

SANA SHAIKH

ADVOCATE

Off: Shop no. 79, Ground Floor, Felicinta Complex,
Near Gogol Circle, Salcete, Margao, Goa-403601.
Mob: 8007278002

Date: 09.12.2025

To,

M/s ASBT ASSOCIATES

a partnership firm having its registered office at
Office No. 1, 3rd Floor, Mohammad Towers,
Nr. Gogol Circle, Gogol, Margao, Salcete- Goa
herein represented by its partners

- (a) **MRS. TABASSUM PARVEEN ALI,**
- (b) **MR. MOHAMMAD BAKKAR ALI,**
- (c) **MR. MOHAMMAD SADAF ALI**

All resident of Plot no. H-16, Vasant Nagar,
Gogol, Margao, Salcete, Goa

Sub: TITLE INVESTIGATION REPORT

Ref: All that proposed building known as “ASBT LANDMARK” to be constructed in Property having an area of 2256 sq. mts. situated at Aquem-Baixo (Roundfond), within the jurisdiction of Margao Municipal Council, Sub-District and Taluka of Salcete, District of Goa in property surveyed under under Chalta no. 65 of P. T. Sheet no. 285 of city survey Margao.

Respected Sir/Madam,

With reference to above, I have to inform you that I have carried out scrutiny of documents and title deeds and also search of relevant records and I hereby give my legal opinion and report as under;

1. DESCRIPTION OF PROPERTY UNDER REFERENCE:



A. **ALL THAT PLOT NO. A**, admeasuring an area of 1830 sq. mtrs. together with an old house bearing H. no. 468 situated therein assessed for the purpose of House Tax under H. no. 5/468/A in the office of Margao Municipal Council admeasuring an approx. area of 100 sq. mtrs. and which property is independently surveyed under Chalta no. 65 of P. T. Sheet no. 285 of city survey Margao, and is described as an urban property known as "**ZORODI**" with its walled compound, Situated at Aquem-Baixo (Roundfond), within the jurisdiction of Margao Municipal Council, Sub-District and Taluka of Salcete, District of Goa, described in the Land Registration office of Salcete under No. 27202 new and enrolled in Taluka Revenue Office under Matriz No. 345, and bounded on the east by the property of the heirs of Avelino D'Souza, and Camilo D'Costa, on the west and south by the property "Mixto"/mixed of Manuel Antonio Vaz, and on the north by "Nomoxim" of the heirs of Antonio Gabriel Mergulhao, bounded as per title of Auction on the east by the property of the same name of the heirs of Avelino D'Souza and Camilo D'Costa, on the west and south by the property of Manuel Antonio Vaz, on the north by "Nomoxim" of heirs of Antonio Gabriel Mergulhao, and Gregorio Taumaturgo Diniz; and the said Plot no. A is now bounded as per Survey Records as under:

EAST : By P. T. Sheet no. 285 Chalta no. 69 & 70;
WEST : By P. T. Sheet no. 285 Chalta no. 10;
NORTH : By P. T. Sheet no. 285 Chalta no. 11; and
SOUTH : By P. T. Sheet no. 285 Chalta no. 10.

B. **ALL THAT PLOT of LAND**, totally admeasuring an area of 426 sq. Mtrs. independently surveyed under chalta no. 89 of P. T. Sheet no. 286 of city survey Margao, which serves as a 6 mtrs. wide access from Margao-Quepem road to the said Plot A more specifically described in Schedule-I herein above,



which access is a part of the bigger property known as "**NOMOXIM**", also situated at Aquem, Taluka and Sub-District of Salcete, District of Goa, described in the Land Registration office of Salcete, under No. 27202 new series and enrolled in Taluka Revenue office under No. 348 and bounded on the east by the property of Valent Coelho and Lira Costa, on the West by the property of Taumaurgo Diniz and others, on the north by road and on the south by the property of Hipolito Joaquim Mergulhao and others. The said **PLOT** totally admeasuring an area of 426 sq. Mtrs. independently surveyed under chalta no. 89 of P. T. Sheet no. 286 of city survey Margao and as a separate and distinct unit in itself is bounded as follows;

