

Galileo F. Teles
Advocate (High Court)

306, Gera Imperium
EDC Complex,
Patto Plaza,
Near Bus Stand,
Panaji, Goa
Mob: 9370538063
Phone No: 0832-2437063

Date: 20/11/2019

Ref No. Galileo/Gen/Non-Lit/827-A/2019/Out

ANNEXURE 'B'

Sir,

The undersigned has perused and scrutinized all the documents enlisted in paragraph 2 of Annexure 'A', the File pertaining to property admeasuring an area of 825.00 Sq. Mts, surveyed under Survey No. 361/1-A and property admeasuring an area of 1925 sq. mts surveyed under survey no. 361/2-A both of Marna Village, Siolim, Bardez - Goa, which is forming a part of larger property known as 'WADI AFRAMENT', situated in the Village of Marna, Siolim within the jurisdiction of Village Panchayat of Siolim-Marna, Taluka, Sub-District of Bardez, District North Goa, State of Goa. **Hereinafter referred to as said property no. 1 and said property no. 2 respectively.**

1. There exists a property known as "WADI AFRAMENT", also known as situated in the Village of Marna, Siolim within the jurisdiction of Village Panchayat of Siolim-Marna, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa which property is described in the Land Registration Office under No. 777 at page 383 of the Book B-2 (new) and enrolled in the Taluka Revenue Office under Matriz No. 100, which property bears Survey No. 361/1 -A and Survey No. 361/2-B, hereinafter be referred to as the '**Said**



Original Property No 1' and 'Said Original Property No. 2', respectively.

2. The Said Property No. 1 and 2 were formerly part of a larger property bearing Survey No. 361/1 and 361/2 respectively, situated at Village Siolim, Bardez Goa.
3. The Said Property No. 1 and 2, originally belonged to one Jose Maria Lobo, who sold it to Sifarosa Pereira alias Natalia Sinfarosa Pereira alias Siprosa Pereira and Diniz Arcanjo De Sousa alias Deniz de Souza alias Dionisio de Souza alias Deniz Souza vide a Deed of Sale dated 8/05/1922, duly recorded at page 11 v onwards- of Book No. 212, of Notary Mr. Joao Cupertino da Caridade Frias of Mapuca.
4. Upon the death of the said Sifarosa Pereira alias Natalia Sinfarosa Pereira alias Siprosa Pereira and her husband Diniz Arcanjo De Sousa alias Deniz de Souza alias Dionisio de Souza alias Deniz Souza, their children namely Paulina Carmelina Joaquina de Sousa and Rozario Pedro de Souza also known as Peter Rosario D'Souza inherited the Said Original Property No. 1 and Property No. 2.
5. Vide Deed of Cessation of Right of Estate, qualification and Declaration dated 10th April 1964, duly recorded at pages 93 onwards of Book No. 653 of the then Assistant of the Notary Office of Bardez, Mr. Camilo Manuel Antonio Henriques do Rozario e Souza, the Said Paulina Carmelina Joaquina de Souza along with her husband Aleixo Joaquim Sequeira relinquished their rights to the estate of their said deceased parents/parents -in- law, and the Said Rozario Pedro de Souza alias Peter Rosario D'souza along with his wife Albertina Teresa de



Souza alias Albertina Tereza Eufemiana D'Souza alias Albertina Eufemiana D'Souza, were declared the sole and universal heirs of the Estate including the Said Property No. 1 and Property No 2.

6. Said Rozario Pedro de Souza alias Peter Rozario D'souza died leaving behind, only his widow as his moiety holder and sole and universal heir, who, interalia, inherited the said Property No. 1 and 2.
7. Mrs. Albertina Eufemiana D'Souza, widow of Late Peter Rosario D'Souza, vide Deed of Sale dated 17th May 1990, duly registered at the Office of the Sub- Registrar, Bardez at Mapuca under No. 797, Book I Volume 98, dated 28th May 1991 sold the Said Property No. 1 and 2 to Mr. Elisa Fernandes and Joan Lilia Fernandes.
8. Thereafter the Mr. Elisa Fernandes and Joan Lilia Fernandes filed a suit for declaration, demarcation, Partition and Permanent Injunction before the Hon'ble Civil Judge Senior Division in Regular Civil Suit No. 64/1994/C against the Said Mrs. Albertina Eufemiana D'Souza and others, and by judgment, order and decree dated 4/8/1997, the Hon'ble civil Judge Senior Division was pleased to declare the Mr. Elisa Fernandes and Joan Lilia Fernandes herein as owners of the Said Property 1 and 2.
9. Mr. Elisa Fernandes and Joan Lilia Fernandes moved and application for partitioning the said original property in terms of Case No. 15/77/2006/part/Land duly filed in the Office of the Deputy Collector and Sub Divisional Officer Mapusa, the Said Property 1 and 2 were partitioned from the Said original Properties 1 and



2, (i.e. Survey No. 361/1 and 361 /2) and new Survey Number 361/1-A of an area 825 sq.mts and Survey No. 361/2-A of an area 1925 sq.mts was confirmed in case No. 15/77/2006/part/Land duly filed in the Office of the Deputy Collector and Sub Divisional Officer Mapusa.

10. Said Elisa Fernandes and Joan Lilia Fernandes on becoming the absolute owner of the Said Property No. 1 and No. 2 sold the same to Danik Dominic Daniels (Vendor herein) vide Deed of Sale dated 7th July 2008, duly registered at the Office of the Sub-Registrar, Bardez at Mapusa under registered No. 3722, at page no. 194 to 208, Book I Volume 2686, dated 15th July 2008.

11. In light of above, the said Danik Dominic Daniels became exclusive owner of the Said Property No. 1 and 2, hereinafter referred to as the **Said Properties.**

12. Mr. Danik Dominic Daniels is married, under the family laws of the Republic of India, (i.e. outside of the operation of the Family Laws of Goa) and he is not subject to any regime of Comunhao de bens or Communion of Assets.

13. Upon being the absolute owner of the Said Properties, said Danik Dominic Daniels sold the Said Properties to Realcon Residency LLP vide Deed of Sale dated 23/09/2019, duly registered before the Sub-Registrar of Bardez bearing Registration No. BRZ-1-3024-2019 of Book 1 Document dated 23/09/2019.

14. Pursuant to Sale Deed dated 23/09/2019, Realcon Residency LLP became the lawful owner of the Said



Properties and the name of Realcon Residency LLP is also reflecting in the Occupants Column of Form I & XIV with respect to the Said Properties.

15. In view of the above, I hereby certify that 'Realcon Residency LLP' is the owner of the Said Properties and hence there are no legal impediments for entering into any Agreement/Sale Deed with 'Realcon Residency LLP' by prospective purchasers.



Galileo F. Teles

GALILEO F. TELES
B.G.L., LL.B (HONS)
306, GERA'S IMPERIUM-1,
Patto Plaza, EDC Complex,
Panaji-Goa, 403 001