

SAVIO X. SOARES
ADVOCATE

312, 3rd Floor, Block E, Saldanha Business Towers, Near Civil & Criminal Court, Altinho, Mapusa, Bardez, Goa, INDIA.
Tel. Offi. 0832 6630262 Mobile: 9822685854, E-mail : adv.soaresandassociates@gmail.com

LEGAL OPINION

This Legal Opinion is given by me, to Jaglax Homes LLP, with office at New Delhi, through its Partner Mr. Gaurav Chabbra, which opinion is based on the Xerox copies of documents, made available to me for scrutiny (on the premises that the said documents are genuine and its contents are accurate and correct), pertaining to the SAID PROPERTY, described herein below.

I. DESCRIPTION OF THE SAID PROPERTY:

ALL that property known as "TAMBURDQUI" or "DANAICHEM XIR" or "TAMBUDKI" or "HENRIQUE GUIAO" or "DALMAIDACHEM BATA", presently admeasuring 7813 sq. mts, bearing Survey No. 193/1-C of Arpora Village, now a separate, independent property, which property was earlier forming a part (i.e. Plot F) of the larger property, known as "TAMBURDQUI" or "DANAICHEM XIR" or "TAMBUDKI" or "HENRIQUE GUIAO" or "DALMAIDACHEM BATA", which was surveyed as a whole under survey no. 193/1 of Arpora Village, bearing Old Cadastral Survey under no. 827 of Arpora



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Village, described in the Land Registration office of Bardez under description no.15842 of Book No. B-41 at pages 61v, not found enrolled in Taluka Revenue Office of Bardez, situated within the limits of the Village Panchayat of Arpora, Taluka and Sub-District of Bardez, District of North Goa, in the State of Goa, which property is bounded as under: On or towards the North : By property bearing Survey no. 147/2, 147/3, 192/1 and 192/2 of Village Arpora. On or towards the South : By property bearing Survey no. 193/1, 193/1-A, 193/7, 193/8 and 193/9 of Village Arpora. On or towards the East : By property bearing Survey no. 191/13, 192/2, 193/10 and 193/1-A of Village Arpora, and On or towards the West :By property bearing Survey no. 145/2-B, 145/7 of Village Arpora and a Road, which property shall herein after be referred to as the SAID PROPERTY for the sake of brevity.

II. DOCUMENTS PERUSED:

1. Description bearing No. 15842, of Book No. B-41 at pages 61v of the Land Registration Record of Bardez, alongwith its English translation.



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9. Form IX of
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10. Manual Form I
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2. Inscription bearing No. 10970 at page 37 of Book G -16 of Land Registration Record of Bardez, alongwith its English Translation.
3. Old Cadastral plan bearing no. 827 of Arpora Village.
4. Registo do Agreemensor of the Old Cadastral plan bearing no. 827 of Arpora Village, alongwith its English translation.
5. Death and Burial Certificate of Caetano Xavier Graciano Salvador da Costa, issued by the Holy Trinity Church, Nagoa-Arpora- Baga.
6. Share Certificate of the Comunidade of Nerul in favour of Caetano Xavier Graciano Francisco Salvador da Graca e Costa.
7. Survey Plan of the property bearing Survey No. 193/1 of Arpora Village.
8. Form III of the property bearing Survey No. 193/1 of Arpora Village.
9. Form IX of the property bearing Survey No. 193/1 of Arpora Village.
10. Manual Form I & XIV of the property bearing Survey No. 193/1 of Arpora Village.



11. Records and Proceedings of Inventory proceeding bearing No. 145/95, of the Court of the Civil Judge Senior Division, Mapusa.
12. Deed of Relinquishment/renunciation dated 22-09-1995, executed before the Notary Ex-Officio of Bardez, at Mapusa, of Mrs. Maria Tilia da Graca Costa e Moniz and her husband Alexandre Jose Jesus Menezes e Gama.
13. Records and Proceedings of Inventory proceeding bearing No. 253/2014/E, of the Court of the Civil Judge Senior Division, Mapusa.
14. Order dated 17-02-2020 in partition proceedings bearing No. 15/227/2019/PART/LAND, of the Deputy Collector of Bardez.
15. Letter of the ISLR dated 17-12-2019 addressed to the Deputy Collector & S.D.O of Bardez alongwith area adjustment statement dated 21-10-2019.
16. Survey Plan of the property bearing Survey No. 193/1-C of Arpora Village.
17. Form I & XIV of the property bearing Survey No. 193/1-C of Arpora Village, with the name of Savio Alvaro Graca Costa E Moniz, as sole occupant.



