

Adv. C. Vas  
B.Com., L.L.B.  
Advocate

Office: 89, Rua de Saudades,  
Margao, Goa- 403 601

20th September 2022

## REPORT

I have been requested by Mr. INESIO ALMEIDA COUTINHO, the Managing Partner of M/s RELIANCE BUILDERS, a Partnership Firm, duly registered under the Indian Partnership Act, 1932, having the registered Office at Reliance House, Isidorio Baptista Road, to give my opinion as to the title in respect of property known as "ROSOTI" alias "ROZOTY", alias "RAZOTI", alias, "RASOTY", "ZAIVOTI" or "NAVELIM O PEQUENO (DOIS NONOS DO NORTE)" situated at Colmorod, within the jurisdiction of Margao City of Salcete Taluka, Sub-District, District of South Goa, Goa, which is described in the Land Registration Office of Salcete, under No.44427 New Series, and enrolled in the Land Revenue Office under Matriz No.1122, and surveyed under Chalta No.70 of P.T. Sheet No.306 of Margao city, and includes the residential house and other structures situated therein.

- 1) For the said purpose, the following documents were handed over to me:

...2/-

Adv. C. Vas  
B.Com., L.L.B.  
Advocate

Office: 89, Rua de Saudades,  
Margao, Goa- 403 601

- 2 -

- a) Form D of Chalta No. 70 of P.T. Sheet No.306 of Margao City,
- b) Survey Plan of Chalta No. 70 of P.T. Sheet No.306 of Margao City,
- c) Land Registration Certificate No.44427 New Series, issued by the Land Registrar of Salcete, Margao, along with relevant inscription and translation,
- d) Matriz Certificate bearing No.1122, issued by the Taluka Revenue Office, Salcete, Margao,
- e) Gift Deed dated 19/2/1974, registered before the Sub-Registrar of Salcete, at Margao under No.271, at pages 382 to 385 of Book No.I, Volume No.122, dated 19/3/1974,
- f) Deed of Sale dated 18/3/1974, registered before the Sub-Registrar of Salcete, at Margao under No.287, at pages 100 to 103, of Book No.I, Volume No.123 dated 20/3/1974
- g) Extract from the Records of Regular Inventory Proceedings bearing No.154/2015/I

...3/-

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Advocate

Office: 89, Rua de Saudades,  
Margao, Goa- 403 601

- 3 -

- h) Deed of Sale dated 11/08/2020, registered before the Sub-Registrar of Salcete, at Margao under No.MGO-1-2052-2020, dated 13-Aug-2020
- i) Power of Attorney dated 16/3/2020, executed by Ms. Leela Margaret Patricia Fernandes in favour of Mrs. Pearl Emilia Romana Fernandes, duly stamped by the Consulate General of India, Chicago, U.S.A. and attested by the Additional Collector of South Goa, Margao, on 27/7/2020;
- j) Special Power of Attorney dated 11/6/2020 executed by Mr. Roque Milbhor D'Silva and by Mrs. Pearl Emilia Romana Fernandes, for self and as the Attorney of Ms. Leela Margaret Patricia Fernandes, in favour of Mr. Inesio Almeida Coutinho, in his capacity as Partner of M/s Reliance Builders, duly stamped by the Consulate General of India, Chicago, U.S.A. and attested by the Additional Collector, South Goa, Margao, on 31/7/2020,

...4/-

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Office: 89, Rua de Saudades,  
Margao, Goa- 403 601

- 4 -

k) Nil Encumbrance Certificate dated 8/9/2022,  
issued by the Civil Registrar cum Sub-Registrar,  
Salcete.

II) Perusal of the documents:-

(1) The Documents at Serial Nos. (a) and (b) - Form  
D and Survey Plan of Chalta No. 70 of P.T. Sheet  
No.306 of Margao City, establish that the property  
bearing Chalta No. 70 of P.T. Sheet No.306 of  
Margao City, is admeasuring 1,271 sq.mts. and  
includes a residential house and well, and that the  
name of M/s Reliance Builders has been mutated  
as Holder of the same, by virtue of Deed of Sale  
dated 11/08/2020 and Regular Inventory  
Proceedings No.154/2015/I;

The Form D further establishes that there is no  
entry under the columns of "Easements", "Lessee"  
and "Other Encumbrances" with respect to the  
said property.

