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Date: 29/4/2026

TITLE & SEARCH REPORT

This Title & Search Report is submitted at the request of **Prime Builders**, having office at Prime Corner, Mundvel, Vasco da Gama, Goa.

SUBJECT MATTER

The subject matter of this Title Report is a Plot of Land bearing No. 8 admeasuring 997 sq. mts situated at Village Dabolim, Mormugao Taluka, South Goa District surveyed under survey No. 1 sub division No. 1-Y of Village Dabolim, Taluka and Sub District of Mormugao Goa which plot is sub divided and separated from a larger property known as **UM TERRENO OITEIRAL** described hereinbelow in more detail. The said Plot No. 8 is separately described in the land Registration Office of Salcete under No. 44582 at folio 40 overleaf of Book B-116 New Series

The said Plot No. 8 is bounded as follows:-

East: by sub division road

West: by plot No. 7

North: by Plot No. 12

South: by sub division road

DESCRIPTION OF THE LARGER PROPERTY

The said Plot No. 8 (Lote No. 8) admeasuring 997 sq. mts situated in Village Dabolim, Mormugao Taluka is part of the larger property known as "**UM TERRENO OITEIRAL**" situated at Village Dabolim (erstwhile Sancoale), within the limits of Village Panchayat of Chicalim, Taluka of Mormugao, District of South Goa, State of Goa, described in the Land Registration Office of the 'Comarca' of Salcete under No. 24,972 of New Series and enrolled in the Matriz under No. 804 in the Taluka Revenue Office of Mormugao which larger property was surveyed under survey No. 1 sub division No. 1 of Village Dabolim with the following boundaries:-

East: by public road,

West: by property bearing survey No. 71/0 of Village Dabolim

North: by 8.00 mtrs wide road and

South: by property bearing survey No. 1/ 2 of Village Dabolim



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DERIVATION OF TITLE

- 1.1. The said larger property "**UM TERRENO OITEIRAL**" originally belonged to Fr. Francisco Antonio Camilo da Piedade Cruz of Chicalim, Village.
- 1.2. The said Fr. Francisco Antonio Camilo da Piedade Cruz sub divided the said property into 15 Lotes (Plots) designated under No. 1 to 15.
- 1.3. By Deed of Sale dated 22/10/1954 at pages 7 overleaf onwards of book of notes No. 976 the aforesaid Fr. Francisco Antonio Camilo Da Piedade Cruz sold the sub divided Plot No. 8 (Lote No. 8) admeasuring area of 997 sq. mts of the said property "**UM TERRENO OITEIRAL**" to Santana do Rosario represented by his attorney Francisco Antonio Xavier do Rosario.
- 1.4. By Inscription of Transfer effected in the office of Land Registrar of Comarca of Salcete, at folio 159 of Book G No. 57, the said Plot No. 8 is found inscribed in favor of Santana do Rosario married to Maria Ascenca Dias, which Plot No. 8 then came to be separately described under No. 44,582 at folio 40 overleaf of Book B No. 116 of New Series.
- 1.5. The aforesaid sub division of the property 15 Lotes (plots) designated under No. 1 to 15 by Fr. Francisco Antonio Camilo da Piedade Cruz was subsequently approved by the Mormugao Planning and Development Authority, Vasco da Gama, Goa vide Order No. MPDA/9-C/86-87/1407 dated 14/11/1986.
- 1.6. The said Santana do Rosario alias Sant. Anna Alias Santan do Rosario alias Santano do Rosario and his wife Maria Ascenca Dias alias Anunciacao Dias alias Maria Ascensa Dias were married under the regime of general communion of assets and thus became joint owners in possession of said Plot No. 8 (Lote no.8) admeasuring 997 sq. mts.
- 1.7. The said Santana do Rosario alias Sant. Anna expired on 25/5/1996 at Sanjeevani Hospital, Vasco and his wife Maria Ascenca Dias alias Anunciacao Dias had expired earlier on 1/10/1994 at Voddant, behind Goa Shipyard, Vasco da Gama leaving behind their four children as their sole and universal



heirs namely 1) Dominic John Baptist Rosario married to Fatima Perpetua Rosario alias Fatima Perpetua Lobo, 2) Mrs. Maria Balbina do Rosario married to Mr. Leo Norbert DMello, 3) Mrs. Martha Josephina do Rosario married to Antanasio Antao, 4) Ms. Maria Emerita do Rosario (spinster) and who were declared as the only successors vide Deed of Succession dated 11/3/2004 drawn before the Notary Public Ex-Officio of Salcete at pages 31 to 32 of Deed Book No.1460.

