



TITLE REPORT

Date:- 22/9/2020

This Title Report is submitted at the request of **M/S SHANTILAL REAL ESTATE SERVICES**, having its office at Shop No. 11, Apna Bazar, 1st Floor, Vasco da Gama, Goa.

SUBJECT: The subject matter of this title Report are properties namely Plot No. P-1 admeasuring 7161 sq. mts. surveyed under Survey No. 9/4-F of Dabolim Village and the Plot of land admeasuring 3758 sq. mts. surveyed under Survey No. 9/4-G of Dabolim Village both being portions of the property totally admeasuring an area of 62925 sq. mtrs surveyed under Survey No. 9/4 of Dabolim Village situated at Village Dabolim, Taluka Mormugao, South Goa, State of Goa.

2. DESCRIPTION OF THE PROPERTY:

All that property known as "ASSOY" (aka Assoi) property known as "ASSOY" (aka Assoi) along with the residential house situated at Dabolim within the limits of Village Panchayat of Chicalim (alias Sancoale Village), Taluka and registration of Sub District of Mormugao, District of South Goa, State of Goa, not described in the Land Registration Office of 'Comarca' of Salcete, surveyed in the records of rights of Village Dabolim under Survey No. 4/2, 9/1, 9/4, 12, 13/1, 13/4, 14 and 52/1. The said larger property is bounded as under:

On the North : By Assoichipaz of the Comunidade of Sancoale and the properties of Camilo Martins and Antonio Micael de Azaredo


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On the East : By Assoichipaz of the Comunidade of Sancoale and the property of PrithiDass, Pomu Mahadeo Gaudo, Camilo Pereira, Manuel Piedade Sequeira, Antonio Micael de Azaredo, Antonio Mascarenhas, Pascoal Fernandes, Pedro Francisco Fernandes, Jose Rodrigues, Francisco Xavier Vaz, Jose Tavares Filipe Bernardo de Azaredo and 'Falencia' of Comunidade of Chicalim;

On the West : By the drain.

ALL THAT distinct plot identified as "ASSOY" (aka Assoi) admeasuring an area of 62925 sq. mtrs bearing Survey No. 9/4 situated at Village Dabolim, Taluka Mormugao, South Goa, State of Goa and is bounded as under:

On the North : By Survey No. 10, Survey No. 9/5 & 15 meters wide road

On the South : By Survey No. 9/3 & 20 meters wide road (adjoining the South Western Railways)

On the East : By Survey No. 4/2

On the West : By Survey No. 9/5 and Chicalim/Dabolim Nullha

All that part and parcel of the Plot No. P-1 admeasuring 7161 sq. mts. surveyed under Survey No. 9/4-F of Dabolim Village is bounded as under:

On the East : by property bearing survey no.9/3 & 9/4-E of Dabolim Village

On the West : by Chicalim/Dabolim Nullah.

On the North : by property bearing survey no 9/4-G of Dabolim Village and 9/4H of Dabolim Village .

On the South : by property bearing survey no.9/3 of Dabolim Village.

The said Plot No. P-1 admeasuring 7161 sq. mts. surveyed under Survey No. 9/4-F of Dabolim Village is purchased by M/s Shantilal Real Estate Services by Deed of Sale dated 26/4/2020 duly registered with the


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**sub registrar of Mormugao under registration no
MOR-1-527-2020**

ALL THAT Plot of land **admeasuring 3758 sq. mts.**
being portion of the Plot No. P-2A admeasuring 5132 sq.
mts. surveyed under Survey No. 9/4-G of Dabolim Village
and is bounded as under

North:- by property bearing Survey no 9/5 of Dabolim
Village

South:- by property bearing survey no 9/4-F of Dabolim
Village

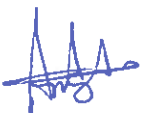
East:- by remaining Portion of the property bearing survey
no 9/4 G of Village Dabolim

West:- by Chicalim & Dabolim Nullah

**The said Plot of land admeasuring 3758 sq. mts. being
portion of the Plot No. P-2A admeasuring 5132 sq. mts.
surveyed under Survey No. 9/4-G of Dabolim Village is
purchased by M/s Shantilal Real Estate Services by
Deed of Sale dated 26/4/2020 duly registered with the
sub registrar of Mormugao under registration no
MOR-1-526-2020**

2. LIST OF DOCUMENTS:-

- i. Public Deed of Gift and Acceptance dated 2/3/1963 drawn
before the Notary Babacier Menezes of Judicial Division of
Mormugao along with its True English Translation.
- ii. Decree dated 15/10/1971 passed by the Court of Civil
Judge Senior Division at Margao in Special Civil Suit No.
44/1969 with the Accord/Agreement dated 05/01/1971
executed at Margao before the Chamber of 1st Officio
Tribunal (Court) of the 'Comarca' of Salcete (Civil Judge
Senior Division) along with its true English Translation.
- iii. Judgment and Decree dated 09/10/2006 passed by the
Court of Civil Judge Senior Division at Margao in Special
Civil Suit No. 29/86/A.