...5/-

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- 5 -

- (2) The document at Serial No. (c)- Land Registration Certificate No. 44427 New Series issued by the Land Registrar of Salcete, at Margao, establishes that at Margao, is situated the property known as "ROZOTY", alias "RASOTI", alias "ZAIVOTI" or "NAVELIM O PEQUENO (DOIS NONOS DO NORTE)", which is BOUNDED on the EAST by the property of Joazinho Gonsalves, on the WEST by the Public Road, on the NORTH by the property of Mohidin brothers and others, and on the SOUTH by the property of Angela de Souza.

The said document further establishes that the said property is enrolled in the Land Revenue Office under Matriz No. 1122;

The said document also establishes that the said property is inscribed in favour of Salvador Patrocinio Fernandes alias Patrick Ferns, for having purchased the same from Angela Ressureicao de Souza;

...6/-

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*Margao, Goa- 403 601*

- 6 -

- (3) The Document at Serial No.(d)-Matriz Certificate bearing No.1122, issued by the Taluka Revenue Office, Salcete, Margao, establishes that the rustic property known as "NAVELIM O PEQUENO" is enrolled in favour of Angela Alberta Ressurrection Souza and others;
- (4) The Document at Serial No.(e)- Gift Deed dated 19/2/1974, registered before the Sub-Registrar of Salcete, at Margao under No.271, at pages 382 to 385 of Book No.I, Volume No.122, dated 19/3/1974, establishes that Salvador Patrocinio Fernandes alias Patrick Ferns and his wife Benedicta Romana Fernandes disannexed from the property bearing Land Registration No.44427, one Plot on the Western side admeasuring 622 sq.mts. and gifted the same to their daughter, Enrica Diana Fernandes, alias Rica Fernandes;
- (5) The Document at Serial No.(f)- Deed of Sale dated 18/3/1974, registered before the Sub-Registrar of Salcete, at Margao under No.287, at pages 100 to 103, of Book No.I, Volume No.123 dated 20/3/1974 establishes that the said Salvador Patrocinio Fernandes alias Patrick Ferns and his wife

...7/-

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- 7 -

Benedicta Romana Fernandes sold the remainder eastern part of the said property bearing Land Registration No.44427 to the said Enrica Diana Fernandes alias Rica Fernandes;

- (6) The Document at Serial No.(g)- Extract from the Records of Regular Inventory Proceeding bearing No.154/2015/I establish that Inventory Proceedings were instituted on the death of Enrica Diana Fernandes and her husband Dr. Hermano Joseph Xavier Fernandes; the said document further establishes that the property bearing Land Registration No.44427 and surveyed under Chalta No.70 of P.T. Sheet No.306 of Margao City with its house and well is enlisted as Item No.1 and allotted by Final Chart of Partition dated 24/1/2019 which is confirmed by Judgment and Decree dated 1/02/2019 of the Civil Judge, Senior Division, Margao, in the share of half to Mrs. Pearl Emilia Romana Fernandes alias Mrs. Pearl Emilia Romana D'Silva and half to Miss. Leela Margaret Patricia Fernandes;

...8/-

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Office: 89, Rua de Saudades,  
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- 8 -

- (7) The documents at Serial Nos.(h), (i) and (j)- Deed of Sale dated 11/08/2020, registered before the Sub-Registrar of Salcete, at Margao under No.MGO-1-2052-2020, dated 13-Aug-2020, read with Power of Attorney dated 16/3/2020, executed by Ms. Leela Margaret Patricia Fernandes in favour of Mrs. Pearl Emilia Romana Fernandes, duly stamped by the Consulate General of India, Chicago, U.S.A. and attested by the Additional Collector of South Goa, Margao, on 27/7/2020, and Special Power of Attorney dated 11/6/2020 executed by Mr. Roque Milbhor D'Silva and by Mrs. Pearl Emilia Romana Fernandes, for self and as the Attorney of Ms. Leela Margaret Patricia Fernandes, in favour of Mr. Inesio Almeida Coutinho, in his capacity as Partner of M/s Reliance Builders, duly stamped by the Consulate General of India, Chicago, U.S.A. and attested by the Additional Collector, South Goa, Margao, on 31/7/2020, establish that the said Mrs. Pearl Emilia Romana Fernandes alias Mrs. Pearl Emilia Romana D'Silva and her husband, Dr. Roque Milbhor D'Silva and Miss. Leela Margaret Patricia Fernandes have sold the property bearing Land Registration No.44427 and surveyed under