- 1.8. The said Plot thus jointly devolved upon the said legal heirs of Santana do Rosario alias Sant. Anna i.e. Dominic John Baptist Rosario married to 1) Fatima Perpetua Rosario alias Fatima Perpetua Lobo, 2) Mrs. Maria Balbina do Rosario married to Mr. Leo Norbert DMello, 3) Mrs. Martha Josephina do Rosario married to Antanasio Antao, 4) Ms. Maria Emerita do Rosario (spinster) in equal share.
- 1.9. By Gift Deed dated 31/8/2024 duly registered with the Sub Registrar of Mormugao under registration No. MOR-1-1803-2024 1)Dominic John Baptist Rosario along with his wife Fatima Perpetua Rosario alias Fatima Perpetua Lobo, 2) Ms. Maria Emerita do Rosario (spinster), 3) Mr. Leo Norbert DMello and 4) Mr. Atanasio Custodio Antao as Donors gifted the said Plot to 1) Mrs. Maria Balbina DMello alias Maria Balbina do Rosario and 2) Mrs. Martha Josephina Antao alias Martha Josephina Do Rosario alias Martha Antao.
- 1.10. However it was observed that in the said Deed of Gift dated 31/8/2024 by inadvertence the husband of the Donee of the Gift Deed Mrs. Maria Balbina DMello alias Maria Balbina Do Rosario by name Leo Norbert DMello and the husband of Donee Mrs. Martha Josephina Antao alias Martha Josephina Do Rosario alias Martha Antao by name Atanasio Custodio Antao were also joined as Donors when infact they ought to have been Donees with their respective spouses. Likewise the Donors Dominic John Baptist Rosario and his wife Fatima Perpetua Rosario alias Fatima Perpetua Lobo and Ms. Maria Emerita do Rosario had only half share in the said plot which should have been the share gifted by them by the said Deed of Gift dated 31/8/2024 to the Donees mentioned therein which fact also was inadvertently not mentioned in the said Deed of Gift. Hence the said Deed of Gift was duly rectified by a Deed of Rectification 30/9/2025 registered at No. MOR-1-2039-2025 with the Sub Registrar of Mormugao removing the aforesaid anomalies mentioned above. By the said Deed of Rectification,

the husband of the first Donee i.e. Leo Norbert DMello and the husband of the second Donee by name Atanasio Custodio Antao were transposed as Donees instead of Donors. Furthermore it was clarified that the remaining Donors were entitled to only half share in the said Plot which they gifted to the Donees including the transposed Donees. Consequently by reading the said Deed of Gift dated 31/8/2024 along with the Deed of Rectification dated 30/9/2025 it is now legally established that the Donors Dominic John Baptist Rosario along with his wife Fatima Perpetua Rosario alias Fatima Perpetua Lobo and Maria Emerita do Rosario gifted their half undivided share to Mrs. Maria Balbina DMello alias Maria Balbina Do Rosario and her husband Mr. Leo Norbert DMello alias Leo Norbert John DMello alias Norbert DMello and Mrs. Martha Josephina Antao alias Martha Josephina Do Rosario alias Martha Antao and her husband Mr. Atanasio Custodio Antao.

- 1.11. Thus with the said Deed of Gift dated 31/8/2024 duly registered with the Sub Registrar of Mormugao under Registration No. MOR-1-1803-2024 read with rectification dated 30/9/2025 duly registered with the Sub Registrar of Mormugao under registration No. MOR-1-2039-2025 the said plot of land bearing No. 8 surveyed under No. 1 sub division No. 1-Y is jointly vested in Maria Balbina DMello alias Maria Balbina Do Rosario and her husband Mr. Leo Norbert DMello alias Leo Norbert John DMello alias Norbert DMello and Mrs. Martha Josephina Antao alias Martha Josephina Do Rosario alias Martha Antao and her husband Mr. Atanasio Custodio Antao.
- 1.12. After the execution of the Gift Deed dated 31/8/2024, the Donees i.e. Maria Balbina do Rosario and Martha Josephina Antao approached the Inspector of Surveys and Land Records, of Vasco da Gama for separation and partition of said Plot No. 8 from rest of the property which the Inspector of Survey and Land Record allowed vide order dated 17/3/2025 in case No. PIMOR10-24-512 allocating separate survey No. 1 sub division No. 1-Y to the said Plot No. 8. Accordingly, the new survey Record of Rights in Form I & XIV is issued with said Maria Balbina do Rosario and Martha Josephina do Rosario as occupants thereof. In view of Deed of Rectification dated 30/9/2025, the said survey Records of Rights stand duly confirmed and do not require any changes.
- 1.13. Likewise in the in original Deed of Gift dated 31/8/2024 the southern and the eastern boundaries of the said Plot No. 8 which were wrongly mentioned were duly rectified by the said

