and they had the five children, namely:
- i.** Mr. Jose Mariano Pinto,
 - ii.** Mr. Lourenco Estanislau Pinto,
 - iii.** Mr. Candido Franciso Pinto,
 - iv.** Ms. Maria Anna Paulina Pinto, and,
 - v.** Ms. Basilio Abel Venancio Pinto,
- 5)** Mr. Alexio Miguel Pinto passed away in the year 1891 without making any will or gift or any other disposition of last wish, leaving behind his wife



Mrs. Isabel De Souza Pinto Alias Carlota Piedade De Souza as his widow and moiety holder, and their children, as the only heirs.

- 6)** Mr. Lourenco Estanislau Pinto, unmarried, passed away in the year 1897 without making any will or gift or any other disposition of last wish, leaving behind his ascendant heir, his mother, Mrs. Isabel De Souza Pinto Alias Carlota Piedade De Souza.
- 7)** Mrs. Isabel De Souza Pinto Alias Carlota Piedade De Souza initiated inventory proceedings bearing File No. 16 of Orph. Inventory Proceedings, 1899, in the Civil Court of Bardez, upon the death of Mr Aleixo Miguel Pinto, in which proceedings, the Larger Property was listed at Sr No. 13 of the List of Assets. In the said proceedings, vide Chart of Partition dated 17/11/1899, Record of Draw dated 17/11/1899 and Final Order dated 17/11/1899, the Larger Property was allotted to in the following manner:
- i.** Mrs. Isabel De Souza Pinto Alias Carlota Piedade De Souza, to the tune of half share of the Larger Property,
 - ii.** Mr. Jose Mariano Pinto, to the tune of one sixth of the Larger Property,
 - iii.** Mr. Candido Franciso Pinto, to the tune of one sixth of the Larger Property, and,
 - iv.** Mr. Basilio Abel Venancio Pinto, to the tune of one sixth of the Larger Property.



8) Mrs. Isabel De Souza Pinto Alias Carlota Piedade De Souza passed away without making any will or gift or any other disposition of last wish, leaving behind her heirs as follows:

- i. Mr. Jose Mariano Pinto married to Mrs. Hortencia Correia Pinto,
- ii. Mr. Candido Franciso Pinto (unmarried),
- iii. Mr. Basilio Abel Venancio Pinto (unmarried), and,
- iv. Mrs. Maria Anna Paulina Pinto married to Mr. Constantino Balthaser de Souza,

9) For the sake of brevity and to effectively depict the transmission of the shares of the above four abovementioned parts, the same are being separately depicted in the following manner:

- **PART A** - Mr. Jose Mariano Pinto married to Mrs. Hortencia Correia Pinto,
- **PART B** - Mr. Candido Franciso Pinto (unmarried),
- **PART C** - Mr. Basilio Abel Venancio Pinto (unmarried), and,
- **PART D** - Mrs. Maria Anna Paulina Pinto married to Mr. Constantino Balthaser de Souza.

TRANSMISSION OF SHARE OF PART A

10) Mr. Jose Mariano Pinto was married to one Mrs. Hortencia Correia Pinto under the communion of assets regime.



11) Mrs. Hortencia Correia Pinto passed away on 09/07/1934 without making any will or gift or any other disposition of last wish, leaving behind her husband Mr. Jose Mariano Pinto as widower and moiety holder, and their children, namely,

- i.** Mr. Alexandre Micael Isidoro Pinto,
- ii.** Mrs. Maria Jose Rosie de Lourdes Pinto married to Mr. Fermino Rodrigues,
- iii.** Ms. Carlota Clementina da Piedade Pinto alias Charlotte de Souza,
- iv.** Ms. Maria Antonieta Pinto and,
- v.** Ms. Gloria Edith Pinto,

12) It is seen from the DEED OF DECLARATION OF SUCCESSION AND PARTITION dated 18/10/1936, duly recorded at folio 3 reverse to folio 6 of Book No. 124 of Francisco Mercelino Mousinho Epifanio Rodrigues, Notary Public of the Judicial Division of Daman, that, 1) Mr. Jose Mariano Pinto, 2) Mrs. Maria Jose Rosie de Lourdes Pinto and Mr. Fermino Rodrigues, 3) Ms. Carlota Clementina da Piedade Pinto alias Charlotte de Souza, 4) Ms. Maria Antonieta Pinto and 5) Ms. Gloria Edith Pinto, out of free will and volition, allotted to Mr. Alexandre Micael Isidoro Pinto, all their right/share/title in the Larger Property. Therefore, all the share in the Larger Property, which was bequeathed upon Mr. Jose Mariano Pinto and Mrs. Hortencia Correia Pinto i.e. from PART A, stood fully transferred in favour of their son, Mr. Alexandre Micael Isidoro Pinto.