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- iv. Corrigendum to the Oder dated 9/10/2006 issued by the Court of Civil Judge Senior Division at Vasco da Gama.
- v. Report of Ex-Land Surveyor Shri. E. B. Pereira dated 09/01/2009 along with 8 Plans and 9 Cadastral Survey Plans.
- vi. Extracts of Regular Civil Appeal No. 427/2010/FTC-I filed before the Court of Additional District Judge Fast Track Court, Margao.
- vii. Terms of Settlement in Regular Civil Appeal No. 427/2010/FTC-I.
- viii. Consent Decree dated 17/09/2010 drawn by the Court of Additional District Judge Fast Track Court, Margao in Regular Civil Appeal No. 427/2010/FTC-I.
- ix. Succession drawn in the Civil Registry Office of Sintra registered in the process no. 2198 Book No.4 from 2018 dated 28/5/2018.
- x. Agreement for Sale dated 21st February 2020 registered before the office of Sub-Registrar of Mormugao under no. MOR-1-402-2020, Book:- 1 Document, date : 03/03/2020.
- xi. Agreement for Sale dated 21st February 2020 registered before the office of Sub-Registrar of Mormugao under no. MOR-1-438-2020, Book:- 1 Document, date : 09/03/2020.
- xii. Deed of Sale dated 26th April 2020 registered before the office of Sub-Registrar of Mormugao under no. MOR-1-527-2020, Book:-1 Document, dated 28/04/2020.
- xiii. Deed of Sale dated 26th April 2020 registered before the office of Sub-Registrar of Mormugao under no. MOR-1-526-2020, Book:-1 Document, dated 28/04/2020.
- xiv. Certificate of Registration dated 03/09/1999 of the Firm M/s Shantilal Real Estate Services.
- xv. Reconstituted Deed of Partnership dated 18/08/2011.
- xvi. General Power of Attorney dated 14.11.2011 executed by Ms. Iva Claudia Gomes Machado alias Eva Gomes and Mr. RuiFilipe Gomes Machado alias Rui Filipe and attested before the Embassy of India, Lisbon and adjudicated before the Addl. Collector of South Goa on 25.11.2011.



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- xvii. Power of Attorney dated 14.11.2011 executed by Mr. Luis Manuel Neves Costa and attested before the Embassy of India, Lisbon and adjudicated before the Addl. Collector of South Goa on 25.11.2011.
- xviii. General Power of Attorney dated 17.11.2011 executed by Ms. Maria Manuela Neves Costa alias Ms. Maria Manuela Neves Costa Vicente Guerra and attested before the Embassy of India, Lisbon and adjudicated before the Addl. Collector of South Goa on 25.11.2011.
- xix. Form I & XIV.
- xx. Survey Plans.
- xxi. Conversion SANAD from the Office of the Collector, South Goa District dated 13/07/2020 having No: AC-II/MOR/SG/CONV/37/2020/8259
- xxii. Conversion SANAD from the Office of the Collector, South Goa District dated 13/07/2020 having No: AC-II/MOR/SG/CONV/37/2020/8258.
- xxiii. Development Permission from Mormugao Planning And Development Authority dated 31/08/2020 having Ref. No. MPDA/9-S-235/2020-21/432.
- xxiv. Development Permission/Provisional NOC from the Office of the Village Panchayat Chicalim dated 03/09/2020 having Ref. No. VP/CHI/90/Provisional NOC/2020-21/728.
- xxv. Approved Plans.

3. FLOW OF TITLE:

A. That there exists a property known as “ASSOY” (aka Assoi) situated at Village Dabolim within the limits of Village Panchayat of Chicalim, Taluka and registration of Sub District of Mormugao, District of South Goa, State of Goa, not described in the Land Registration Office of ‘Comarca’ of Salcete, which shall hereinafter be referred to as the “**said larger property**”.


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B. That the said larger property was originally owned and possessed exclusively by Mr. Bernardino Teotonio Costa alias

Bernardino Teotonio da Costa and his wife Mrs. Helena Floripes da Fonseca e Costa alias Helena Fonseca Costa.

