



Date:- 24/9/2020

TITLE REPORT

This Title Report is submitted at the request of **M/S SHANTILAL REAL ESTATE SERVICES**, having its office at Shop No. 11, Apna Bazar, 1st Floor, Vasco da Gama, Goa.

SUBJECT: The subject matter of this title Report in respect of the plot of land admeasuring 5983 sq. mts. forming part of the property known as "ASSOY" (aka Assoi) totally admeasuring an area of 14575 sq.mtrs bearing Survey No. 12/1 situated at Village Dabolim, Mormugao, Goa.

DESCRIPTION OF THE PROPERTY:

All that plot of land admeasuring 5983 sq. mts. being part and parcel of the property totally admeasuring an area of 14575 sq. mtrs surveyed under Survey No. 12/1 situated at Village Dabolim forming part of the larger property known as "ASSOY" (aka Assoi) along with the residential house situated at Dabolim within the limits of Village Panchayat of Chicalim (alias Sancoale Village), Taluka and registration of Sub District of Mormugao, District of South Goa, State of Goa, not described in the Land Registration Office of 'Comarca' of Salcete, surveyed in the records of rights of Village Dabolim under Survey No. 4/2, 9/1, 9/4, 12, 13/1, 13/4, 14 and 52/1.

The said larger property is bounded as under:

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On the North : By Assoichipaz of the Comunidade of Sancoale and the properties of Camilo Martins and Antonio Micael de Azaredo

On the South : By the railway line and Sebastiao da Costa Araujo.

On the East : By Assoichipaz of the Comunidade of Sancoale and the property of PrithiDass, Pomu Mahadeo Gaudo, Camilo Pereira, Manuel Piedade Sequeira, Antonio Micael de Azaredo, Antonio Mascarenhas, Pascoal Fernandes, Pedro Francisco Fernandes, Jose Rodrigues, Francisco Xavier Vaz, Jose Tavares Filipe Bernardo de Azaredo and 'Falencia' of Comunidade of Chicalim;

On the West : By the drain.

All that part and parcel of distinct plot identified as "ASSOY" (aka Assoi) admeasuring an area of 14575 sq.mtrs bearing Survey No. 12/1 situated at Village Dabolim is bounded as follows:-

On the North : By 15 mts. wide road and the property bearing survey no. 13/2.

On the South : By the property bearing survey no. 9/5.

On the East : By 15 mts. wide road.

On the West : By Chicalim/Dabolim Village Nullah.

All that plot of land admeasuring an area of 5983 sq. mts. forming part of the property known as "ASSOY" (aka Assoi) totally admeasuring an area of 14575 sq.mtrs surveyed under survey No. 12/1 situated at Village Dabolim is bounded as under:

On the East :by 15mtrs wide road.

On the West :by Chicalim/Dabolim Nullha and the village of Chicalim.

On the North :by 15mtrs wide road and Sy.no. 13/2 of Dabolim Village& remaining part of 12/1 of Dabolim Village.

On the South :by the property bearing Survey no. 9/5 of Dabolim Village.

LIST OF DOCUMENTS:-



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- i. Public Deed of Gift and Acceptance dated 2/3/1963 drawn before the Notary Babacier Menezes of Judicial Division of Mormugao along with its True English Translation.
- ii. Decree dated 15/10/1971 passed by the Court of Civil Judge Senior Division at Margao in Special Civil Suit No. 44/1969 with the Accord/Agreement dated 05/01/1971 executed at Margao before the Chamber of 1st Officio Tribunal (Court) of the 'Comarca' of Salcete (Civil Judge Senior Division) along with its true English Translation.
- iii. Judgment and Decree dated 09/10/2006 passed by the Court of Civil Judge Senior Division at Margao in Special Civil Suit No. 29/86/A.
- iv. Corrigendum to the Oder dated 9/10/2006 issued by the Court of Civil Judge Senior Division at Vasco da Gama.
- v. Report of Ex-Land Surveyor Shri. E. B. Pereira dated 09/01/2009 along with 8 Plans and 9 Cadastral Survey Plans.
- vi. Extracts of Regular Civil Appeal No. 427/2010/FTC-I filed before the Court of Additional District Judge Fast Track Court, Margao.
- vii. Terms of Settlement in Regular Civil Appeal No. 427/2010/FTC-I.
- viii. Consent Decree dated 17/09/2010 drawn by the Court of Additional District Judge Fast Track Court, Margao in Regular Civil Appeal No. 427/2010/FTC-I.
- ix. Succession drawn in the Civil Registry Office of Lisbon registered in the process no. 49995 from 2017 dated 26/9/2017.
- x. Succession came to be drawn in the Civil Registry Office of Lisbon registered in the process no. 35457 Set No. 3 from 2019 dated 22/10/2019.
- xi. Certificate of Registration dated 03/09/1999 of the Firm M/s Shantilal Real Estate Services.