18. The Navhind Times Newspape
19. The Gomantak (Marathi) of 05
20. Nil Encumbrance Certificate
17-02-2020 to 02-11-2022.
21. Deed of Sale dated 16-11-2
Registrar of Bardez under N
2022.
22. Latest Form I & XIV of the pro
C of Arpora Village.

III. FACTS AS AVAILABLE:

1. That the said property bearing
Village, was earlier part of the
no. 193/1 of Arpora Village,
Survey under no. 827 of Arpor
Registration office of Bardez
Book No. B-41 at pages 61v,
Village Panchayat of Arpora
Bardez, District of North Goa
inscribed under no. 10970 at P



18. The Navhind Times Newspaper of 05-10-2022 edition.
19. The Gomantak (Marathi) of 05-10-2022 edition.
20. Nil Encumbrance Certificate dated 02-11-2022 for the period 17-02-2020 to 02-11-2022.
21. Deed of Sale dated 16-11-2022, registered with the Sub-Registrar of Bardez under No. BRZ-1-5277-2022, on 23-11-2022.
22. Latest Form I & XIV of the property bearing Survey No. 193/1-C of Arpora Village.

III. FACTS AS AVAILABLE:

1. That the said property bearing survey no. 193/1-C of Arpora Village, was earlier part of the property surveyed under survey no. 193/1 of Arpora Village, recorded in the Old Cadastral Survey under no. 827 of Arpora Village, described in the Land Registration office of Bardez under description no.15842 of Book No. B-41 at pages 61v, situated within the limits of the Village Panchayat of Arpora, Taluka and Sub-District of Bardez, District of North Goa, in the State of Goa and was inscribed under no. 10970 at page 37 of Book G -16, in favour



of Caitano Francisco Xavier da Costa, a bachelor, having been allotted to him in the Orphanological Inventory that Escolastica Luciana Francisca de Sa had filed on the demise of Caitano Xavier Graciano da Costa, which was confirmed vide order dated 27/10/1900.

2. That the said Caetano Olavro Antonio da Graca e Costa, expired on 10/09/1927, leaving behind his widow and moiety holder, Mrs. Maria Margarida Carolina E Costa and his children, Mr. Caetano Xavier de Graca e Costa also known as Caitano Francisco Xavier da Costa alias Caetano Xavier Graciano Salvador da Costa and Mrs. Ermelinda Graca Costa also known as Maria Ermelinda da Graca e Costa, as his sole and universal heirs.
3. That the said Caitano Francisco Xavier da Costa, expired on 08/05/1938, in the status of a bachelor, without any descendants, living behind his mother/ ascendant, Mrs. Martha Margarida Electa Carolina Sequeira Costa as his sole and universal heir.
4. That thereafter expired the said Mrs. Martha Margarida Electa Carolina Sequeira Costa on 10/05/1969, leaving behind as her sole and universal heir, her only surviving daughter, Mrs.



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Ermelinda Graca Costa also known as Maria Ermelinda da Graca e Costa.

5. That the name of Maria Ermelinda de Graca e Costa daughter of Caetano Olavro Antonio da Graca e Costa and Maria Margarida Carolina E Costa, is found recorded in the old cadastral survey of Arpora Village under no. 827, showing her as the sole occupant / owner of the original larger property which corresponds to the property bearing survey no. 193/1, 2 3, 4, 5 and 6 of Arpora Village, of which the afore described said property was a part.
6. That the promulgated survey records (Form I & XIV) of the original larger property bearing survey no. 193/1 of Arpora Village, was recorded in the name of Ermelinda Graca Costa and her husband Joao Nolasco Moniz.
7. That an Inventory proceeding bearing No. 145/95, was conducted in the Court of the Civil Judge Senior Division, Mapusa, of the deceased Mr. Caitano Alvaro Antonio de Graca e Costa, Mrs. Martha Margarida Electra Carolina Sequeira Costa alias Margarida Sequeira e Costa, Mr. Caetano Xavier de Graca e Costa, Mrs. Ermelinda Graca Costa alias Ermelin da Costa and Mr. Joao Nolasco Moniz, wherein the original larger



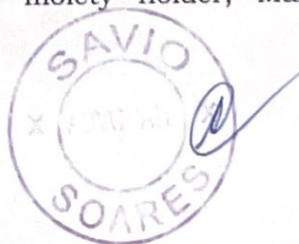
property bearing survey no. 193/1, 2 3, 4, 5 and 6 of Arpora Village, was listed at item no. 6 of the list of assets filed therein.