C. That said Mr. Bernardino Teotonio Costa alias Bernardino Teotonio da Costa expired on 29th April, 1958 leaving behind as his moiety holder said Mrs. Helena Floripes da Fonseca e Costa alias Helena Fonseca Costa and as his sole and universal heirs his following children namely:

- I. Shri. Manuel Antonio Fonseca da Costa alias Manuel Constancio D'Fonseca e Costa married to Smt. Lizette Assuncao Gomes e Costa alias Liseta e Assumcao Gomes Costa alias Lizet De Assumsao Gomes.
- II. Francisco Antonio Trifonio da Costa married to Ana Alzira Barros da Costa alias Ana Alzira Ines De Diniz Barros Costa.
- III. Alice Fonseca Da Costa e Pereira alias Alicia de Fonseca e Costa married to Dr. Xavier Pereira.
- IV. Dr. Joaquim Filipe Frederico Barros Costa alias Joaquim Filipe Ferderica Barros da Costa, Divorcee
- V. Smt. Angela Lira da Costa Gomes married to Filomeno Santana Maria Gomes alias Filomeno de Fonseca.
- VI. Shri. Assis Adolfo da Costa alias Assiz Adolfo da Costa married to Smt. Selina Britto D'Costa alias Celina Brito.
- VII. Shri. Valente das Dores Costa alias Valent das Dores Costa married to Maria Olga Correia Costa alias Maria Olga Correia Neves Costa.
- VIII. Shri. Luis Fonseca Da Costa married to Albertina do Rosario Souza e Costa alias Albertina Rosario de Souza.
- IX. Ivo dos Milagres Costa married to Albertina Rebelo e Costa alias Albertina Eremita Josefa Rebelo e Costa.

D. That said Mrs. Helena Floripes da Fonseca e Costa alias Helena Fonseca Costa expired on 7th May, 1966 leaving behind a Deed of Gift and Acceptance dated 2/3/1963 drawn before the Notary Babacier Menezes of Judicial Division of Mormugao, by virtue

of which said Mrs. Helena Floripes da Fonseca e Costa alias Helena Fonseca Costa gifted her disposable share interalia in the said larger property to the extent of 1/3rd exclusively in favour of her son Mr. Luis Fonseca Da Costa.

- E. That after the death of said Mr. Bernardino Teotonio Costa alias Bernardino Teotonio da Costa and Mrs. Helena Floripes da Fonseca e Costa alias Helena Fonseca Costa, there surfaced a dispute among their heirs as regards the management and enjoyment interalia of the said larger property as a result of which a suit for Partition came to be instituted by some of the heirs namely Assiz Adolfo da Costa, Alice da Costa e Pereira and Albertina Eremita Josefa Rebelo e Costa (Plaintiffs) against Luis Fonseca Da Costa and Valente da Costa (Defendants) in the Court of Civil Judge Senior Division at Margao which came to be registered as a Special Civil Suit No. 44/1969.
- F. That in the said civil suit namely Special Civil Suit No. 44/1969, all the heirs of late Mr. Bernardino Teotonio Costa alias Bernardino Teotonio da Costa and Mrs. Helena Floripes da Fonseca e Costa alias Helena Fonseca Costa decided to settle their disputes amicably and accordingly an Agreement dated 05/01/1971 came to be executed at Margao before the Chamber of 1st Officio Tribunal (Court) of the 'Comarca' of Salcete (Civil Judge Senior Division) with the intervention of all the heirs of late Mr. Bernardino Teotonio Costa alias Bernardino Teotonio da Costa and Mrs. Helena Floripes da Fonseca e Costa alias Helena Fonseca Costa which formed part of record of the trial court based on which the said Special Civil Suit No. 44/1969 came to be decreed and or disposed off.
- G. That in pursuance of the said understanding/Agreement dated 05/01/1971, duly recorded in the said Special Civil Suit No. 44/1969, the 1/3rd share interalia in the estate left behind by late



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Mr. Bernardino Teotonio Costa alias Bernardino Teotonio da Costa and Mrs. Helena Floripes da Fonseca e Costa alias Helena

Fonseca Costa which included the said larger property came to be allotted exclusively to said Luis Fonseca Da Costa and his wife Albertina do Rosario Souza e Costa and the balance 2/3rd share of the said larger property came to be allotted jointly to other heirs of late Mr. Bernardino Teotonio Costa alias Bernardino Teotonio da Costa and Mrs. Helena Floripes da Fonseca e Costa alias Helena Fonseca Costa namely:

