



ADV. GAURI SARVANKAR LLB. (HONS)

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Date: 03/06/2025

**SUB: TITLE REPORT AND LEGAL OPINION AT THE
REQUEST OF MR. ANUJ HASIJA, RESIDENT OF NEW
DELHI.**

**PRESENT OWNERS OF THE PROPERTY: M/S DIWA
X KRA Homes.**

I. DESCRIPTION OF THE PROPERTY:

ALL THAT PROPERTY known as "SORANTO", bearing survey No. 198/4-B of Anjuna Village, presently admeasuring 2385 sq. mts., alongwith the dilapidated structure approximately admeasuring 42 sq. mts. bearing House No. 1727 standing thereon, not found described in the Land Registration office of Bardez nor found enrolled in the Taluka Revenue Office of Bardez, but was found surveyed in the old cadastral survey under No. 3345, 3080 (part), 3083 and 3084 of Anjuna Village, situated within the limits of the Village Panchayat of Anjuna, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, and bounded presently as follows:

On or towards the East: By the property bearing survey No. 198/23, 24, 25 and 26 of Anjuna Village,

On or towards the West: By the property bearing Survey No. 198/3, 4-A, 5, 9 and 10 of Anjuna Village and a Public Road,

On or towards the North: By the property bearing survey No. 198/2 of Anjuna Village,



On or towards the South: By the property bearing Survey No.198/4-A, 5 and 10 of Anjuna Village.

(The Property known as "**SORANTO**", situated at Anjuna, hereinafter referred to as the "**SAID PROPERTY-II**")

II. DOCUMENTS EXAMINED

PHOTOCOPIES OF:

1. Registo Do Agrimensor for Cadastral No. 3345, 3080 (part), 3083 and 3084, along with English Translation.
2. Auto De Marcacao along with English translations.
3. Manual Form I, Form III and IX, issued by the Talathi of Anjuna.
4. Application for Inventory Proceedings filed before the Court of Civil Judge Senior Division, at Mapusa, under No. 232/2025/B.
5. Deed of Sale dated 21/02/2024, duly registered before the sub-registrar of Bardez under No.BRZ-1-1109-2024, Book-1 Document, dated 27/02/2024.
6. Computerized Form I and XIV in respect to Property bearing survey No.198/4-A of village Anjuna, Bardez, Goa.
7. Deed of Sale dated 21/02/2024, duly registered before the sub-registrar of Bardez under No.BRZ-1-2606-2024, Book-1 Document, dated 06/06/2024.



8. Computerized Form I and XIV in respect to Property bearing survey No.198/4-B of village Anjuna, Bardez, Goa.

9. Zoning Certificate dated 24/04/2024 bearing Ref No. TPBZ/ZON/15892/ANJ/TCP-2024/3547 issued by the Office of the Senior Town Planner, Town and Country Planning Department, Mapusa.

III. TITLE REPORT:

I have carefully examined the documents mentioned herein above in para II in respect of the said property and from the same it transpires that said property originally owned and possessed by Mr. Inacio Caetano de Souza, Minguel de Souza and Joao Caetano de Souza, as seen from the old cadastral survey records of the properties surveyed under old cadastral survey no. 3080 (Part), 3083, 3084 and 3345 of Anjuna Village.

The property surveyed under old cadastral survey no. 3080 of Anjuna Village was recorded exclusively in the name of Joao Caetano de Souza alias John D'Souza, son of Minguel de Souza, consisting an area admeasuring 180 Sq. mts.

The property surveyed in the old cadastral survey No. 3083 and 3345 was exclusively recorded in the name of Inacio Caetano de Souze, son of Pedro Antonio de Souza and Conceicao de Silva, consisting of an area admeasuring 2163 Sq. mts.

The property surveyed in the old cadastral survey under no. 3084 of Anjuna Village was exclusively recorded in the name of Minguel de Souza, son of Pedro Antonio de Souza and Conceicao de Silva consisting of an area admeasuring 42 sq. mts.



Upon perusal of the Inventory application under No. 232/2025/B, filed before the Court of Civil Judge Senior Division, at Mapusa, it is observed that said John Michael D'souza alias Jhon D'souza alias John Miguel De Souza was the son of late Minguel D'Souza, who expired on 19/02/1958 at Anjuna. The said Inventory Proceedings under No. 232/2025/B, was initiated upon the death of Minguel D'Souza.