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- xii. Reconstituted Deed of Partnership dated 18/08/2011.
- xiii. General Power of Attorney dated 15.11.2011 executed by Mr. Jorge Goncalo Barros Costa alias Jorge Gonsalo Barros Costa and Mrs. Rosa Maria Borges Pereira Barros Costa alias Rosa Maria Pereira Barros Costa and attested before the Embassy of India, Lisbon and adjudicated before the Addl. Collector of South Goa on 25.11.2011.
- xiv. General Power of Attorney dated 24.02.2012 executed by Ms. Maria Flavia Santana Fernandes De Barros Costa alias Maria Flavia De Barros Costa and attested before the Embassy of India, Lisbon and adjudicated before the Addl. Collector of South Goa on 13.03.2012.
- xv. General Power of Attorney dated 18.09.2019 executed by Mr. Ivo Filipe Barros Costa and attested before the Embassy of India, Lisbon and adjudicated before the Addl. Collector of South Goa on 11.10.2019.
- xvi. General Power of Attorney dated 18.09.2019 executed by Mr. Rui Jorge Barros Costa and attested before the Embassy of India, Lisbon and adjudicated before the Addl. Collector of South Goa on 11.10.2019.
- xvii. Power of Attorney dated 14.11.2011 executed by Ms. Maria Fatima Barros Costa and attested before the Embassy of India, Lisbon and adjudicated before the Addl. Collector of South Goa on 25.11.2011.
- xviii. General Power of Attorney dated 15.11.2011 executed by Ms. Carla Maria De Barros Costa Alias Carla Maria De Barros Costa e Peres Da Silva and attested before the High Commission of India, Maputo and adjudicated before the Addl. Collector of South Goa on 25.11.2011.
- xix. General Power of Attorney dated 14.11.2011 executed by Mr. Bernardino Goncalo Gomes Costa alias Mr. Bernardino Gonsalo Gomes E Costa and Ms. Nazare Lopes Costa alias Nazare Da Conceicao Lopes Costa



and attested before the Embassy of India, Lisbon and adjudicated before the Addl. Collector of South Goa on 25.11.2011.

- xx. General Power of Attorney dated 17.11.2011 executed by Mr. Manuel Da Fonseca e Costa and attested before the Embassy of India, Lisbon and adjudicated before the Addl. Collector of South Goa on 25.11.2011.
- xxi. General Power of Attorney dated 14.11.2011 executed by Mrs. Maria Helena Costa Gomes Borges alias Maria Helena Costa alias Maria Helena Da Costa and Mr. Antonio Jose Braga Borges and attested before the Embassy of India, Lisbon and adjudicated before the Addl. Collector of South Goa on 25.11.2011.
- xxii. General Power of Attorney dated 08.10.2011 executed by Ms. Andrea D'costa alias Andrea D'costa Pereira alias Andrea Lourdes Dcosta Pereira alias Andrea Lourdes Dcosta and attested before the notary Shreya Jadhav ,Chembur Mumbai.
- xxiii. General Power of Attorney dated 28.01.2020 executed by Mrs. Ana Claudia Marques Da Palma Barros Costa and attested before the Embassy of India, Lisbon and adjudicated before the Addl. Collector of South Goa on 11.02.2020.
- xxiv. Form I & XIV.
- xxv. Survey Plans.
- xxvi. Agreement for Sale dated 21st February 2020 registered before the office of Sub-Registrar of Mormugao under no. MOR-1-441-2020, Book:- 1 Document, date : 09/03/2020.
- xxvii. Deed of Sale dated 27th April 2020 registered before the office of Sub-Registrar of Mormugao under no. MOR-1-571-2020, Book:-1 Document, date : 15/05/2020 .