- EAST** :- by the property of Valentino Coelho and Lira Costa,
WEST :- by remaining part of the property "Nomoxim",
NORTH :- by Margao-Quepem road,
SOUTH :- partly by the property of Camilo Costa and partly by property Chalta no. 65 of P. T. Sheet no. 285 of city survey Margao

Bounded as per Survey Records as under:

- EAST** :- partly by property bearing Chalta no. 1 of P. T. Sheet no. 286 and partly by property bearing Chalta no. 68 of P. T. Sheet no. 286 of city survey Margao,
WEST :- by property bearing Chalta no. 11 of P. T. Sheet no. 285 of city survey Margao,
NORTH :- by Margao-Quepem road,
SOUTH :- partly by property bearing Chalta no. 69 of P. T. Sheet no. 286 and partly by property bearing Chalta no. 65 of P. T. Sheet no. 285 of city survey Margao

Hereinafter referred to as the "SAID PLOT".



C. Both the above plots at Sr. no. 1A and 1B have subsequently been amalgamated to form a Separate proeprty as under:

ALL THAT PROPERTY, admeasuring an area of 2256 sq. mtrs. and independently surveyed under Chalta no. 65 of P. T. Sheet no. 285 of city survey Margao and which is a part of two properties being known as "**ZORODI**" and "**NOMOXIM**", both situated at Aquem-Baixo (Roundfond), within the jurisdiction of Margao Municipal Council, Sub-District and Taluka of Salcete, District of Goa, described in the Land Registration office of Salcete under No. 27202 new and enrolled in Taluka Revenue Office under Matriz No. 345 and 348, and as an amalgamated property is now bounded as per Survey Records as under:

- EAST** : by properties surveyed under Chalta no. 1 of P. T. Sheet no. 286, Chalta no. 68 of P. T. Sheet no. 286 of city survey Margao;
- WEST** : by property under Chalta no. 11 of P. T. Sheet no. 285 and Chalta no. 10 of P. T. Sheet no. 285 of city survey Margao;
- NORTH** : by Margao-Quepem road and by P. T. Sheet no. 285 Chalta no. 11; and
- SOUTH** : by property under P. T. Sheet no. 285 Chalta no. 10.



2. THE FOLLOWING DOCUMENTS WERE SUBMITTED FOR MY SCRUTINY:

- i. Copy of Land Description Certificate in respect of land described under no. 27202 new series issued by land Registrar of Salcete along with inscription under no. 17404 drawn at Book G no. 22 at pages 45 overleaf in the Book of Land Descriptions.

- ii. Matriz Certificate under Matriz no. 345 and 348 issued by the Mamlatdar of Salcete.
- iii. Deed of Auction dated 17.08.1972 duly registered before the Sub-Registrar of Salcete under no. 1371 of Book 1, Vol. no. 99 at pages 335 to 340 dated 25.09.1972
- iv. Deed of Sale dated 17.07.1974 duly registered before the Sub-Registrar of Salcete under no. 756 at pages 52 to 58 Book no. I, Vol. no. 131 dated 24.08.1974.
- v. Deed of Succession was drawn up on 02.01.2019 recorded at Folios 13v to 15 of Deed/Wills Book No. 1661 before Notary Public Ex Officio of Judicial Division of Salcete City of Margao.
- vi. Judgment and Order dated 26.10.2020, passed in Confirmation case no. 57/2017, by the Inspector of Survey and Land Records, City Survey, Margao- Goa with site inspection report and along with its Corrigendum dated 10.12.2020.
- vii. Judgment and Order dated 02.08.2024, passed in Confirmation case no. 23/21/413, by the Inspector of Survey and Land Records, City Survey, Margao- Goa.
- viii. Deed of sale dated. 03.02.2025, duly registered before the Sub-Registrar of Salcete, under Book-1 Doc Reg. no. MGO-1-723-2025, on 06.02.2025 in favour of M/s ASBT ASSOCIATES.
- ix. Power of attorney dated 04.04.2016, executed at Australia, by Notary Public Simon Fernandes, and apostilled by Department of Foreign Affairs and Trade Melbourne Australia under no. MFAF-HN-24794 on 06.04.2016 which



is duly attested before the Additional Collector of South Goa on 21.10.2016 at Salcete.