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Deed of Rectification dated 30/9/2025 correcting both the said boundaries and accordingly the description of the said Plot No. 8 with corrected boundaries was given in Schedule II of the said Deed of Rectification.

- 1.14. By Deed of Sale dated 7/1/2026 duly registered with the sub registrar of Mormugao registered under No. MOR-1-47-2026 said Maria Balbina DMello alias Maria Balbina Do Rosario and her husband Mr. Leo Norbert DMello alias Leo Norbert John DMello alias Norbert DMello and Mrs. Martha Josephina Antao alias Martha Josephina Do Rosario alias Martha Antao and her husband Mr. Atanasio Custodio Antao sold the said plot to Prime Builders proprietary concern of Anthony Cedric Dias. Thus the title with respect to Plot No. 8 admeasuring an area of 997 sq. mts presently surveyed under survey No. 1/1-Y of Dabolim Village vest in Prime Builders proprietary concern of Anthony Cedric Dias whose title to the said plot is clear and marketable. The Deed of Sale dated 7/1/2026 is valid and can be legally acted upon.

ENCUMBRANCES IF ANY:

On carrying out a due search in the Office of Sub Registrar of Vasco da Gama and in the Land Registration Office of Salcete at Margao for the last 30 years as well as at other relevant Revenue Offices, I did not find any recorded encumbrances affecting or touching the said Plot No. 8 (Lote No. 8) surveyed under survey No. 1 sub division No. 1-Y or any part thereof. Therefore I find is that the said Plot No. 8 (Lote No. 8) is free from encumbrances.

DOCUMENTS EXAMINED

1. Copy of Deed of Sale dated 7/1/2026 duly registered with the sub registrar of Mormugao registered under No. MOR-1-47-2026.
2. Copy of Deed of Rectification dated 30/9/2025 duly registered with the sub registrar of Mormugao under No. MOR-1-2039-2025.
3. Copy of Gift Deed Dated 31/8/2024 duly registered with the Sub Registrar of Mormugao under registration No. MOR-1-1803-2024.

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4. Copy of Order No. MPDA/9-C/86-87/1407 dated 14/11/1986 from Mormugao Planning and Development Authority, Vasco da Gama, Goa
5. Copy of Deed of Sale dated 22/10/1954 at pages 7 overleaf onwards of book of notes No. 976.
6. Copy of Inscription of Transfer drawn before the Registrar of Comarca of Salcete, at folio 159 of Book G No. 57 along with described under No. 44,582 at folio 40 overleaf of Book B No. 116 of New Series
7. Copy of Deed of Succession dated 11/3/2004 drawn before the Notary Public Ex-Officio of Salcete at pages 31 to 32 of Deed Book No.1460
8. Copy of Form I & XIV of survey No. 1 of sub division No. 1-Y of Village Dabolim
9. Copy of order dated 17/3/2025 in case No. PIMOR10-24-512 of ISLR, Vasco da Gama, allocating separate survey No. 1 sub division No. 1-Y to the said Plot No. 8.
10. Copy of Nil Encumbrance Certificate.

OPINION:

Based on the above I certify that Prime Builders proprietary concern of Anthony Cedric Dias is entitled to the said Plot No. 8 bearing survey No. 1 sub division No. 1-Y of Village Dabolim, Taluka and Sub District of Mormugao, Goa as absolute owners thereof, all having equal right. I further certify that the title of the said owners is clear and marketable free from all encumbrances, liens and charges.



(Amey A. Shetye)