- xxviii. Conversion Sanad from the Office of The Collector , South Goa District dated 23.07.2020 having no. AC-II/MOR/SG/CONV/14/2020/8688.
- xxix. Development Permission From Mormugao Planning and Development Authority dated 25/08/2020 having Ref. No. MPDA/9-D-150/2020-21/413.
- xxx. Development Permission/Provisional NOC from Office Of The Village Panchayat Chicalim dated 03/09/2020 having Ref. No. VP/CHI/90/Provisional NOC/2020-21/727.
- xxxi. Approved Plans of sub division .

FLOW OF TITLE:

- A. That there exists a property known as “ASSOY” (aka Assoi) situated at Village Dabolim within the limits of Village Panchayat of Chicalim, Taluka and registration of Sub District of Mormugao, District of South Goa, State of Goa, not described in the Land Registration Office of ‘Comarca’ of Salcete, which shall hereinafter be referred to as the “said larger property”.
- B. That the said larger property was originally owned and possessed exclusively by Mr. Bernardino Teotonio Costa alias Bernardino Teotonio da Costa and his wife Mrs. Helena Floripes da Fonseca e Costa alias Helena Fonseca Costa.
- C. That said Mr. Bernardino Teotonio Costa alias Bernardino Teotonio da Costa expired on 29th April, 1958 leaving behind as his moiety holder said Mrs. Helena Floripes da Fonseca e Costa alias Helena Fonseca Costa and as his sole and universal heirs his following children namely:



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- I. Shri. Manuel Antonio Fonseca da Costa alias Manuel Constancio D'Fonseca e Costa married to Smt. Lizette Assuncao Gomes e Costa alias Liseta e Assuncao Gomes Costa alias Lizet De Assuncao Gomes.
- II. Francisco Antonio Trifonio da Costa married to Ana Alzira Barros da Costa alias Ana Alzira Ines De Diniz Barros Costa.
- III. Alice Fonseca Da Costa e Pereira alias Alicia de Fonseca e Costa married to Dr. Xavier Pereira.
- IV. Dr. Joaquim Filipe Frederico Barros Costa alias Joaquim Filipe Ferderica Barros da Costa, Divorcee
- V. Smt. Angela Lira da Costa Gomes married to Filomeno Santana Maria Gomes alias Filomeno de Fonseca.
- VI. Shri. Assis Adolfo da Costa alias Assiz Adolfo da Costa married to Smt. Selina Britto D'Costa alias Celina Brito.
- VII. Shri. Valente das Dores Costa alias Valent das Dores Costa married to Maria Olga Correia Costa alias Maria Olga Correia Neves Costa.
- VIII. Shri. Luis Fonseca Da Costa married to Albertina do Rosario Souza e Costa alias Albertina Rosario de Souza.
- IX. Ivo dos Milagres Costa married to Albertina Rebelo e Costa alias Albertina Eremita Josefa Rebelo e Costa.

D. That said Mrs. Helena Floripes da Fonseca e Costa alias Helena Fonseca Costa expired on 7th May, 1966 leaving behind a Deed of Gift and Acceptance dated 2/3/1963 drawn before the Notary Babacier Menezes of Judicial Division of Mormugao, by virtue of which said Mrs.



Helena Floripes da Fonseca e Costa alias Helena Fonseca Costa gifted her disposable share interalia in the said larger property to the extent of 1/3rd exclusively in favour of her son Mr. Luis Fonseca Da Costa.

