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Panaji - Goa. Ph. 2421130

Mrs. M. N. MEDHEKAR

Advocate & Notary Public
Mob. : 9822104365

Residence :
S/2, Lourdes Apartment,
Near Hotel Delmon
Panaji - Goa.

Ref. No. :

Date :

Date: 17/01/2019.

SUB: TITLE REPORT AND LEGAL OPINION at the request of Mr. Nibranth Shah, Designated Partner of **CASA LUXURY REALTY SEVEN LLP**, a Limited Liability Partnership, having its Registered Office at First Floor, Impression House, 42A, G.D. Ambekar Marg, Wadala (W), Mumbai, Maharashtra, India, with LLPIN No: AAN-0636, holding PAN AANFC6967H.

NAME OF THE OWNERS :-

CASA LUXURY REALTY SEVEN LLP, a Limited Liability Partnership, having its Registered Office at First Floor, Impression House, 42A, G.D. Ambekar Marg, Wadala (W), Mumbai, Maharashtra, India, with LLPIN No: AAN-0636 and holding PAN AANFC6967H.

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I. DESCRIPTION OF THE PROPERTY:

ALL THAT piece and parcel of land admeasuring 975.00 square meters as per Land records, and 1004.00 square meters actual area existing on site, bearing Survey No.14/2, of the larger property known as "**PEDEM**" also known as "**SANCOACHI ARADI**", situated at Anjuna, within the local limits of the Village Panchayat of Anjuna, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa, neither described in the Land Registration Office of Bardez, nor enrolled in the Taluka Revenue Office, formerly surveyed under old Cadastral Survey No.5744, said property as an independent and distinct entity is bounded as under :-

On or towards the North: by Rivulet,

On or towards the South: partly by a pond (Survey No.14/22) and partly by Survey No.14/20,

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On or towards the East: by Survey No.13/1
and 13/2, and

On or towards the West: by Survey
No.14/22, 14/3 and 14/1.

(Piece and parcel of land admeasuring 975.00 square
meters as per Land Records, and 1004.00 square
meters actual area existing on site, bearing Survey
No.14/2, of the larger property known as "PEDEM"
also known as "SANCOACHI ARADI", situated at
Anjuna, Bardez, Goa, shall hereinafter for brevity's
sake, be referred to as "**the said property**");

II. DOCUMENTS EXAMINED :-

1. Book of Registration of the Land Surveyor, as per
extract issued by Asst. Survey & Settlement Officer,
Panaji, on 13/6/2014, reflecting the names of Mrs.
Rita Maria Fernandes, widow of Aleixo Caetano de
Souza and her son, Mr. Josinho de Souza.

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2. Form III, Index of Lands dated 14/08/2018, reflecting the name of Mr. Josinho D'souza in the occupant column as Occupant thereof.

3. Deed of Sale dated 23/11/1981, executed between Mr. Josinho De Souza and his wife, Mrs. Clara Apolina D' Souza, as Vendors therein and Mr. Harichandra M. Nagvenkar, as Purchaser therein, duly registered in the Office of the Sub- Registrar of Bardez at Mapusa, Goa, under Registration No. 189 at Pages 25 to 28 of Book No. I, Volume No. 172 on 08/3/1982.

4. Deed of Sale dated 23/02/1996, executed between Mr. Harichandra M. Nagvenkar and his wife, Bhanumati Nagvenkar, as Vendors therein and Ms. Caroline King, as Purchaser therein, duly registered in the Office of the Sub- Registrar of Bardez, at Mapusa, Goa, under Registration No. 1765 of Book No. 1, Volume No. 417, on 06/9/1996;

5. Deed of Sale 18/3/2009, Ms. Caroline King, a spinster as Vendor therein and Mr. Roy Rosario Fernandes and Mr. Danny Fernandes, as Purchasers

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therein, registered in the Sub- Registrar of Bardez, at Mapusa, Goa, under Reg. No. 623 at Pages 77 to 95 of Book No. I, Volume No. 2771 on 19/03/2009.

6. Deed of Sale dated 07/7/2010, executed between Mr. Roy Rosario Fernandes and his wife, Mrs. Tessa Gonsalves alias Tessa Fernandes, as Vendors therein and Mr. Danny Fernandes, as Purchaser therein, duly registered in the office of the Sub- Registrar of Bardez, under Reg. No. BRZ-BK1-02492-2010, CD No. BRZD73, on 07/07/2010.

7. Form I & XIV, in respect of property bearing Survey No.14/2, situated at Anjuna, Bardez, Goa, reflecting the name of said Mr. Danny Fernandes as occupant thereof against mutation entry No.52400.

8. Public Notice published in local newspaper "Navhind Times" dated 29/08/2018.

9. Deed of Sale dated 02/11/2018, executed between Mr. Danny Fernandes and his wife, Mrs. Gracy Gracias

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as Vendors therein and **CASA LUXURY REALTY SEVEN LLP**, a Limited Liability Partnership, having its Registered Office at First Floor, Impression House, 42A, G.D. Ambekar Marg, Wadala (W), Mumbai, Maharashtra, India, with LLPIN No: AAN-0636, and Pan Card No.AANFC6967H, represented therein by its Designated Partner, **Mr. VISHAL SUBHEDAR** as Purchaser therein, registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa, under Registration No.BRZ-BK1-04776-2018, CD No. BRZD805 on 08-11-2018;

III. TITLE REPORT:-

1.I have carefully examined the documents mentioned herein above in para II in respect of the said property originally belonged to Mrs. Rita Maria Fernandes, widow of Aleixo Caetano de Souza and her son, Josinho de Souza, who were residents of Anjuna, Bardez, Goa.