TRANSMISSION OF SHARE OF PART B

- 13) Mr. Candido Fransico Pinto alias Candido P Purificacao Francisco Pinto, unmarried, out of free will and volition, made a WILL dated 13/12/1949, duly recorded from page 17 reverse of Book No. 38 of testaments of notes of the Notary Public in the Judicial Division of Bardez, whereby he bequeathed all his assets, possessions, share, rights and property to his nephew Mr. Alexandre Micael Isidore Pinto. Mr. Candido Francisco Pinto alias Candido Purificacao Francisco Pinto, unmarried, passed away on 29/01/1956, on which date the Will dated 13/12/1949 took effect, and therefore, on such date, all the share in the Larger Property, which was bequeathed upon Mr. Candido Fransico Pinto alias Candido P Purificacao Francisco Pinto i.e. PART B, stood fully transferred in favour of his nephew, Mr. Alexandre Micael Isidoro Pinto.

TRANSMISSION OF SHARE OF PART C

- 14) Reverend Father Basilio Manuel Venancio Pinto alias Basilio Abel Venancio Pinto, unmarried, out of free will and volition made a WILL dated 08/11/1961, duly recorded from page 79 onwards of Book No. 56 of testaments of notes of the Notary Public in the Judicial Division of Bardez, whereby he bequeathed all his assets, possessions, share, rights and property to his nephew Mr. Alexandre Micael Isidore Pinto. Reverend Father Basilio Manuel Venancio Pinto alias Basilio Abel Venancio Pinto, unmarried, passed away on 12/03/1970 on which date the Will dated 08/11/1961 took effect, and therefore, on such date, all the share in the



Larger Property, which was bequeathed upon Reverend Father Basilio Manuel Venancio Pinto alias Basilio Abel Venancio Pinto i.e. PART C, stood fully transferred in favour of his nephew, Mr. Alexandre Micael Isidoro Pinto.

TRANSMISSION OF SHARE OF ALEXANDRE MICAEL ISIDORE PINTO

15) At stated hereinabove, Mr. Alexandre Micael Isidoro Pinto had right in the Larger Property, having bequeathed shares from PART A, PART B and PART C in the manner narrated hereinabove. Mr. Alexandre Micael Isidoro Pinto was married to one Mrs Juliana Pinto under the communion of assets regime.

16) Mr. Alexandre Micael Isidore Pinto and his wife Mrs. Juliana Pinto vide DEED OF SALE dated 30/11/1988, duly registered in the Office of the Sub Registrar of Bardez, Goa under registration no. 22 on 03/01/1991, sold/conveyed/transferred a part of the LARGER PROPERTY admeasuring an area of 1560 sqmtrs, duly demarcated in the Plan annexed to the said sale deed dated 30/11/1988 (hereinafter referred to as "Other Property") to one Mr. Chandrakant Saulo Diukar.

17) Mrs. Juliana Pinto passed away on 21/02/1989, having left a will dated 13/01/1989 thereby naming her brother Mr. Joe San Franciso and his wife Mrs. Patricia San Franciso as named heirs, and leaving behind her



husband Mr. Alexandre Micael Isidore Pinto as a widower and moiety holder, and no children or other linear heirs. (A copy of the Will dated 13/01/1989 is not made available, but the same finds mention in the Inventory Proceedings bearing no. 110/90 in the Court of Civil Judge Senior Division, Mapusa, Goa.)

- 18)** Mr. Alexandre Micael Isidore Pinto initiated inventory proceedings bearing no. 110/90 in the Court of Civil Judge Senior Division of Mapusa upon the death of Mrs. Juliana San Franciso alias Julian Pinto. In the said proceedings, vide order confirming the Chart of Allotment dated 25/11/1991 passed in inventory proceedings bearing no. 110/90 in the Court of Civil Judge Senior Division of Mapusa, and in furtherance of the Agreement of Sale dated 27/09/1991 between Mr. Alexandre Micael Isidore Pinto, Mr. Joe San Franciso and his wife Mrs. Patricia San Franciso, all the share, right, title and interest of Mrs. Juliana San Franciso alias Julian Pinto in the Larger Property was allotted to Mr. Alexandre Micael Isidore Pinto, upon payment of owelty money to Mr. Joe San Franciso and his wife Mrs. Patricia San Franciso.