- E. That after the death of said Mr. Bernardino Teotonio Costa alias Bernardino Teotonio da Costa and Mrs. Helena Floripes da Fonseca e Costa alias Helena Fonseca Costa, there surfaced a dispute among their heirs as regards the management and enjoyment interalia of the said larger property as a result of which a suit for Partition came to be instituted by some of the heirs namely Assiz Adolfo da Costa, Alice da Costa e Pereira and Albertina Eremita Josefa Rebelo e Costa (Plaintiffs) against Luis Fonseca Da Costa and Valente da Costa (Defendants) in the Court of Civil Judge Senior Division at Margao which came to be registered as a Special Civil Suit No. 44/1969.
- F. That in the said civil suit bearing Special Civil Suit No. 44/1969, all the heirs of late Mr. Bernardino Teotonio Costa alias Bernardino Teotonio da Costa and Mrs. Helena Floripes da Fonseca e Costa alias Helena Fonseca Costa decided to settle their disputes amicably and accordingly an Agreement dated 05/01/1971 came to be executed at Margao before the Chamber of 1st Officio Tribunal (Court) of the 'Comarca' of Salcete (Civil Judge Senior Division) with the intervention of all the heirs of late Mr. Bernardino Teotonio Costa alias Bernardino Teotonio da Costa and Mrs. Helena Floripes da Fonseca e Costa alias Helena Fonseca Costa which formed part of record of the trial court based on which the said Special Civil Suit No. 44/1969 came to be decreed and or disposed off.
- G. That in pursuance of the said understanding/Agreement dated 05/01/1971, duly recorded in the said Special Civil Suit No. 44/1969, the 1/3rd share interalia in the estate left

behind by late Mr. Bernardino Teotonio Costa alias Bernardino Teotonio da Costa and Mrs. Helena Floripes da Fonseca e Costa alias Helena Fonseca Costa which included the said larger property came to be allotted exclusively to said Luis Fonseca Da Costa and his wife Albertina do Rosario Souza e Costa and the balance $2/3^{\text{rd}}$ share of the said larger property came to be allotted jointly to other heirs of late Mr. Bernardino Teotonio Costa alias Bernardino Teotonio da Costa and Mrs. Helena Floripes da Fonseca e Costa alias Helena Fonseca Costa namely:

- a. Francisco Antonio Trifonio da Costa and his wife Ana Alzira Barros da Costa,
- b. Alice Fonseca Da Costa e Pereira alias Alicia de Fonseca e Costa widow of Dr. Xavier Pereira and their heirs namely Tolentino Pereira and his wife Cyntia Saldanha Pereira alias Synthia Saldanha, Paulo Viegas Pereira and his wife Maria da Lourdes Perera and Antonio Pereira,
- c. Dr. Joaquim Filipe Frederico Barros Costa alias Joaquim Filipe Ferderica Barros da Costa,
- d. The heirs of late Ivo dos Milagres Costa namely Felix Carlos MilagresRebelo e Costa, Philip EstevaoRebelo e Costa and Alvaro TeotonioRebelo e Costa,
- e. Assis Adolfo da Costa alias Assiz Adolfo da Costa and his wife Selina Britto Costa,
- f. Angela Lira da Costa Gomes and her husband Filomeno Santana Maria Gomes alias Filomeno de Fonseca and
- g. Valente das Dores Costa alias Valent das Dores Costa and his wife Maria Olga Correia Costa alias Maria Olga Correia Neves Costa.

H. That by virtue of the allotment and partition effected in the said suit, share of the said Mr. Luis Fonseca Da Costa came to be severed from the said larger property. The balance

share in the said larger property continued to be owned and possessed as an independent and distinct unit disannexed from the said larger property, by the remaining heirs of late Mr. Bernardino Teotonio Costa alias Bernardino Teotonio da Costa and Mrs. Helena Floripes da Fonseca e Costa alias Helena Fonseca in terms of the Decree dated 15/10/1971 passed by the Court of Civil Judge Senior Division at Margao.

- I. That somewhere in the year 1986, some of the heirs of late Mr. Bernardino Teotonio Costa alias Bernardino Teotonio da Costa and Mrs. Helena Floripes da Fonseca e Costa alias Helena Fonseca, a Civil suit came to be filed by Assis Adolfo da Costa alias Assiz Adolfo da Costa along with other heirs of late Mr. Bernardino Teotonio Costa alias Bernardino Teotonio da Costa and his wife late Mrs. Helena Floripes da Fonseca e Costa alias Helena Fonseca Costa in the Court of Civil Judge Senior Division at Vasco bearing Special Civil Suit No. 29/86/A interalia seeking partition of their share of the said larger property by metes and bounds. The Court of Civil Judge Senior Division at Vasco decreed the said civil suit vide Judgment and Decree dated 09/10/2006, by virtue of which their share came to be partitioned and allotted to the respective heirs of late Mr. Bernardino Teotonio Costa alias Bernardino Teotonio da Costa and his wife late Mrs. Helena Floripes da Fonseca e Costa alias Helena Fonseca Costa based on the Commissioner's report filed in the said suit.