- x. Power of attorney dated 09.10.2018, executed by Notary Advocate Mr. Sanjay A. Shirodkar, under no. 10472/2018, on 09.10.2018.
- xi. Power of attorney dated 13.12.2018, executed at Australia, by Notary Public Simon Fernandes, and apostilled before Mr. Nadeem Ahmad Khan, Vice Consul at Consulate General of India, Melbourne under no. AMIB/201218/0037/01, on 21.12.2018; which is duly attested before the Additional Collector of South Goa at on 07.01.2019.
- xii. Power of attorney dated 10.10.2018, executed by Notary Advocate Mr. Sanjay A. Shirodkar, under no. 10479/2018, on 10.10.2018.
- xiii. Judgment and Order dated 11.04.2025 passed in Amalgamation case no. 7/ISLR/CTS/AMAL/11/25/290, by the Inspector of Survey and Land Records, City Survey, Margao- Goa.
- xiv. Form D issued by directorate of survey land records City survey Margao Goa in respect of Chalta no. 65 of P. T. Sheet no. 285 of city survey Margao of Salcete Taluka wherein the name of said M/s. ASBT ASSOCIATES is shown therein as Owners.
- xv. Survey Plan of Chalta no. 65 of P. T. Sheet no. 285 of Salcete Taluka.
- xvi. Deed of Reconstitution of Partnership dated 16.07.2025, duly executed before Notary Adv. Somdas K. Manjrekar



A handwritten signature in blue ink, appearing to be 'Somdas K. Manjrekar'.

under No. 70623 dated 16.07.2025 together with Certificate of Registration.

- xvii. Letter of Grant of Additional F.A.R. and height under Ref. no. SGPDA/P/6905/750/25-26 DATED 08.08.2025 issued by the South Goa Planning and Development Authority.
- xviii. Development permission under Ref. No. SGPDA/P/6905/789/25-26 dated 18.08.2025 issued by the South Goa Planning and Development Authority. Revised Development Permission under Ref. no. SGPDA/P/6905/1172/25-26 dated 24.11.2025 issued by the South Goa Planning and Development Authority.
- xix. Conversion Sanad bearing no. CCSAL05-25-307/279 dated 08.09.2025 issued by the Office of the Collector of South Goa District.
- xx. No Objection certificate issued by the Urban Health Centre Margao bearing No. DHS/2025/DHS0901/O0028/80, dated. 16.09.2025.
- xxi. No Objection certificate issued by the Fire and Emergency Services bearing No. DFES/FP/HB/323/25-26/187, dated. 01.10.2025.
- xxii. Certificate under form II under Ref. no. SDO/SAL/CONV-EXEMP/03/2025/7909 dated 22.10.2025 issued by the Office of the Deputy Collector and S.D.O, Salcete, Margao-Goa.
- xxiii. Construction License bearing No. CONSTLIC/MARGAO/2025-2026/89, dated 04.12.2025 alongwith approved plans issued by the Margao Municipal council.



xxiv. Nil Encumbrance Certificate dated

3. FLOW OF TITLE

That there exists an rustic urban property identified as PLOT no. A, admeasuring an area of 1830 sq. mtrs, known as "**ZORODI**" with its walled compound, situated at Aquem-Baixo (Roundfond), within the jurisdiction of Margao Municipal Council, Sub-District and Taluka of Salcete, District of Goa, described in the Land Registration office of Salcete under No. 27202 new and enrolled in Taluka Revenue Office under Matriz No. 345, and bounded on the east by the property of the heirs of Avelino D'Souza, and Camilo D'Costa, on the west and south by the property "Mixto"/mixed of Manuel Antonio Vaz, and on the north by "Nomoxim" of the heirs of Antonio Gabriel Mergulhao, bounded as per title of Auction on the east by the property of the same name of the heirs of Avelino D'Souza and Camilo D'Costa, on the west and south by the property of Manuel Antonio Vaz, on the north by "Nomoxim" of heirs of Antonio Gabriel Mergulhao, and Gregorio Taumaturgo Diniz, which property is hereinafter for the sake of brevity be referred to as the "**SAID PLOT NO. A**".



That in the SAID PLOT NO. A, admeasuring an area of 1830 sq. mtrs, there was exists an old house bearing H. no. 468 situated therein assessed for the purpose of House Tax under H. no. 5/468/A in the office of Margao Municipal Council, admeasuring an area of approx. 100 sq. mtrs.; which house (is now being demolished) shall herein after for the sake of brevity be referred to as the "**SAID HOUSE**".