- 19)** Mr. Alexandre Micael Isidore Pinto made a WILL dated 29/10/1992, duly recorded in the Notary Book of Wills No. 89 at pages 13v to 16v in the Office of the Sub Registrar Cum Notary Ex Officio of Ilhas, whereby out of free will and volition, he bequeathed all his rights/ title/ share/ interest/ possession of all his properties, (which included the LARGER PROPERTY),



in favour of Mr. Wilfred Marius De Souza. Mr. Alexandre Micael Isidore Pinto passed away on 07/03/1996, on which date the Will dated 29/10/1992 took effect, whereby the entire share of Mr. Alexandre Micael Isidore Pinto in the Larger Property i.e. PART A + PART B + PART C, after removal of the Other Property, stood transferred in favour of Mr. Wilfred Marius De Souza.

TRANSMISSION OF SHARE OF PART D

20) Mrs. Maria Anna Paulina Pinto was married Mr. Constantino Balthaser de Souza under the regime as agreed in the DEED OF PRE NUPTIAL AGREEMENT dated 05/05/1903 drawn up partly at folio 47 reverse, folios 48, 48 reverse and partly at 49 of Book No. 64 of the Notary Public of the Judicial Division of Bardez, whereby it was agreed that had they not been survived by their children, then they would follow the regime of separation of assets, but had they been survived by children then they would be governed by the communion of assets, also further recording the payment of money to Mrs. Maria Anna Paulina Pinto by Mrs. Isabel De Souza Pinto Alias Carlota Piedade De Souza as regards her father's legitimate and future mother's legitimate. Mrs. Maria Anna Paulina Pinto passed away on 13/11/1936 and Mr. Constantino Balthaser de Souza passed away on 27/08/1935, leaving behind their children, namely:

- i.** Mr. Frank Micheal Dsouza married to Mrs. Carlota Clementina da Piedade Pinto alias Charlotte de Souza,
- ii.** Mr. John Joseph D'Souza married to Mrs. Thereza Dsouza,



iii. Mrs. Precila Dsouza Peres alias Priscilla Peres married to Mr. Bernard Peres alias Bento Peres,

iv. Mrs. Jessie Caroline De Souza married to Mr. Peter Paul Pinto.

21) Mrs. Thereza Dsouza passed away without making any will or gift or any other disposition of last wish, leaving behind her husband Mr. John Joseph Dsouza as a widower and moiety holder, without leaving any children or any ascendant heirs. Mr. John Joseph Dsouza vide INSTRUMENT OF SURRENDER OF RIGHTS TO INHERITANCE dated 01/01/2001, duly registered in the office of the Sub Registrar of Bardez under registration no. 90 at pages 130 to 134 of Book No. I, Volume No. 787, registered on 09/01/2001, surrendered and/or relinquished all his rights/title/interest/share in any and all inheritance from Late Mr. Alexio Miguel Pinto and Mrs. Carlotta Piedade Pinto, as well as inheritance from Mrs. Maria Anna Paulina Pinto and Mr. Constantino Balthaser de Souza, and specifically surrendered/relinquished all rights in the Larger Property to Mr. Wilfred Marius De Souza.

22) Mr. Bernard Peres alias Bento Peres passed away without making any will or gift or any other disposition of last wish, leaving behind his wife Mrs. Precila Dsouza Peres alias Priscilla Peres as his heir. Mrs. Precila Dsouza Peres alias Priscilla Peres, through her constituted attorney, vide INSTRUMENT OF SURRENDER OF RIGHTS TO INHERITANCE dated 01/01/2001, duly registered in the office of the Sub Registrar of Bardez



under registration no. 91 at pages 135 to 139 of Book No. I, Volume No. 787, registered on 09/01/2001, surrendered and/or relinquished all her rights/title/interest/share in any and all inheritance from Late Mr. Alexio Miguel Pinto and Mrs. Carlotta Piedade Pinto, as well as inheritance from Mrs. Maria Anna Paulina Pinto and Mr. Constantino Balthaser de Souza, and specifically surrendered/relinquished all rights in the Larger Property in favour of Mr. Wilfred Marius De Souza.