- J. That being aggrieved by the Decree passed by the Court of Civil Judge Senior Division at Vasco in Special Civil Suit No. 29/86/A, an appeal came to be filed before the District Judge- I, FTC-I, South Goa, Margao which appeal came to be registered as a Regular Civil Appeal No. 427/2010/FTC-I and subsequently, upon the death of the respective children of late Mr. Bernardino Teotonio Costa alias



Bernardino Teotonio da Costa and his wife late Mrs. Helena Floripes da Fonseca e Costa alias Helena Fonseca Costa, their respective heirs came to be duly added as parties to the Regular Civil Appeal No. 427/2010/FTC-I as set out herein below:

- I. That said Shri. Manuel Constancio D'Fonseca e Costa expired leaving behind as his moiety holder Smt. Liseta e Assumcao Gomes Costa alias Lizet De Assumsao Gomes and as sole and universal heirs following children namely:
 - a. Bernardino Gonsalo Gomes e Costa alias Bernardino Goncalo Gomes Costa married to Nazare da Conceicao Lopes Costa alias Nazare da Conceicao Lopes Costa.
 - b. Maria Helena Costa e Borges alias Maria Helena da Costa married to Antonio Braga Borges alias Antonio Jose Braga Borges.
 - c. Manule Fonseca de Costa alias Manuel da Fonseca e Costa.

- II. That said Francisco Antonio Trifonio da Costa expired leaving behind as his moiety holder Ana Alzira Barros da Costa alias Ana Alzira Ines De Diniz Barros Costa and as sole and universal heirs following children namely :-
 - a. Rui Manuel de Barros Costa married Maria Flavia de Barros Costa
 - b. Jorge Gonsalo Barros Costa married to Rosa Maria Pereira Barros Costa.

- III. That said Alice Fonseca Da Costa e Pereira alias Alicia de Fonseca e Costa and her husband Dr. Xavier Pereira expired leaving behind as sole and universal heirs following children namely:-
 - a. Tolentino Pereira married to Cyntia Saldanha Pereira.
 - b. Paulo Viegas Pereira married to Maria da Lourdes Perera.
 - c. Antonio Pereira
 - i. That said Paulo Viegas Pereira expired leaving behind as his moiety holder his wife Maria da

Lourdes Perera and as sole and universal heirs following children namely:-

- a. Xavier Pereira married to Abizal Providencia Pereira
- b. Malvina Pereira alias Malvina Viegua Pereira married to Wilfred Fernandes
- c. Sunil Pereira

IV. That said Dr. Joaquim Filipe Frederico Barros Costa alias Joaquim Filipe Ferderica Barros da Costa expired in the status of Divorcee leaving behind as his sole and universal heirs following children namely:-

- a. Smt. Maria Fatima Barros Costa.
- b. Smt. Carla Maria de Barros Costa e Peres da Silva alias Carla Maria de Barros.

V. That said Filomeno Santana Maria Gomes alias Filomeno de Fonseca expired leaving behind as his moiety holder his wife Smt. Angela Lira da Costa Gomes and as sole and universal heirs following children namely:-

- a. Maria Helena Costa Gomes who expired in the status of spinster.
- b. Ruth de Costa Gomes married to Luis Filipe Vital Lopes Machado.
 - i. That said Ruth de Costa Gomes expired leaving behind as her moiety holder Luis Filipe Vital Lopes Machado and as sole and universal heirs following children namely :-
 - a. Ms. Iva Gomes alias Eva Gomes alias Iva Claudia Gomes Machado
 - b. Mr. Rui Filipe Gomes alias Rui Filipe Alias Rui Filipe Gomes Machado.



VI. That said Shri. Assis Adolfo da Costa alias Assiz Adolfo da Costa and his wife Smt. Selina Britto D'Costa alias Celina Brito expired leaving behind as their sole and universal heirs the following children namely:-

- a. Smt. Andrea D'costa Pereira and
- b. Shri. Bernard Lynn Dcosta alias Bernado Costa alias BernadoD'costa alias Bernard Linn D'costa.