8. That in the said Inventory proceeding bearing No. 145/95, it is recorded that the said Mr. Caitano Alvaro Antonio de Graca e Costa and his wife Mrs. Martha Margarida Electra Carolina Sequeira Costa alias Margarida Sequeira e Costa, had only two heirs, Mr. Caetano Xavier de Graca e Costa, who expired in the status of a bachelor and Mrs. Ermelinda Graca Costa alias Ermelinda Costa who was married to Mr. Joao Nolasco Moniz.
9. That in the said Inventory proceeding bearing No. 145/95, it is recorded that Mrs. Ermelinda Graca Costa alias Ermelin da Costa expired on 13-12-1972 and Mr. Joao Nolasco Moniz expired on 24/08/1993, leaving behind two children, namely, Mrs. Maria Tilia da Graca Costa e Moniz married to Alexandre Jose Jesus Menezes e Gama and Mr. Caetano Revasco Costa e Moniz alias Alvaro Costa e Moniz married to Maria de Lourdes Matildes e Ferreira, as their sole and universal heirs.
10. That the said Mrs. Maria Tilia da Graca Costa e Moniz and her husband Alexandre Jose Jesus Menezes e Gama, relinquished and renounced their rights and heirship to the estate of late
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behind his widow



Mrs. Ermelinda Graca Costa alias Ermelin da Costa and late Mr. Joao Nolasco Moniz, in favour of the other co-heirs, vide a deed of Relinquishment/renunciation dated 22-09-1995, executed before the Notary Ex-Officio of Bardez, at Mapusa and therefore said Mr. Caetano Revasco Costa e Moniz alias Alvaro Costa e Moniz married to Maria de Lourdes Matildes e Ferreira, came to be the sole and universal heir of the estate of Mrs. Ermelinda Graca Costa alias Ermelin da Costa and Mr. Joao Nolasco Moniz and therefore the assets listed in the said Inventory proceeding bearing No. 145/95, which included the original larger property bearing survey no. 193/1, 2 3, 4, 5 and 6 of Arpora Village, came to be allotted to Mr. Caetano Revasco Costa e Moniz alias Alvaro Costa e Moniz married to Maria de Lourdes Matildes e Ferreira and thus the said Mr. Caetano Revasco Costa e Moniz alias Alvaro Costa e Moniz married to Maria de Lourdes Matildes e Ferreira, came to be the sole, absolute and exclusive owners of the SAID PROPERTY, as confirmed vide order of allotment dated 27/02/1997, in the said Inventory proceeding bearing No. 145/95.

11. That thereafter expired the said Caetano Revasco Costa e Moniz alias Alvaro Costa e Moniz, on 29/08/2003, leaving behind his widow and moiety holder, Maria de Lourdes



Matildes e Ferreira e Moniz and Mr. Savio Alvaro Da Graca Costa e Moniz married to Mrs. Nina Fernandes e Moniz and Mrs. Maria Sonia Ermelinda Da Graca Costa e Moniz married to Mr. Sahron Albuquerque, as his sole and universal heirs, which was established in the Inventory proceeding bearing No. 253/2014/E, of the Court of the Civil Judge Senior Division, Mapusa, which was filed by the said Maria de Lourdes Matildes e Ferreira e Moniz, upon the death of the said late Caetano Revasco Costa e Moniz alias Alvaro Costa e Moniz.

12. That in the said Inventory proceeding bearing No. 253/2014/E, of the Court of the Civil Judge Senior Division, Mapusa, the original larger property bearing survey no. 193/1, 2 3, 4, 5 and 6 of Arpora Village, was listed at item No. 3 of the list of assets filed therein.

13. That in the said Inventory proceeding bearing No. 253/2014/E, a part of the original larger property bearing survey no. 193/1, 2 3, 4, 5 and 6 of Arpora Village listed under item No. 3 of the list of assets, denoted as "Plot F", admeasuring 7813 sq. mts, was allotted to Mr. Savio Alvaro Da Graca Costa e Moniz married to Mrs. Nina Fernandes e Moniz, vide Consent/Compromise terms dated 12-11-2014, filed in the aforesaid proceedings, which "Plot F", of the original larger

15. That

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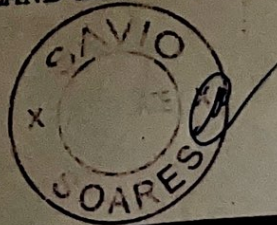
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property bearing survey no. 193/1, 2 3, 4, 5 and 6 of Arpora Village, is now the distinct, separate and independent property bearing survey no. 193/1-C of Arpora Village herein referred to as the "SAID PROPERTY", and more clearly described hereinabove.