- 23)** Mrs. Carlota Clementina da Piedade Pinto alias Charlotte de Souza passed away, without making any will or gift or any other disposition of last wish, leaving behind her husband Mr. Frank Micheal De Souza as a widower and moiety holder and their children, including Mr. Wifred Marius De Souza. Mr. Frank Micheal De Souza and Mr. Winston Basil De Souza (son of Mr. Frank Micheal De Souza and Mrs. Carlota Clementina da Piedade Pinto alias Charlotte de Souza) along with his wife Mrs Celeste d Desouza, in furtherance of the Family arrangement, vide DEED OF SURRENDER dated 01/01/2001, duly registered in the office of the Sub Registrar of Bardez under registration no. 89 at pages 125 to 129 of Book No. I, Volume No. 787, registered on 09/10/2001, and vide INSTRUMENT OF SURRENDER OF RIGHTS TO INHERITANCE dated 23/07/2001 duly registered in the office of the Sub Registrar of Bardez under registration no. 1538 at pages 316 to 323 of Book No. I, Volume No. 837, registered on 24/07/2001, respectively, surrendered and/or relinquished all their rights/title/interest/share in any and all inheritance from Late Mr. Alexio



Miguel Pinto and Mrs. Carlotta Piedade Pinto, as well as inheritance from Mrs. Maria Anna Paulina Pinto and Mr. Constantino Balthaser de Souza, and specifically surrendered/relinquished all rights in the Larger Property in favour of Mr. Wilfred Marius De Souza.

24) Mrs. Jessie Caroline Pinto passed away on 26/08/1963 and Mr. Peter Paul Pinto passed away on 17/05/1983, both without making any will or gift or any other disposition of last wish, leaving behind their children, namely:

- i.** Mrs. Violet Pinto e Crasto alias Violet Crasto married to Mr. John Crasto,
- ii.** Mrs. Thereza Arathoon married to Mr. Kenneth Arathoon,
- iii.** Mrs. Filomena Pinheiro alias Philomena Pinheiro married to Mr. Rosario Pinheiro,
- iv.** Mrs. Cosme J Pinto married to Mr. Filomena Benedicta Pinto,
- v.** Mrs. Cecilia Dias married to Mr. Franky Dias alias Frankie Dias, and,
- vi.** Mrs. Rose Pinto Vaz alias Rosalind J Vaz alias Rosy Vaz married to Mr. Herman Vaz.

25) It is seen from the perusal of the DEED OF RENUNCIATION dated 25/08/1972, duly recorded from page no. 5 onwards of the Book number 702 of the deeds of the Judicial Division of Bardez, that, 1) Mrs. Violet Pinto e Crasto alias Violet Crasto and Mr. John Crasto, 2) Mrs. Thereza



Arathoon and Mr. Kenneth Arathoon, 3) Mrs. Filomena Pinheiro alias Philomena Pinheiro and Mr. Rosario Pinheiro, 5) Mrs. Cecilia Dias and Mr. Franky Dias alias Frankie Dias and 6) Mrs. Rose Pinto Vaz alias Rosalind J Vaz alias Rosy Vaz and Mr. Herman Vaz, acting through their Power of Attorney Holder, Mr. Michael Santamaria, renounced gratuitously, in terms of Article 2029 of the Portuguese Civil Code, all their rights/title/claim/interest in the inheritance of their mother and mother in law, Mrs. Jessie Carolina Pinto.

26) It is further seen from the perusal of the DEED OF RENUNCIATION dated 06/11/1987, duly recorded from page no. 5 onwards of the Book number 733 of the deeds of the Judicial Division of Bardez, that, 1) Mrs. Violet Pinto e Crasto alias Violet Crasto and Mr. John Crasto, 2) Mrs. Thereza Arathoon and Mr. Kenneth Arathoon, 3) Mrs. Filomena Pinheiro alias Philomena Pinheiro and Mr. Rosario Pinheiro, 5) Mrs. Cecilia Dias and Mr. Franky Dias alias Frankie Dias and 6) Mrs. Rose Pinto Vaz alias Rosalind J Vaz alias Rosy Vaz and Mr. Herman Vaz, acting through their Power of Attorney Holder, Mr. Albert Fernandes, renounced gratuitously, in terms of Article 2029 of the Portuguese Civil Code, all their rights/title/claim/interest in the inheritance of their father and father in law, Mr. Pedro Paulo Pinto alias Peter Paul Pinto.