The said Minguel D'Souza, in his first Nuptial was married to one Ana Severina Monteiro, who predeceased said Minguel D'Souza and he remarried Mrs. Sabina Magdalina D'souza, who expired on 24/01/1995.

Said Minguel D'Souza and his first wife Ana Severina Monteiro expired leaving behind following children:-

a) John Micheal D'Souza, son of Minguel De Souza and Ana Severina Monteiro Expired on 17/04/1977 to Claudin John D'souza Expired on 15/9/1993. No issues.

b) Late. Crescencio De' Souza son of Minguel De Souza and Ana Severina Monteiro, deceased, expired on 25/11/2004 married to Mrs. Melquiades Conceicao Bemvinda Filomena De souza, aged 77 years, Indian National, Housewife, Indian National, Resident of House No.55/9, Behind Police station Ansabhat, Mapusa - Goa. They left behind the following heirs:

i) Lynett De Souza, aged 38 years, daughter of Crescencio De Souza, un-married, Indian National, in service, Resident of house No. 55, Ward No. 9, Behind Police Station, Ansabhat, Mapusa, North - Goa,

ii) Mrs. Felicidade De Souza Do Rego, aged 53, daughter of Crescencio Michael De Souza, married to Henrique Do Rego, aged 62 years, Indian National, in service, Resident of flat No.332/9, Kapil Building, Ganeshpuri Houseing Board, Mapusa North- Goa.



iii) Michael Manny Dsouza, aged 50 years, son of Crescencio De Souza, married to Fiona D Costa, aged 45 years, Indian National, in service, Resident of House No.55/9. Behind Police station Ansabhat, Mapusa - Goa.

c) Late. Max D'Souza alias Maximiano Aleixo Dsouza son of Minguel De Souza and Ana Severina Monteiro Deceased, expired on 12/05/1993 married to Teresa Julia D Souza, aged 79 years, wife of Late Maximiano De Souza, Indian National, house wife, resident of 905/1, Monteiro Vaddo, Bardez- Goa. They were survived of the following legal heirs:

i) Sandra Filomy Chandra, aged 54, married, daughter of Maximinao Alcixo Dsouza, unmarried, in service, Resident of Govind Chandra, H.No.907, Monteiro Vaddo, Anjuna, North Goa.

ii) Mrs. Severina Rao, aged 56, daughter of Maximinao Aleixo Dsouza, married to Samuel Rao, housewife, Indian National, Adhar Card No.761508810554 resident of 1608, Grande Chivar, Anjuna, Bardez - Goa.

d) Late Peter Micheal D'souza, son of Minguel De Souza and Ana Severina Monteiro Deceased, expired on 31/12/1997 at Pune Maharashtra and married to Late. Rosie Peter D'souza, deceased expired on 27/04/1998.

Both expired leaving behind following legal heirs:

i) Mr.Nilesh Peter Dsouza, aged 47 years, son of Peter Michael Dsouza, married to Agnes Nilesh Dsouza aged 44 years, Indian National, Resident of Room No.56, Bhagwandas Chawl, K.T Bhosale Street Near Nishant Talkies, 785. Bhawani, Maharashtra, Indian National, in service.

6. Said Minguel D'Souza and his Second wife Sabina Magdalina D'souza have left behind them their only son whose details are as follows:



Late Inacio Caetano de Souza married to Empreza Inacio Mendes alias Maria Victoria Braganza both expired on 08/05/2022 and 19/01/2005 respectively, leaving behind following legal heirs:-

1. Mrs. Karen Claudine Dsouza alias Karen D'Souza, married to Mr. Ernesto Romeo Pires alias Ernesto Rumeu Pires

2. Mr. John Cecil Dsouza, as their sole and universal heirs.

Vide Deed of Sale dated 21/02/2024, duly registered before the sub-registrar of Bardez under No.BRZ-1-2606-2024, Book-1 Document, dated 06/06/2024, said 1. Mrs. Melquiades Conceicao Bemvinda Filomena Desouza alias Mel Filomena Desouza, 2. Mrs. Felicidade Do Rego alias Felicidade L Desouza do Rego, 3. Mr. Jesus Rego alias Henrique Do Rego Alias Jesus Henrique Rego, 4. Mr. Michael Manny Dsouza, 5. Mrs. Fiona Dcosta alias Fiona D'costa E D'souza, 6. Ms. Lynett Savia Desouza alias Lynett Desouza, 7. Tereza Julia D'souza, 8. Severina Rao, 9. Sandra Filomy Chandra, 10. Nilesh Peter D'souza alias Dsouza Nilesh Peter, 11. Agnes Nilesh Dsouza alias Agnes Dsouza, 12. Karen D'souza, 13. Ernesto Rumeu Pires and 14. John Cecil Dsouza as Vendors, Varun Bandekar as Confirming party sold the said Property-II to M/S DIWA X KRA Homes.