14. That the said allotment of the SAID PROPERTY/PLOT "F" of the original larger property bearing survey no. 193/1, 2 3, 4, 5 and 6 of Arpora Village, in the said Inventory proceeding bearing No. 253/2014/E, in favour of Mr. Savio Alvaro Da Graca Costa e Moniz married to Mrs. Nina Fernandes e Moniz came to confirmed by the Court of the Ad-Hoc Civil Judge Senior Division "B" Court, at Mapusa, vide Order dated 12-11-2014.

15. That thereafter Mr. Savio Alvaro Da Graca Costa e Moniz applied with the Deputy Collector of Bardez for the partition of the SAID PROPERTY from the larger property bearing survey no. 193/1 of Arpora Village, which partition was confirmed vide order of the Deputy Collector dated 17/02/2020 and the area statement of the Inspector of Survey and Land Records dated 21/06/2020 and accordingly the SAID PROPERTY was issued a new survey no. 193/1-C of Arpora Village, having an area of 7813 sq. mts., in the partition proceedings bearing No. 15/227/2019/PART/LAND dated 21/10/2019.



16. That accordingly the survey records (Form I & XIV) of the SAID PROPERTY were accordingly recorded in the name of Mr. Savio Alvaro Da Graca Costa e Moniz.

17. That the old cadastral survey records and new promulgated survey records of the said property were standing in the name of Mrs. Ermelinda Graca Costa and Mr. Joao Nolasco Moniz, which have remained unchallenged for the last almost 80 years and the survey records of the said property having been recorded in the name of Mr. Savio Alvaro Da Graca Costa e Moniz, establishes the flow of ownership and title to the said property, in favour of the said Mr. Savio Alvaro Da Graca Costa e Moniz and his wife Mrs. Nina Fernandes e Moniz.

18. That the undersigned had issued a Public Notice in two local newspapers, the Navhind Times and the Gomantak on 05-10-2022, calling of objections if any to the sale of the said property, however, no objections were received by the undersigned in writing pursuant to the same, within the specified/notified period.

19. That Mr. Savio Alvaro Da Graca Costa e Moniz had obtained a Nil Encumbrance Certificate dated 02-11-2022 for the period



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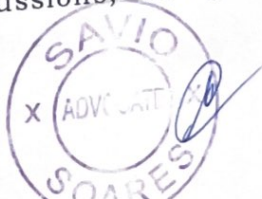
20. That the survey records of the said property shows no trace of any tenant or other occupant or any other rights holders with respect to the said property.

21. That the said Mr. Savio Alvaro Da Graca Costa e Moniz and his wife Mrs. Nina Fernandes e Moniz, as sole and absolute owners of the said property, sold, conveyed and transferred the said property, to Jaglax Homes LLP, vide a Deed of Sale dated 16-11-2022, duly registered with the Sub-registrar of Bardez under no.BRZ-1-5277-2022, on 23-11-2022.

22. That the Survey Records (Form I & XIV) of the said property is found recorded presently in the name of Jaglax Homes LLP, thus establishing that the said Jaglax Homes LLP, is presently the owner of the said property.

IV.NOTE

The accuracy of this opinion/report on title necessarily depends on the documents furnished to me and the information provided to me during the course of my discussions, being true, complete,



accurate, genuine and correct and no material is suppressed/misrepresented, which I have assumed to be the case. I therefore disclaim any responsibility for any misinformation or incorrect or incomplete information arising out of the documents, responses and other information furnished to me.

V. OPINION ON TITLE:

It is, now therefore, opined by me, in view of the facts brought out by the documents cited above, the observations made herein and the representations of the parties, that Jaglax Homes LLP, is presently the owner of the said property, bearing survey no. 193/1-C of Arpora Village, admeasuring 7813 sq. mts, situated at Arpora, Bardez, Goa, and is having a clear and marketable title to the said property, which is subject to obtaining / procuring a latest Nil Encumbrance Certificate.

Mapusa – Goa.

30th December, 2022.



Adv. Savio X. Soares