27) Mr. Cosme J Pinto and Mrs. Filomena Benedicta Pinto vide DEED OF SURRENDER dated 07/05/2001, duly registered in the office of the Sub



Registrar of Bardez under registration number 1022 of Book No. 1, Volume No. 820 dated 11/05/2001, surrendered and/or relinquished all their rights/title/interest/share in any and all inheritance from Late Mr. Alexio Miguel Pinto and Mrs. Carlotta Piedade Pinto, through/from Mrs. Maria Anna Paulina Pinto and Mr. Constantino Balthaser de Souza, in favour of Mr. Wilfred Marius De Souza.

- 28)** That, thereby the share under PART D, as described above, was transferred to Mr. Wilfred Marius De Souza, in addition to the other shares i.e. PART A, PART B and PART C, which already stood transferred to him.
- 29)** Therefore, Mr. Wilfred Marius De Souza became the owner in possession of the Larger Property, except for the portion of property which was already sold. i.e. Other Property.
- 30)** Mr. Wilfred Marius De Souza is married to one Mrs. Jeanne Marie De Souza under the communion of assets regime.
- 31)** Mr. Wilfred Marius De Souza filed Partition proceedings bearing no. 15/206/2019/PART/LAND for partition of the LARGER PROPERTY before the Deputy Collector and Sub Divisional Officer, Bardez, Goa, and vide order dated 23/06/2021, the Deputy Collector and Sub Divisional Officer, Bardez, Goa was pleased to partition the Larger Property, thereby confirming a newly formed land holding in favour of Mr. Wifred Marius De



Souza and his wife Mrs Jeanne Marie De Souza, admeasuring an area of 2,630 sqmtrs and surveyed under Survey No. 212/32-A of the Village of Calangute, Bardez, Goa, having an existing house bearing House No. 6/90 having built up area of approximately 1,017 sqmtrs.

- 32)** That, therefore, Mr. Wilfred Marius De Souza and his wife Mrs Jeanne Marie De Souza and his wife became the owners in possession of the Said Property.

TRANSMISSION OF TITLE TO THE SAID FIRM

- 33)** Mr. Wilfred Marius De Souza and his wife Mrs. Jeanne Marie De Souza (acting through her Power of Attorney Holder Mr. Wilfred Marius De Souza vide Power of Attorney dated 24/01/2025 recorded under no. 19145/25 before Advocate and Notary Somnath Karpe) vide DEED OF SALE dated 13/02/2025 duly registered in the Office of the Sub Registrar of Bardez under registration no. 2025-BRZ-1006, registered on 19/02/2025 sold, conveyed and transferred the Said Property to the Said Firm.

- 34)** Therefore, the Said Firm is the sole and exclusive owner in possession of the Said Property.



CONCLUSION

35) I state that after having perused the documents handed over to me and having narrated the flow of title based upon the said documents, I opine and conclude that the Said Firm has valid, saleable and marketable title over the Said Property.

PLACE: Panaji, Goa

DATE: 09th December, 2025

GAURAVVARDHAN A. S. NADKARNI

Advocate

2nd Floor, Durga Chambers,
18th June Road, Panaji, Goa - 403001

Adv. Gauravvardhan A. S. Nadkarni

LEGAL DISCLAIMER AS REGARDS THIS REPORT

- I say that I have not undertaken any personal search, either assertive or positive or negative in any Public Office or Department, and have merely proceeded on the basis of the documents which have been handed over to me by the Said Firm.
- I say that whilst tracing the Chain and Derivation of Title I have assumed the Legal Competence of all the persons (natural or juridical or legal), the genuineness of the document being a true copy of the Original (either private or public), the genuineness/authenticity of the signatures on the documents, the genuineness of a seal of Judicial/statutory/Public

Authority, that the documents are effective/valid/in force till date, the parties/persons named in the documents actually being themselves (as regards identity, spelling, authentication, signature etc.) with the attributed title and relationship.

- I say that this Title Report is my opinion/conclusion being based on the documents which have been supplied to me, the provisions of law and the other necessary communication which have been made to me.
 - I say that the Conclusion of the Report is based on the professional Opinion, and I do not have any personal claim/right/title or any other interest of whatsoever nature either as regards the Said Property or its sale or the converse.
- 