That M/S DIWA X KRA Homes mutated its name on Form I and XIV against mutation entry No.96507.

Office of the Senior Town Planner, Town and Country Planning Department, Mapusa issued Zoning Certificate dated 24/04/2024 bearing Ref No. TPBZ/ZON/15892/ANJ/TCP-2024/3547, which states that the said property bearing survey No.198/4-B of village Anjuna adm.2385 sq. mts., falls in "Settlement Zone (VP-2) with permissible 60 FAR.



I have examined the documents mentioned hereinabove and confirm the title of the abovementioned owner namely M/S DIWA X KRA Homes in respect of the said property is clean, clear and marketable.

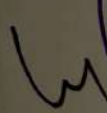
I am of the Opinion that said, M/S DIWA X KRA Homes have clear and marketable title in respect of the said property and further can execute a Deed of Sale in respect to the said property admeasuring 2385 Sq. mts.

LEGAL OPINION:

Based on the scrutiny of the title deeds and the searches taken I do hereby certify as under:

- a. That the title of above named owner namely M/S DIWA X KRA Homes to the said property is clean, clear and marketable, and free from any registered encumbrances, charges, liens and/or attachments of any kind whatsoever.
- b. That the provisions of the urban land Ceiling Act are not applicable to the State of Goa.
- c. That there are no acquisition and requisition proceedings pending in respect of the said property.
- d. Final order of the Inventory No.232/2025/B has to be obtained.
- e. Latest Nil Encumbrance Certificate has to be obtained.

Thanking you,
Yours truly,


(Mrs. Gauri Sarvankar)
Advocate





ADV. GAURI SARVANKAR LLB. (HONS)

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Date: 03/06/2025

**SUB: TITLE REPORT AND LEGAL OPINION AT THE
REQUEST OF MR. ANUJ HASIJA, RESIDENT OF NEW
DELHI.**

**PRESENT OWNERS OF THE PROPERTY: M/S DIWA
X KRA Homes.**

I. DESCRIPTION OF THE PROPERTY:

All that Immovable Property admeasuring 1415 sq. mts., surveyed under survey No.198/4-A, forming part of the larger property known as "**KANTIO**" also known as "**SORANTO**", situated at Village Anjuna, within the limits of Village Panchayat of Anjuna, Taluka and Sub-District of Bardez, North Goa District, State of Goa and described in Land Registration Office of Bardez, Taluka under No.35778 at fl.7 of Book B-92 but not found enrolled in the Taluka Revenue Office (Matriz) and bearing Old Cadastral No.3080 and same is bounded as under:

On the East: By property bearing Survey No.198/4-B of Village Anjuna.

On the West: By property bearing Survey No.198/3 of Village Anjuna.

On the North: By property bearing Survey No.198/4-B of Village Anjuna.

On the South: By property bearing Survey No.198/5 of Village Anjuna.

(The Property known as "**KANTIO**" also known as "**SORANTO**", situated at Anjuna, hereinafter referred to as the "**SAID PROPERTY**")



II. DOCUMENTS EXAMINED

PHOTOCOPIES OF:

1. Inscription No.30242 at folio 50 of Book G-35 issued by the Directorate of Archives, Panaji, Goa, along with its translation from Portuguese to English.
2. Description No. 35778 at fl.7 of Book B-92, issued by the Directorate of Archives, Panaji, Goa, along with its translation from Portuguese to English.
3. Registo Do Agrimensor No. 3080 along with English translation.
4. Auto Do Demarcacao, along with English translation.
5. Manual Form I, Form III and IX, issued by the Talathi of Anjuna.
6. Application for Inventory Proceedings filed before the Court of Civil Judge Senior Division, at Mapusa, under No. 232/2025/B.
7. Order dated 22/11/2023, under Partition case No. ISLR/RES/BAR/ANJ/18/2023, Before the Inspector of Survey and Land Records, Mapusa, Goa.
8. Deed of Sale dated 21/02/2024, duly registered before the sub-registrar of Bardez under No.BRZ-1-1109-2024, Book-1 Document, dated 27/02/2024.
9. Computerized Form I and XIV in respect to Property bearing survey No.198/4-A of village Anjuna, Bardez, Goa.