- a. Francisco Antonio Trifonio da Costa and his wife Ana Alzira Barros da Costa,
- b. Alice Fonseca Da Costa e Pereira alias Alicia de Fonseca e Costa widow of Dr. Xavier Pereira and their heirs namely Tolentino Pereira and his wife Cyntia Saldanha Pereira alias Synthia Saldanha, Paulo Viegas Pereira and his wife Maria da Lourdes Perera and Antonio Pereira,
- c. Dr. Joaquim Filipe Frederico Barros Costa alias Joaquim Filipe Ferderica Barros da Costa,
- d. The heirs of late Ivo dos Milagres Costa namely Felix Carlos MilagresRebelo e Costa, Philip EstevaoRebelo e Costa and Alvaro TeotonioRebelo e Costa,
- e. Assis Adolfo da Costa alias Assiz Adolfo da Costa and his wife Selina Britto Costa,
- f. Angela Lira da Costa Gomes and her husband Filomeno Santana Maria Gomes alias Filomeno de Fonseca and
- g. Valente das Dores Costa alias Valent das Dores Costa and his wife Maria Olga Correira Costa alias Maria Olga Correia Neves Costa.

H. That by virtue of the allotment and partition effected in the said suit, share of the said Mr. Luis Fonseca Da Costa came to be severed from the said larger property. The balance share in the said larger property continued to be owned and possessed as an independent and distinct unit disannexed from the said larger property, by the remaining heirs of late Mr. Bernardino Teotonio Costa alias Bernardino Teotonio da Costa and Mrs. Helena Floripes da Fonseca e Costa alias Helena Fonseca in terms of the

Decree dated 15/10/1971 passed by the Court of Civil Judge Senior Division at Margao.

- I. That somewhere in the year 1986, some of the heirs of late Mr. Bernardino Teotonio Costa alias Bernardino Teotonio da Costa and Mrs. Helena Floripes da Fonseca e Costa alias Helena Fonseca, a Civil suit came to be filed by Assis Adolfo da Costa alias Assiz Adolfo da Costa along with other heirs of late Mr. Bernardino Teotonio Costa alias Bernardino Teotonio da Costa and his wife late Mrs. Helena Floripes da Fonseca e Costa alias Helena Fonseca Costa in the Court of Civil Judge Senior Division at Vasco bearing Special Civil Suit No. 29/86/A inter alia seeking partition of their share of the said larger property by metes and bounds. The Court of Civil Judge Senior Division at Vasco decreed the said civil suit vide Judgment and Decree dated 09/10/2006, by virtue of which their share came to be partitioned and allotted to the respective heirs of late Mr. Bernardino Teotonio Costa alias Bernardino Teotonio da Costa and his wife late Mrs. Helena Floripes da Fonseca e Costa alias Helena Fonseca Costa based on the Commissioner's report filed in the said suit.
- J. That being aggrieved by the Decree passed by the Court of Civil Judge Senior Division at Vasco in Special Civil Suit No. 29/86/A, an appeal came to be filed before the District Judge- I, FTC-I, South Goa, Margao which appeal came to be registered as a Regular Civil Appeal No. 427/2010/FTC-I and subsequently, upon the death of the respective children of late Mr. Bernardino Teotonio Costa alias Bernardino Teotonio da Costa and his wife late Mrs. Helena Floripes da Fonseca e Costa alias Helena Fonseca Costa, their respective heirs came to be duly added as parties to the Regular Civil Appeal No. 427/2010/FTC-I as set out herein below:



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- I. That said Shri. Manuel Constancio D'Fonseca e Costa expired leaving behind as his moiety holder Smt. Liseta e

Assumcao Gomes Costa alias Lizet De Assumsao Gomes and as sole and universal heirs following children namely:

- a. Bernardino Gonsalo Gomes e Costa alias Bernardino Goncalo Gomes Costa married to Nazare da Conceicao Lopes Costa alias Nazare da Conceicao Lopes Costa.
- b. Maria Helena Costa e Borges alias Maria Helena da Costa married to Antonio Braga Borges alias Antonio Jose Braga Borges.
- c. Manule Fonseca de Costa alias Manuel da Fonseca e Costa.

II. That said Francisco Antonio Trifonio da Costa expired leaving behind as his moiety holder Ana Alzira Barros da Costa alias Ana Alzira Ines De Diniz Barros Costa and as sole and universal heirs following children namely :-

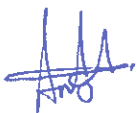
- a. Rui Manuel de Barros Costa married Maria Flavia de Barros Costa
- b. Jorge Gonsalo Barros Costa married to Rosa Maria Pereira Barros Costa.