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2.Names of said Mrs. Rita Maria Fernandes, widow of Aleixo Caetano de Souza and her son, Mr. Josinho de Souza stands recorded in the Book of Registration of the Land Surveyor, as per extract issued by Asst. Survey & Settlement Officer, Panaji, on 13/6/2014.

3.The name of said Mr. Josinho D'souza stands recorded in Form III, Index of Lands dated 14/08/2018, in the occupant column as Occupant thereof.

4. Said Mrs. Rita Maria Fernandes, expired leaving behind her said son, Mr. Josinho de Souza, married to Mrs. Clara Apolina D' Souza, as her only legal heir.

5. In terms of Deed of Sale dated 23/11/1981, executed between said Mr. Josinho De Souza and his wife, Mrs. Clara Apolina D' Souza, as Vendors therein and Mr. Harichandra M. Nagvenkar, as Purchaser therein, said Vendors sold and transferred the said property to the Purchaser therein.

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6. Said Deed of Sale dated 23/11/1981 stands registered in the Office of the Sub- Registrar of Bardez at Mapusa, Goa, under Registration No. 189 at Pages 25 to 28 of Book No. I, Volume No. 172 on 08/3/1982.

7. By virtue of said Deed of Sale dated 23/11/1981, said Mr. Harichandra M. Nagvenkar became the exclusive and absolute owner of the said property.

8. Subsequently, vide Deed of Sale dated 23/02/1996, executed between said Mr. Harichandra M. Nagvenkar and his wife, Bhanumati Nagvenkar, as Vendors therein and Ms. Caroline King, as Purchaser therein, said Vendors sold and transferred the said property to the Purchaser therein.

9. Said Deed of Sale dated 23/02/1996, stands registered in the Office of the Sub- Registrar of Bardez, at Mapusa, Goa, under Registration No.1765 of Book No. 1, Volume No.417, on 06/9/1996;

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10. By virtue of said Deed of Sale dated 23/02/1996, said Ms. Caroline King became the exclusive and absolute owner of the said property;

11. In terms of Deed of Sale 18/3/2009, said Ms. Caroline King, a spinster as Vendor therein and Mr. Roy Rosario Fernandes and Mr. Danny Fernandes, as Purchasers therein, said Vendor sold and transferred the said property in equal shares to the Purchasers therein.

12. Said Deed of Sale 18/3/2009, stands registered in the Sub- Registrar of Bardez, at Mapusa, Goa, under Reg. No. 623 at Pages 77 to 95 of Book No. I, Volume No. 2771 on 19/03/2009.

13. By Deed of Sale dated 07/7/2010, executed between said Mr. Roy Rosario Fernandes and his wife, Mrs. Tessa Gonsalves alias Tessa Fernandes, as Vendors therein and said co-owner, Mr. Danny Fernandes, as Purchaser therein the said Vendors sold and transferred their undivided $\frac{1}{2}$ share in the said property to Mr. Danny Fernandes.

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14. Said Deed of Sale dated 07/7/2010, stands registered in the office of the Sub- Registrar of Bardez, under Reg. No. BRZ-BK1-02492-2010, CD No. BRZD73, on 07/07/2010.

15. By virtue of said Deed of Sale dated 07/7/2010, said Mr. Danny Fernandes, being co-owner of other half, became the exclusive and absolute owner of the said property.

16. The name of said Mr. Danny Fernandes stands recorded in Form I & XIV in respect of the said property, bearing Survey No. 14/2 as occupant thereof against mutation entry No.52400.

17. In terms of Deed of Sale dated 02/11/2018, executed between said 02/11/2018, said Mr. Danny Fernandes and his wife, Mrs. Gracy Gracias as Vendors therein and **CASA LUXURY REALTY SEVEN LLP**, a Limited Liability Partnership, having its Registered Office at First Floor, Impression House, 42A, G.D. Ambekar Marg, Wadala (W), Mumbai,

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Maharashtra, India, with LLPIN No: AAN-0636, and Pan Card No.AANFC6967H, represented herein by its Designated Partner, **Mr. VISHAL SUBHEDAR** as Purchaser therein, said Vendors sold and transferred the said property to the Purchaser therein.

18. Said Deed of Sale dated 02/11/2018, stands registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa, under Registration No. BRZ-BK1-04776-2018, CD No. BRZD805, on 08/11/2018.

19. By virtue of said Deed of Sale dated 02/11/2018, said CASA LUXURY REALTY SEVEN LLP., became the exclusive and absolute owners of the said property.

20.I have examined the documents mentioned hereinabove in respective offices and found that there are no acts or encumbrances registered in any of the said offices, would adversely affect the title of the owner, **CASA LUXURY REALTY SEVEN LLP**, in respect of the said property.

LEGAL OPINION:-

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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, **CASA LUXURY REALTY SEVEN LLP**, 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. There are no tenants to the said property.
- e. There are no mundkars in the said property.
- f. No minor interest is involved in the said property.

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g. The said property falls in settlement zone.

Thanking you.

Yours truly,



(Mrs. M. N. Medhekar)

Advocate

MEERA MEDHEKAR
ADVOCATE & NOTARY
Pinto Chambers, M. B. Road,
Panaji - Goa
Cert Exp. Date 10/08/2020