III. TITLE REPORT:

I have carefully examined the documents mentioned herein above in para II in respect of the said property and from the same it transpires that said property originally belonged to John Caetano de Souza alias Joao Caetano de Souza alias John Michael D'souza alias Jhon Michael Desouza alias Jhon D'souza alias John Miguel De Souza as Inscribed under Inscription No.30242 at folio 50 of Book G-35 as the same was acquired by virtue of Deed of Sale and Discharge dated 15/06/1939 from Antonio Salvador Custodio De Brito and his wife Mrs. Prudencia De Souza E Brito. The said Deed of Sale and Discharge dated 15/06/1939, drawn up at folios 65 to 66 overleaf of Book No. 378 of the Records of then Notary Public Judicial Division of Bardez, Guilherme Diogo Jose Conceicao das Dores Lobo.

Upon perusal of the Inventory application under No. 232/2025/B, filed before the Court of Civil Judge Senior Division, at Mapusa, it is observed that said John Michael D'souza alias Jhon D'souza alias John Miguel De Souza was the son of late Minguel D'Souza, who expired on 19/02/1958 at Anjuna. The said Inventory Proceedings under No. 232/2025/B, was initiated upon the death of said Minguel D'Souza.

The said Minguel D'Souza, in his first Nuptial was married to one Ana Severina Monteiro, who predeceased said Minguel D'Souza and he remarried Mrs. Sabina Magdalena D'souza, who expired on 24/01/1995.

Said Minguel D'Souza and his first wife Ana Severina Monteiro expired leaving behind following children:-

a) John Micheal D'Souza, son of Minguel De Souza and Ana Severina Monteiro Expired on 17/04/1977 to Claudin John D'souza Expired on 15/9/1993. No issues.



b) Late. Crescencio De' Souza son of Minguel De Souza and Ana Severina Monteiro, deceased, expired on 25/11/2004 married to Mrs. Melquiades Conceicao Bemvinda Filomena De souza, aged 77 years, Indian National, Housewife, Indian National, Resident of House No.55/9, Behind Police station Ansabhat, Mapusa - Goa. They left behind the following heirs:

i) Lynett De Souza, aged 38 years, daughter of Crescencio De Souza, un-married, Indian National, in service, Resident of house No.55, Ward No. 9, Behind Police Station, Ansabhat, Mapusa, North - Goa,

ii) Mrs. Felicidade De Souza Do Rego, aged 53, daughter of Crescencio Michael De Souza, married to Henrique Do Rego, aged 62 years, Indian National, in service, Resident of flat No.332/9, Kapil Building, Ganeshpuri Housing Board, Mapusa North- Goa.

iii) Michael Manny Dsouza, aged 50 years, son of Crescencio De Souza, married to Fiona D Costa, aged 45 years, Indian National, in service, Resident of House No.55/9. Behind Police station Ansabhat, Mapusa - Goa.

c) Late. Max D'Souza alias Maximiano Aleixo Dsouza son of Minguel De Souza and Ana Severina Monteiro Deceased, expired on 12/05/1993 married to Teresa Julia D Souza, aged 79 years, wife of Late Maximiano De Souza, Indian National, house wife, resident of 905/1, Monteiro Vaddo, Bardez- Goa. They were survived of the following legal heirs:

i) Sandra Filomy Chandra, aged 54, married, daughter of Maximinao Alcixo Dsouza, unmarried, in service, Resident of Govind Chandra, H.No.907, Monteiro Vaddo, Anjuna, North Goa.



ii) Mrs. Severina Rao, aged 56, daughter of Maximinao Aleixo Dsouza, married to Samuel Rao, housewife, Indian National, Adhar Card No.761508810554 resident of 1608, Grande Chivar, Anjuna, Bardez - Goa.

d) Late Peter Micheal D'souza, son of Minguel De Souza and Ana Severina Monteiro Deceased, expired on 31/12/1997 at Pune Maharashtra and married to Late. Rosie Peter D'souza, deceased expired on 27/04/1998.

Both survived of the following legal heirs:

i) Mr. Nilesh Peter Dsouza, aged 47 years, son of Peter Michael Dsouza, married to Agnes Nilesh Dsouza aged 44 years, Indian National, Resident of Room No.56, Bhagwandas Chawl, K.T Bhosale Street Near Nishant Talkies, 785. Bhawani, Maharashtra, Indian National, in service.