That the SAID PLOT NO. A and the said house originally belonged to one Mr. Leao Constancio Diniz, whose name is inscribed under inscription no. 17404 drawn at Book G no. 22 at pages 45 overleaf in the Book of Land Descriptions.

A handwritten signature in blue ink, appearing to be 'Leao Diniz', written over a faint circular stamp.

That the SAID PLOT NO. A was thereafter purchased by Mrs. Maria Jesuina Miranda Gomes alias Maria Purificacao Jesuina Consolacao Miranda Gomes and her husband Mr. Soter Paulo Menino Gomes in Public auction held on 17.08.1972 by the Civil Court of Salcete, which came to be confirmed and delivered by the Court vide Deed of Auction dated 17.08.1972 duly registered before the Sub-Registrar of Salcete under no. 1371 of Book 1, Vol. no. 99 at pages 335 to 340 dated 25.09.1972. By virtue of Deed of Auction dated 17.08.1972, the said Mrs. Maria Jesuina Miranda Gomes alias Maria Purificacao Jesuina Consolacao Miranda Gomes and her husband Mr. Soter Paulo Menino Gomes became the absolute owners in occupation and possession of the SAID PROPERTY i.e. PLOT no. A, admeasuring an area of 1830 sq. mtrs.



That there exists another property adjoining to the SAID PROPERTY, which is belonging to Mr. Gregorio Taumaturgo do Rosario Diniz, which is known as "Nomoxim", also situated at Aquem, Taluka and Sub-District of Salcete, District of Goa, described in the Land Registration office of Salcete, under No. 27202 new series and enrolled in Taluka Revenue office under No. 348 and bounded on the east by the property of Valent Coelho and Lira Costa, on the West by the property of Taumaurgo Diniz and others, on the north by road and on the south by the property of Hipolito Joaquim Mergulhao and others.

That the said Mr. Gregorio Taumaturgo do Rosario Diniz, had left out a distinct Plot totally admeasuring an area of 426 sq. mtrs. to be utilized as a private access connecting the Margao-Quepem Road to the SAID PLOT NO. A, through his above-described property known as "Nomoxim". The said access is of 6 mtrs. wide, and is independently and distinctively surveyed under Chalta no. 89 of P. T. Sheet no. 286 of city survey Margao, and is hereinafter for the sake of brevity be referred to as the "SAID PLOT".

Subsequently, the said Mrs. Maria Jesuina Miranda Gomes alias Maria Purificacao Jesuina Consolacao Miranda Gomes along with her husband Mr. Soter Paulo Menino Gomes as the First party along with Mr. Gregorio Taumaturgo do Rosario Diniz as the second party vide Deed of Sale dated 17.07.1974 duly registered before the Sub-Registrar of Salcete under no. 756 at pages 52 to 58 Book no. I, Vol. no. 131 dated 24.08.1974, respectively sold the SAID PLOT NO. A, admeasuring an area of 1830 sq. mtrs. along with the said House bearing H. no. 468 situated therein assessed for the purpose of House Tax under H. no. 5/468/A in the office of Margao Municipal Council, admeasuring an area of 100 sq. mtrs. together with the said Access Plot of 6 mtrs. wide totally admeasuring an area of 426 sq. mtrs, to Mr. Paul Baylon Fernandes alias Paul Fernandes, on the terms and conditions stipulated thereunder.

That the said Mr. Paul Baylon Fernandes alias Paul Fernandes died on 30.09.2018, so also his wife Mrs. Luiza Filomena Lourdes Martins Fernandes died on 08.07.2015 and upon their death a Deed of Succession was drawn up on 02.01.2019 recorded at Folios 13v to 15 of Deed/Wills Book No. 1661 before Notary Public Ex Officio of Judicial Division of Salcete City of Margao wherein their children namely 1) Mr. Constancio Jawahar Martins Fernandes, 2) Mr. Sanjay Edmund Lourdes Fernandes, 3) Mrs. Priyadarshini Anntoinette Fernandes Alias Priyadarshini Anntoinette Martins Fernandes, were declared as their sole and universal heirs succeeding to their estate.