III. That said Alice Fonseca Da Costa e Pereira alias Alicia de Fonseca e Costa and her husband Dr. Xavier Pereira expired leaving behind as sole and universal heirs following children namely:-

- a. Tolentino Pereira married to Cyntia Saldanha Pereira.
- b. Paulo Viegas Pereira married to Maria da Lourdes Perera.
- c. Antonio Pereira

- i. That said Paulo Viegas Pereira expired leaving behind as his moiety holder his wife Maria da Lourdes Perera and as sole and universal heirs following children namely:-

- a. Xavier Pereira married to Abizal Providencia Pereira



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- b. Malvina Pereira alias Malvina Viegas Pereira
married to Wilfred Fernandes
- c. Sunil Pereira

IV. That said Dr. Joaquim Filipe Frederico Barros Costa alias Joaquim Filipe Ferderica Barros da Costa expired in the status of Divorcee leaving behind as his sole and universal heirs following children namely:-

- a. Smt. Maria Fatima Barros Costa.
- b. Smt. Carla Maria de Barros Costa e Peres da Silva
alias Carla Maria de Barros.

V. That said Filomeno Santana Maria Gomes alias Filomeno de Fonseca expired leaving behind as his moiety holder his wife Smt. Angela Lira da Costa Gomes and as sole and universal heirs following children namely:-

- a. Maria Helena Costa Gomes who expired in the status of spinster.
- b. Ruth de Costa Gomes married to Luis Filipe Vital Lopes Machado.

i. That said Ruth de Costa Gomes expired leaving behind as her moiety holder Luis Filipe Vital Lopes Machado and as sole and universal heirs following children namely :-

- a. Ms. Iva Gomes alias Eva Gomes alias Iva Claudia Gomes Machado
- b. Mr. Rui Filipe Gomes alias Rui Filipe Alias
Rui Filipe Gomes Machado.

VI. That said Shri. Assis Adolfo da Costa alias Assiz Adolfo da Costa and his wife Smt. Selina Britto D'Costa alias Celina Brito expired leaving behind as their sole and universal heirs the following children namely:-

- a. Smt. Andrea D'costa Pereira and
- b. Shri. Bernard Lynn Dcosta alias Bernado Costa alias
Bernado D'costa alias Bernard Linn D'costa.



VII. That said Shri. Valente das Dores Costa alias Valent das Dores Costa and his wife Maria Olga Correia Costa alias Maria Olga Correia Neves Costa expired leaving behind as sole and universal heirs following children namely:-

- a. Shri. Luis Manuel Neves Costa.
- b. Smt. Maria Mauela Neves Costa Vicente Guerra married to Shri. Jose Rui Rocha Vicente Guerra.

VIII. That said Ivo dos Milagres Costa expired leaving behind as moiety holder his wife Albertina Rebelo e Costa alias Albertina Eremita Josefa Rebelo e Costa who also expired subsequently leaving behind as their sole and universal heirs following children namely:-

- a. Felix Carlos Milagres Rebelo e Costa married to Smt. Maria Souza Costa
- b. Philip Estevao (Estevam) Rebelo e Costa married to Fernandes e Costa alias Susana Fernandes Costa.
- c. Alvaro Teotonio Rebelo e Costa married to Avita Barreto e Costa

K. That the afore referred persons are the sole surviving heirs of late Mr. Bernardino Teotonio Costa alias Bernardino Teotonio da Costa and his wife late Mrs. Helena Floripes da Fonseca e Costa alias Helena Fonseca Costa, who acquired right inter alia to said property which constitute the said larger property which fact came to be confirmed in a declaration on Oath made by Mr. Joaquim Filipe Frederico Barros Costa alias Joaquim Filipe Ferderica Barros da Costa i.e., the Cabeça de Casal, on 20/11/1996 in the Inventory Proceedings No. 28/1996/A instituted before the Court of Civil Judge Senior Division at Vasco da Gama.

L. Though the property bearing Survey No. 9/4 of Village Dabolim is not listed in the said Inventory Proceedings No. 28/1996/A, reference in respect of the inheritance to the estate of late Mr.

Bernardino Teotonio Costa alias Bernardino Teotonio da Costa and his wife late Mrs. Helena Floripes da Fonseca e Costa alias Helena Fonseca Costa is taken from the said Inventory Proceedings No. 28/1996/A in order to ascertain the title of the said property bearing Survey No. 9/4 of Village Dabolim.