6. Said Minguel D'Souz and his Second wife Sabina Magdalina D'souza have left behind their only son whose details are as follows:

Late, Jose Inacio De Souza alias Joseph Ingnatious Dsouza, Hailed from Sorento Anjuna Bardez Goa died on 08/05/2022 married to Late Empreza Inacio Mendes alias Maria Victoria Braganza who expired on 19.01.2005.

They expired leaving behind following legal heirs i.e. their children:

i) Mrs. Karen Dsouza, aged 53, daughter of Jose Inacio De Souza alias Joseph De Souza, married to Ernesto Rumeu Pires, Indian National, in service, Resident of House No. 91/1, Near Government Primary School, Gaucehm Bhat Mercedes, North, Goa.

7. Late. John Cecil D'Souza, Expired on 15/10/2024. Unmarried and No issues.



Vide Order dated 22/11/2023, under Partition case No. ISLR/RES/BAR/ANJ/18/2023, issued by the Inspector of Survey and Land Records, Mapusa, Goa, partitioned the Property and confirmed the said Property area as 1415 Sq mts and obtained a new Survey Plan under Survey No. 198/4-A.

Vide Deed of Sale dated 21/02/2024, duly registered before the sub-registrar of Bardez under No.BRZ-1-1109-2024, Book-1 Document, dated 27/02/2024, said 1. Mrs. Melquiades Conceicao Bemvinda Filomena Desouza alias Mcb Filomena Desouza, 2. Mrs. Felicidade Do Rego alias Felicidade L Desouza do Rego, 3. Mr. Jesus Rego alias Henrique Do Rego Alias Jesus Henrique Rego, 4. Mr. Michael Manny Dsouza, 5. Mrs. Fiona Dcosta alias Fiona D'costa E D'souza, 6. Ms. Lynett Savia Desouza alias Lynett Desouza, 7. Tereza Julia D'souza, 8. Severina Rao, 9. Sandra Filomy Chandra, 10. Nilesh Peter D'souza alias Dsouza Nilesh Peter, 11. Agnes Nilesh Dsouza alias Agnes Dsouza, 12. Karen D'souza, 13. Ernesto Rumeu Pires and 14. John Cecil Dsouza as Vendors, Mrs. Maria Filomena Pinto Alias Mily Pinto alias Maria Philomena Pinto alias Filomena Pinto alias Mary Marrell alias Maria Phelomana Pinto alias Milli John Pinto as Confirming party sold the said Property to M/S DIWA X KRA Homes.

It is observed that the said the confirming party Mrs. Maria Filomena Pinto Alias Mily Pinto alias Maria Philomena Pinto alias Filomena Pinto alias Mary Marrell alias Maria Phelomana Pinto alias Milli John Pinto. mentioned in the above Deed of Sale dated 21/02/2024, has confirmed to give 6.0 meter access from the property belonging to her from Survey No. 198/3 of Village Anjuna, Bardez, Goa.

That M/S DIWA X KRA Homes mutated its name on Form I and XIV against mutation entry No.94699.



I have examined the documents mentioned hereinabove and confirm the title of the abovementioned owner namely M/S DIWA X KRA Homes in respect of the said property is clean, clear and marketable.

I am of the Opinion that said, M/S DIWA X KRA Homes have clear and marketable title in respect of the said property and further can execute a Deed of Sale in respect to the property admeasuring 1415 Sq. mts., in favour of prospective purchaser/s.

LEGAL OPINION:

Based on the scrutiny of the title deeds and the searches taken I do hereby certify as under:

- a. That the title of above named owner namely M/S DIWA X KRA Homes to the said property is clean, clear and marketable, and free from any registered encumbrances, charges, liens and/or attachments of any kind whatsoever.
- b. That the provisions of the urban land Ceiling Act are not applicable to the State of Goa.
- c. That there are no acquisition and requisition proceedings pending in respect of the said property.
- d. Latest Zoning Certificate in respect to property bearing survey No.198/4-A of village Anjuna has to be obtained.
- e. Final order of the Inventory No.232/2025/B has to be obtained.



f. Latest Nil Encumbrance Certificate has to be obtained.

Thanking you.
Yours truly,



(Mrs. Gauri Sarvankar)
Advocate