...9/-

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Office:89, Rua de Saudades,  
Margao, Goa- 403 601

- 9 -

Chalta No.70 of P.T. Sheet No.306 of Margao City including the structures situated therein to M/s Reliance Builders, a Partnership Firm, duly registered under the Indian Partnership Act, 1932, having its registered Office at Reliance House, Isidorio Baptista Road;

- (8) The document at Serial No.(k)- Nil Encumbrance Certificate dated 8/9/2022, issued by the Civil Registrar cum Sub-Registrar of Salcete, at Margao, establishes that on a search made in the records of the Civil cum Sub-Registrar from 1/1/2008 to 7/9/2022, with respect to the said property bearing Land Registration No.44427 and surveyed under Chalta No.70 of P.T. Sheet No.306 of Margao City, no act or encumbrance affecting the said property has been found.

(III) Conclusion:

From the above documents, the following can be seen:-

...10/-

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- 10 -

- (a) That the property "ROSOTI" alias "ROZOTY", alias "RAZOTI", alias, "RASOTY", "ZAIVOTI" or "NAVELIM O PEQUENO (DOIS NONOS DO NORTE)" situated at Colmorod, Margao which is described in the Land Registration Office of Salcete, under No.44427 New Series, and enrolled in the Land Revenue Office under Matriz No.1122, and surveyed under Chalta No.70 of P.T. Sheet No.306 of Margao city, admeasuring 1,271 sq.mts., which includes the residential house bearing H. No. 890 situated therein was originally owned by Salvador Patrocinio Fernandes and his wife Benedicta Romana Fernandes;
- (b) That vide Gift Deed dated 19/2/1974, the said Salvador Patrocinio Fernandes and his wife Benedicta Romana Fernandes disannexed and gifted the western part of the property, to Enrica Diana Fernandes, alias Rica Fernandes;
- (c) That vide Deed of Sale dated 18/3/1974, the said Salvador Patrocinio Fernandes and his

...11/-

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- 11 -

wife Benedicta Romana Fernandes sold the remainder eastern part of the said property, to the said Enrica Diana Fernandes alias Rica Fernandes;

- (d) That the said Enrica Diana Fernandes and her husband Dr. Hermano Joseph Xavier Fernandes therefore came to be the absolute and exclusive owners in possession of the entire property;
- (e) That on the death of the said Enrica Diana Fernandes and her husband Dr. Hermano Joseph Xavier Fernandes Inventory Proceedings were instituted, and by virtue of allotment made in the same, half share in the property was allotted to their daughter, Mrs. Pearl Emilia Romana Fernandes alias Mrs. Pearl Emilia Romana D'Silva and half to their daughter, Miss. Leela Margaret Patricia Fernandes.
- (f) That vide Deed of Sale dated 11/08/2020, the said Mrs. Pearl Emilia Romana

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- 12 -

Fernandes alias Mrs. Pearl Emilia Romana D'Silva and her husband, Dr. Roque Milbhor D'Silva and Miss. Leela Margaret Patricia Fernandes have sold the said property to M/s Reliance Builders, a Partnership Firm, duly registered under the Indian Partnership Act, 1932, having the registered Office at Reliance House, Isidorio Baptista Road;

- (g) That there are no encumbrances found recorded with respect to the said property.

Thus in my opinion M/s Reliance Builders, a Partnership Firm, having the registered Office at Reliance House, Isidorio Baptista Road is the absolute and exclusive owner in possession of the property known as "ROSOTI" alias "ROZOTY", alias "RAZOTI", alias, "RASOTY", "ZAIVOTI" or "NAVELIM O PEQUENO (DOIS NONOS DO NORTE)" situated at Colmorod, Margao which is described in the Land Registration Office of

...13/-

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Office: 89, Rua de Saudades,  
Margao, Goa- 403 601

- 13 -

Salcete, under No.44427 New Series,  
and enrolled in the Land Revenue Office  
under Matriz No.1122, and surveyed under  
Chalta No.70 of P.T. Sheet No.306 of Margao  
city, admeasuring 1,271 sq.mts., which  
includes the structures situated therein.

W C. VAS  
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(Adv. C. Vas)