That the Mr. Constancio Jawahar Martins Fernandes is married to Mrs. Alison Maria Fernandes under the law of communion of assets as prevalent in the state of Goa and similarly the Mr. Sanjay Edmund Lourdes Fernandes is married to Mrs. Chrysanthy Eugenie Fernandes alias Chrysanthy Fernandes under the law of communion of assets as prevalent in the state of Goa and as such all of them were the joint co-owners of the SAID PROPERTY along with the SAID HOUSE and the SAID PLOT.



That the Mrs. Priyadarshini Anntoinette Fernandes alias Priyadarshini Anntoinette Martins Fernandes is married to one Mr. John Wesley Hall, who is an Australian National and the marriage is not registered in Goa but registered in Australia and as such is not governed under the law of communion of Assets as prevalent in the state of Goa and as such Mr. John Wesley Hall does not hold title to SAID PROPERTY along with the SAID HOUSE and the SAID PLOT and therefore not made a party in the Deed of Sale.

That by virtue of Deed of Succession dated 02.01.2019 the above-mentioned VENDORS 1) Mr. Constancio Jawahar Martins Fernandes, 2) Mrs. Alison Maria Fernandes 3) Mr. Sanjay Edmund Lourdes Fernandes, 4) Mrs. Chrysanthy Eugenie Fernandes alias Chrysanthy Fernandes 5) Mrs. Priyadarshini Anntoinette Fernandes Alias Priyadarshini Anntoinette Martins Fernandes became the lawful owner in occupation and possession of the SAID PROPERTY along with the SAID HOUSE and the SAID PLOT.

That pursuant to above, the said children had applied for confirmation of survey number of the SAID PLOT NO. A along with the said house and the same has been independently surveyed under Chalta no. 65 of P. T. Sheet no. 285 of city survey Margao, which survey came to be confirmed vide a Judgment and Order dated 26.10.2020, passed by the Inspector of Survey and Land Records, City Survey, Margao- Goa in Confirmation case no. 57/2017. A Corrigendum dated 10.12.2020 was subsequently issued to the said Judgment and Order dated 26.10.2020 for correction of the Chalta number which was wrongly mentioned in the said Judgment as Chalta no. 10 of P. T. Sheet no. 285 instead of Chalta no. 65 of P. T. Sheet no. 285.

That the above-mentioned vendors had also applied for confirmation of survey number of the SAID PLOT in Confirmation case no. 23/21/413 and the same has been independently confirmed under Chalta no. 89 of P. T. Sheet no. 286 of city survey Margao, vide



a Judgment and Order dated 02.08.2024, passed by the Inspector of Survey and Land Records, City Survey, Margao- Goa.

That the above-named 1) Mr. Constancio Jawahar Martins Fernandes, 2) Mrs. Alison Maria Fernandes 3) Mr. Sanjay Edmund Lourdes Fernandes, 4) Mrs. Chrysanthy Eugenie Fernandes alias Chrysanthy Fernandes 5) Mrs. Priyadarshini Anntoinette Fernandes Alias Priyadarshini Anntoinette Martins Fernandes subsequently by Deed of sale dated. 03.02.2025, duly registered before the Sub-Registrar of Salcete, under Book-1 Doc Reg. no. MGO-1-723-2025, on 06.02.2025 have sold SAID PLOT NO. A ALONG WITH THE SAID HOUSE AND THE SAID PLOT to **M/s. ASBT ASSOCIATES** a partnership firm, having its registered office at SF-1, second floor, Heramb Appt. Opp. Canara Bank, Aquem Margao Goa, herein represented by its partners (a) **MRS. TABASSUM PARVEEN ALI**, (b) **MR. MOHAMMAD BAKKAR ALI**, mentioned hereinabove for the stated price and on the terms and condition of the said deed of sale and pursuant to purchase of the same the name of M/s ASBT Associates represented by its partner has been duly recorded in form D of both plots as its exclusive owner thereof.