- M. That in the said appeal i.e., Regular Civil Appeal No. 427/2010/FTC-I, all the afore referred heirs decided to settle their disputes amicably and arrived at settlement by virtue of which all the parties unanimously agreed to partition their share, and the plans came to be drawn wherein their respective shares came to be earmarked.
- N. That terms of the plans drawn and filed in the said proceedings, the share which was agreed to be allotted to the afore referred heirs inter alia in the said properties came to be identified under Item No. "A) a)", which included the property bearing Survey no. 4/2, 9/1, 9/4, 12/1, 13/1, 13/4, 14 and 52/1 of village Dabolim. The subject matter of this Deed is the part of the property bearing Survey No. 9/4 of Village Dabolim admeasuring 62925 sq. mts. which shall herein after be referred to as the "**said property**".
- O. That based on the said plans, the Terms of Settlement came to be filed in the said Regular Civil Appeal No. 427/2010/FTC-I and accordingly a Consent Decree dated 17/09/2010 came to be drawn by the Court of Additional District Judge Fast Track Court, Margao wherein inter alia, the said property came to be partitioned amongst the heirs, and in terms of the said partition, the said property bearing Survey No. 9/4 came to be partitioned and allotted amongst the following heirs in the manner herein below stipulated:-

- I. MR. BERNARD LYNN DCOSTA alias BERNADO COSTA alias BERNADO D'COSTA alias BERNARD

LINN D'COSTA came to be allotted the following portion of the said property namely:-

- a. Plot No. B-1 admeasuring 9894 sq. mts. surveyed under Survey No. 9/4.

II. MR. JORGE GONCALO BARROS COSTA; MS. ROSA MARIA BORGES PEREIRA BARROS COSTA alias ROSA MARIA BORGES PEREIRA BARROS COSTA; MS. FLAVIA DE BARROS COSTA alias MARIA FLAVIA SANTANA FERNANDES DE BARROS COSTA and MR. RUI MANUEL DE BARROS COSTA (now deceased) came to be allotted the following portion of the said property namely:

- a. Plot No. B-4 admeasuring 11542 sq. mts. surveyed under Survey No. 9/4.

III. MS. MARIA FATIMA BARROS COSTA and MS. CARLA MARIA DE BARROS COSTA e PERES DA SILVA alias CARLA MARIA DE BARROS COSTA came to be allotted the following portion of the said property namely:

- a. Plot No. B-2 admeasuring 6206 sq. mts. surveyed under Survey No. 9/4.

IV. MS. ANGELA LIRA DA COSTA (now deceased), MS. IVA GOMES alias EVA GOMES alias IVA CLAUDIA GOMES MACHADO and MR. RUI FILLIPE GOMES alias RUI FILLIPE alias RUI FILLIPE GOMES MACHADO came to be allotted the following portion of the said property namely:

- a. Plot No. B-3 admeasuring 10069 sq. mts. surveyed under Survey No. 9/4.
- b. Plot No. P-2a admeasuring 5839 sq. mts. surveyed under Survey No. 9/4.

V. MR. LUIS MANUEL NEVES COSTA and MS. MARIA MANUELA NEVES COSTA VICENTE GUERRA alias MARIA MANUELA NEVES COSTA came to be allotted the following portion of the said property namely:

- a. Plot No. B-6 admeasuring 4769 sq. mts. surveyed under Survey No. 9/4.
- b. Plot No. P-1 admeasuring 8541 sq. mts. surveyed under Survey No. 9/4.

VI. MRS. LIZETTE ASSUNCAO GOMES E COSTA alias LISETA E ASSUMCAO GOMES COSTA alias LIZET DE ASSUMSAO GOMES (now deceased), MR. BERNARDINO GONSALO GOMES E COSTA alias BERNARDINO GONCALO GOMES COSTA; MS. NAZARE DA CONCEICAO LOPES COSTA alias NAZARE DA CONCEICAO LOPES COSTA; MR. MANULE FONSECA DE COSTA alias MANUEL DA FONSECA E COSTA; MRS. MARIA HELENA COSTA E BORGES alias MARIA HELENA DA COSTA and MR. ANTONIO BRAGA BORGES alias ANTONIO JOSE BRAGA BORGES came to be allotted the following portion of the said property namely:

- a. Plot No. B-5 admeasuring 4588 sq. mts. surveyed under Survey No. 9/4.

P. The said heirs of late Mr. Bernardino Teotonio Costa alias Bernardino Teotonio da Costa and his wife late Mrs. Helena Floripes da Fonseca e Costa alias Helena Fonseca Costa for the sake of brevity shall be referred to as the “**Original Owners**”.

Q. That upon passing of the said Decree, the Original Owners started enjoying their respective portions of the said property as distinct and independent units.