VII. That said Shri. Valente das Dores Costa alias Valent das Dores Costa and his wife Maria Olga Correia Costa alias Maria Olga Correia Neves Costa expired leaving behind as sole and universal heirs following children namely:-

- a. Shri. Luis Manuel Neves Costa.
- b. Smt. Maria Mauela Neves Costa Vicente Guerra married to Shri. Jose Rui Rocha Vicente Guerra.

VIII. That said Ivo dos Milagres Costa expired leaving behind as moiety holder his wife Albertina Rebelo e Costa alias Albertina Eremita Josefa Rebelo e Costa who also expired subsequently leaving behind as their sole and universal heirs following children namely:-

- a. Felix Carlos MilagresRebelo e Costa married to Smt. Maria Souza Costa
- b. Philip Estevao (Estevam) Rebelo e Costa married to Fernandes e Costa alias Susana Fernandes Costa.
- c. Alvaro TeotonioRebelo e Costa married to Avita Barreto e Costa

K. That the afore referred persons are the sole surviving heirs of late Mr. Bernardino Teotonio Costa alias Bernardino

Teotonio da Costa and his wife late Mrs. Helena Floripes da Fonseca e Costa alias Helena Fonseca Costa, who acquired right interalia to said property which constitute the said larger property which fact came to be confirmed in a declaration on Oath made by Mr. Joaquim Filipe Frederico Barros Costa alias Joaquim Filipe Ferderica Barros da Costa i.e., the Cabeça de Casal, on 20/11/1996 in the Inventory Proceedings No. 28/1996/A instituted before the Court of Civil Judge Senior Division at Vasco da Gama.

- L. Though the property bearing Survey No. 12/1 of Village Dabolim is not listed in the said Inventory Proceedings No. 28/1996/A, reference in respect of the inheritance to the estate of late Mr. Bernardino Teotonio Costa alias Bernardino Teotonio da Costa and his wife late Mrs. Helena Floripes da Fonseca e Costa alias Helena Fonseca Costa is taken from the said Inventory Proceedings No. 28/1996/A in order to ascertain the title of the said property bearing Survey No. 12/1 of Village Dabolim,.
- M. That in the said appeal i.e., Regular Civil Appeal No. 427/2010/FTC-I, all the afore referred heirs decided to settle their disputes amicably and arrived at settlement by virtue of which all the parties unanimously agreed to partition their share, and the plans came to be drawn wherein their respective shares came to be earmarked.
- N. That in terms of the plans drawn and filed in the said proceedings, the Terms of Settlement came to be filed in the said Regular Civil Appeal No. 427/2010/FTC-I and accordingly a Consent Decree dated 17/09/2010 came to be drawn by the Court of Additional District Judge Fast Track Court, Margao wherein interalia, the said property came to be partitioned amongst the heirs, and in terms of the said partition, the said property bearing Survey No. 12/1 came

to be partitioned and allotted amongst the following heirs in the manner herein below stipulated:-

I. MS. ANDREA D'COSTA alias ANDREA D'COSTA PEREIRA alias ANDREA LOURDES DCOSTA PEREIRA alias ANDREA LOURDES DCOSTA came to be allotted the following portion of the said property namely:

- a. Plot No. P-7 admeasuring 1569 sq. mts. along with the house bearing no. 133, water well and a cross surveyed under Survey No. 12 or 12/1.

II. MR. JORGE GONCALO BARROS COSTA; MS. ROSA MARIA BORGES PEREIRA BARROS COSTA alias ROSA MARIA BORGES PEREIRA BARROS COSTA; MS. FLAVIA DE BARROS COSTA alias MARIA FLAVIA SANTANA FERNANDES DE BARROS COSTA and MR. RUI MANUEL DE BARROS COSTA (now deceased) came to be allotted the following portion of the said property namely:

- a. Plot No. P-5 admeasuring 3466 sq. mts. and Plot No. P-6 admeasuring 2287 sq. mts. surveyed under Survey No. 12 or 12/1.