Upon purchase of the said Plot no. A along with the said house and the said plot, the partnership firm M/s. ASBT ASSOCIATES represented by its partners Mr. Mohammad Bakkar Ali and his wife Mrs. Tabassum Parveen Ali, for the benefit of the Firm thought to reconstitute the Partnership Firm and vide a Deed of Reconstitution of Partnership dated 16.07.2025, duly executed before Notary Adv. Somdas K. Manjrekar under No. 70623 dated 16.07.2025 have reconstituted the said Partnership Firm, wherein **MR. MOHAMMAD SADAF ALI** was inducted as a new partner of the said Partnership Firm. The same has been intimated to the Registrar of Firms, Salcete, Margao Goa on 08.08.2025, vide which the said **MR. MOHAMMAD SADAF ALI** is a registered partner of the Firm with effect from 16.07.2025.



That by virtue of above Deed of sale dated. 03.02.2025, the said **M/s. ASBT ASSOCIATES** became the sole owner and possessor of the SAID PLOT NO. A ALONG WITH THE SAID HOUSE AND THE SAID PLOT free from all encumbrance, liens, charges, etc.

That the above said DEVELOPER CUM VENDOR upon purchase of the said two plots thereafter with an intension to construct multi-storied building therein, have amalgamated the said PLOT NO. A, admeasuring an area of 1830 sq. mtrs. and SAID PLOT admeasuring an area of 426 sq. mtrs.; into one property vide Judgment and Order dated 11.04.2025 passed by the Inspector of Survey and Land Records, City Survey, Margao- Goa, in an Amalgamation case no. 7/ISLR/CTS/AMAL/11/25/290; and that the said two amalgamated plots mentioned herein above are converted into one single property which after amalgamation is now totally admeasuring an area of 2256 sq. mtrs. and as a whole property is surveyed under Chalta no. 65 of P. T. Sheet no. 285 of city survey Margao and is hereinafter referred to as the **“SAID PROPERTY”**.

That the said M/s. ASBT ASSOCIATES have planned and proposed to construct multi-storied building in the said property in the name of **“ASBT LANDMARK”**.

That upon purchase of the said property has obtained Conversion Sanad bearing no. CCSAL05-25-307/279 dated 08.09.2025 issued by the Office of the Collector of South Goa District for residential use.

It is seen that the said developer cum vendor have obtained Development Permission bearing No. SGPDA/P/6905/789/25-26, dated. 18.08.2025 from the office of South Goa Planning and Development Authority and obtained Revised Development Permission under Ref. no. SGPDA/P/6905/1172/25-26 dated 24.11.2025 issued by the South Goa Planning and Development Authority and have also obtained No objection Certificate from Urban



Health Centre, Margao, under No. DHS/2025/DHS0901/O0028/80, dated. 16.09.2025 and have obtained No Objection certificate issued by the Fire and Emergency Services bearing No. DFES/FP/HB/323/25-26/187, dated. 01.10.2025 and have also obtained Construction License bearing No. CONSTLIC/MARGAO/2025-2026/89, dated 04.12.2025 from office of Margao Municipal Council for construction of Multi-Storied building in the said property and have already commenced the construction multi-storied building “ASBT LANDMARK” consisting of flats and other premises for the purpose of selling the same to different prospective buyers on ownership basis.

(Hereinafter referred to as the “SAID PROJECT”).

4. LEGAL OPINION, VERIFICATION OF TITLE OF PROPERTY AND ITS MARKETABILITY:

In light of the above and considering the devolution of title upon the present Owners, I am of the opinion that the said M/s. ASBT ASSOCIATES have clear and marketable title in respect of the said property and that they are legally entitled to deal with the said property as per their wishes. They are also the owners of the Development permission, Construction License as well as other NOCs and permissions meant for construction of proposed building “ASBT LANDMARK” and that the said partnership firms M/s ASBT ASSOCIATES have clean, clear and readily marketable title over the said property along with the development permissions, licenses, NOCs and the proposed building “ASBT LANDMARK” which is under construction.

While scrutiny of title documents I did not come across any encumbrance over the said property along with the proposed building “ASBT LANDMARK” under construction.

The present Title Search Report is solely based on the documents/ xerox copy documents submitted to me believing the



same to be true, complete and accurate. I deny all responsibility for any misinformation and/or incorrect and/or incomplete information arising out of the documents and other information provided to me.

Thanking you,



Yours sincerely,

A handwritten signature in blue ink is written over the stamp area, appearing to be 'Sana Shaikh'.

(ADV. SANA SHAIKH)