R. That said Mrs. Angela Lira da Costa expired on 26/4/2018 and upon her death, a Succession came to be drawn in the Civil

Registry Office of Lisbon registered in the process no. 2198 Book No. 4 from 2018 dated 28/5/2018 wherein it came to be declared that said Mrs. Angela Lira da Costa expired in the status of widow of late Filomeno Santana Maria Gomes alias Filomeno de Fonseca leaving behind as sole and universal heirs Ms. Iva Gomes alias Eva Gomes alias Iva Claudia Gomes Machado and Mr. Rui Filipe Gomes alias Rui Filipe Alias Rui Filipe Gomes Machado, both being children of her deceased daughter Mrs. Maria Ruth da Costa Gomes married to late Luis Filipe Francisco Vital Lopes Machado.

- S. That though a specific portions of the said property came to be allotted to the Original Owners by virtue of the Consent Decree dated 17/09/2010, no partition was effected in the survey records in terms of the provisions of Section 61 of Land Revenue Code as such the Original Owners earmarked the said property into various Plots and out of these plots, the plot which came to be acquired by Mr. Luis Manuel Neves Costa and Ms. Maria Manuela Neves Costa Vicente Guerra alias Maria Manuela Neves Costa is the Plot No. P-1 admeasuring 7161 sq. mts. and the Plot acquired by said Ms. Iva Gomes Alias Eva Gomes alias Iva Claudia Gomes Machado and Mr. Rui Filipe Gomes alias Rui Filipe Alias Rui Filipe Gomes Machado is the Plot No. P-2A admeasuring 5132 sq. mts.
- T. That said Mr. Luis Manuel Neves Costa and Ms. Maria Manuela Neves Costa Vicente Guerra alias Maria Manuela Neves Costa filed an application dated 02.12.2019 Section 61 of Land Revenue Code to partition their plot admeasuring 7161 sq. mts. surveyed under Survey No. 9/4 of Dabolim Village before the Deputy Collector & S.D.O. Mormugao, Goa which application came to be registered as Case no. LRC/PART/142/2019/239 and upon confirmation from the Inspector of Survey and Land Records, by Judgment dated 21.01.2020 passed by the Deputy Collector & S.D.O. Mormugao, Goa, the plot admeasuring 7161 sq. mts. came to be allotted new Survey number namely 9/4-F of

Village Dabolim. Similarly, said Ms. Iva Gomes Alias Eva Gomes alias Iva Claudia Gomes Machado and Mr. Rui Filipe Gomes alias Rui Filipe Alias Rui Filipe Gomes Machado filed an application dated 02.12.2019 under Section 61 of Land Revenue Code to partition their plot admeasuring 5132 sq. mts surveyed under Survey No. 9/4 of Dabolim Village before the Deputy Collector & S.D.O. Mormugao, Goa bearing Case no. LRC/PART/142/2019/245 and upon confirmation from the Inspector of Survey and Land Records, by Judgment dated 21.01.2020 passed by the Deputy Collector & S.D.O. Mormugao, Goa, the plot admeasuring 5132 sq. mts. came to be allotted new Survey number namely 9/4-G of Village Dabolim.

- U. That said Mr. Luis Manuel Neves Costa and Ms. Maria Manuela Neves Costa Vicente Guerra alias Maria Manuela Neves Costa transferred and or conveyed the Plot No. P-1 admeasuring 7161 sq. mts. to M/s.Shantilal Real Estate Services by way of the following instruments namely:
- a. An Agreement for Sale dated 21st February 2020 registered before the office of Sub-Registrar of Mormugao under no. MOR-1-402-2020, Book:- 1 Document, date : 03/03/2020 executed in favour of M/s.Shantilal Real Estate Services wherein said Mr. Luis Manuel Neves Costa and Ms. Maria Manuela Neves Costa Vicente Guerra alias Maria Manuela Neves Costa agreed to sell the said Plot No. P-1 admeasuring 7161 sq. mts. to M/s.Shantilal Real Estate Services and
 - b. By a Deed of Sale dated 26th April 2020 registered before the office of Sub-Registrar of Mormugao under no. MOR-1-527-2020, Book:-1 Document, dated 28/04/2020 said Mr. Luis Manuel Neves Costa and Ms. Maria Manuela Neves Costa Vicente Guerra alias Maria Manuela Neves Costa sold and or transferred the said Plot No. P-1 admeasuring 7161 sq. mts. to M/s.Shantilal Real Estate Services.



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V. That said Ms. Iva Gomes Alias Eva Gomes alias Iva Claudia Gomes Machado and Mr. Rui Filipe Gomes alias Rui Filipe Alias Rui Filipe Gomes Machado transferred and or conveyed an area admeasuring 3758 sq. mts. being portion of the Plot No. P-2A totally admeasuring 5132 sq. mts. surveyed under Survey No. 9/4-G of Dabolim Village M/s.Shantilal Real Estate Services by way of the following instruments namely:

- a. Agreement for Sale dated 21st February 2020 registered before the office of Sub-Registrar of Mormugao under no. MOR-1-438-2020, Book:- 1 Document, date : 09/03/2020 executed in favour of M/s. Shantilal Real Estate Services wherein said Ms. Iva Gomes Alias Eva Gomes alias Iva Claudia Gomes Machado and Mr. Rui Filipe Gomes alias Rui Filipe Alias Rui Filipe Gomes Machado agreed to sell a portion of the property admeasuring 5132 sq. mts. surveyed under Survey No. 9/4-G of Dabolim Village to the extent of 3758 sq. mts. to M/s.Shantilal Real Estate Services and
- b. By a Deed of Sale dated 26th April 2020 registered before the office of Sub-Registrar of Mormugao under no. MOR-1-526-2020, Book:-1 Document, dated 28/04/2020 Ms. Iva Gomes Alias Eva Gomes alias Iva Claudia Gomes Machado and Mr. Rui Filipe Gomes alias Rui Filipe Alias Rui Filipe Gomes Machado sold and or transferred the said property admeasuring 3758 sq. mts. surveyed under Survey No. 9/4-G of Dabolim Village to M/s. Shantilal Real Estate Services.

W. That said M/s.Shantilal Real Estate Services is a partnership firm registered under the Indian Partnership Act, 1932, having their registered office at Shop No. 11, Apna Bazar, 1st Floor, Vasco da Gama, Goa comprising of the partners namely Shri. Hemant Shantilal Cholera and Shri. Ashwin Shantilal Cholera.

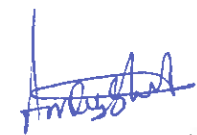


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- X. That said M/s.Shantilal Real Estate Services has acquired absolute right, title and interest to the said Plot No. P-1 admeasuring 7161 sq. mts. surveyed under Survey No. 9/4-F of Dabolim Village by Deed of Sale dated 26/4/2020 duly registered with the sub registrar of Mormugao under registration no MOR-1-527-2020. and the property admeasuring 3758 sq. mts. surveyed under Survey No. 9/4-G of Dabolim Village by Deed of Sale dated 26/4/2020 duly registered with the sub registrar of Mormugao under registration no MOR-1-526-2020.
- Y. That said M/s. Shantilal Real Estate Services, to develop the said Plot No. P-1 admeasuring 7161 sq. mts. surveyed under Survey No. 9/4-F of Dabolim Village and the property admeasuring 3758 sq. mts. surveyed under Survey No. 9/4-G of Dabolim Village by sub-dividing the same into various sub-plots, has obtained the following permissions and or licenses from the competent authorities namely:
- a. Conversion SANAD from the Office of the Collector, South Goa District dated 13/07/2020 having No: AC-II/MOR/SG/CONV/37/2020/8259.
 - b. Conversion SANAD from the Office of the Collector, South Goa District dated 13/07/2020 having No: AC-II/MOR/SG/CONV/37/2020/8258
 - c. Development Permission from Mormugao Planning and Development Authority dated 31/08/2020 having Ref. No. MPDA/9-S-235/2020-21/432.
 - d. Development Permission/Provisional NOC from the Office of the Village Panchayat Chicalim dated 03/09/2020 having Ref. No. VP/CHI/90/Provisional NOC/2020-21/728.

4. OPINION:-

On perusal of the documents referred to above, I certify that the title of M/s. Shantilal Real Estate Services has got clear and marketable to Plot No. P-1 admeasuring 7161 sq. mts. surveyed under Survey No. 9/4-F of Dabolim Village is purchased by M/s Shantilal Real Estate Services by Deed


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of Sale dated 26/4/2020 duly registered with the sub registrar of Mormugao under registration no MOR-1-527-2020 and to Plot of land admeasuring 3758 sq. mts. being portion of the Plot No. P-2A admeasuring 5132 sq. mts. surveyed under Survey No. 9/4-G of Dabolim Village is purchased by M/s Shantilal Real Estate Services by Deed of Sale dated 26/4/2020 duly registered with the sub registrar of Mormugao under registration no MOR-1-526-2020

Place: Vasco Da Gama

Date: 22/9/2020

Adv Amey A. Shetye

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