III. MS. MARIA FATIMA BARROS COSTA and MS. CARLA MARIA DE BARROS COSTA e PERES DA SILVA alias CARLA MARIA DE BARROS COSTA came to be allotted the following portion of the said property namely:

- a. Plot No. P-3a admeasuring 3286 sq. mts. surveyed under Survey No. 12 or 12/1.

IV. MRS. LIZETTE ASSUNCAO GOMES E COSTA alias LISETA E ASSUMCAO GOMES COSTA alias

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LIZET DE ASSUMSAO GOMES(now deceased),
MR. BERNARDINO GONSALO GOMES E COSTA
alias BERNARDINO GONCALO GOMES COSTA;
MS. NAZARE DA CONCEICAO LOPES COSTA
alias NAZARE DA CONCEICAO LOPES COSTA;
MR. MANULE FONSECA DE COSTA alias
MANUEL DA FONSECA E COSTA; MRS. MARIA
HELENA COSTA E BORGES alias MARIA
HELENA DA COSTA and MR. ANTONIO BRAGA
BORGES alias ANTONIO JOSE BRAGA BORGES
came to be allotted the following portion of the said
property namely:

- a. Plot No. P-4 admeasuring 3877 sq. mts.
surveyed under Survey No. 12 or 12/1.

O. That said Smt. Lizette Assuncao Gomes e Costa alias
Liseta e Assumcao Gomes Costa alias Lizet De
AssumsaoGomesexpired on 10/4/2017 expired in the status
of widow of late Manuel Antonio Fonseca da Costa alias
Manuel ConstancioD'Fonseca e Costa and upon her Death
a Succession came to be drawn in the Civil Registry Office
of Lisbon registered in the process no. 49995 from 2017
dated 26/9/2017 wherein it came to be declared that said
Smt. Lizette Assuncao Gomes e Costa alias Liseta e
AssumcaoGomes Costa alias Lizet De Assumsao Gomes
expired leaving behind as sole and universal heirs the
following children:

- a. Bernardino Gonsalo Gomes e Costa alias
Bernardino Goncalo Gomes Costa married to
Nazare da Conceicao Lopes Costa alias Nazare
da Conceicao Lopes Costa.
- b. Maria Helena Costa e Borges alias Maria Helena
da Costa married to Antonio Braga Borges alias
Antonio Jose Braga Borges.
- c. Manule Fonseca de Costa alias Manuel da
Fonseca e Costa.

P. That said Mr. Rui Manuel De Barros Costa expired on 05/9/2019 upon his death a Succession came to be drawn in the Civil Registry Office of Lisbon registered in the process no. 35457 Set No. 3 from 2019 dated 22/10/2019 wherein it came to be declared that said Mr. Rui Manuel De Barros Costa expired leaving behind as his moiety holder his widow Maria Flavia Santana Fernanes de Barros Costa and as sole and universal heirs the following children namely:

- a. Mr. Rui Jorge Barros Costa married to Ana Claudia Marques da Palma Barros Costa.
- b. Mr. Ivo Filipe Barros Costa.

Q. that the afore referred owners namely Mr. Jorge Goncalo Barros Costa alias Jorge Gonsalo Barros Costa, Mrs. Rosa Maria Borges Pereira Barros Costa alias Rosa Maria Pereira Barros Costa, Ms. Maria Flavia Santana Fernandes De Barros Costa alias Maria Flavia De Barros Costa, Mr. Ivo Filipe Barros Costa, Mr. Rui Jorge Barros Costa, Ms. Maria Fatima Barros Costa, Ms. Carla Maria De Barros Costa alias Carla Maria De Barros Costa e Peres Da Silva, Mr. Bernardino Goncalo Gomes Costa alias Mr. Bernardino Gonsalo Gomes E Costa and Ms. Nazare Lopes Costa alias Nazare Da Conceicao Lopes Costa, Mr. Manuel Da Fonseca e Costa, Mrs. Maria Helena Costa Gomes Borges alias Maria Helena Costa alias Maria Helena Da Costa and Mr. Antonio Jose Braga Borges, except for Ms. Andrea D'costa alias Andrea D'costa Pereira alias Andrea Lourdes Dcosta Pereira alias Andrea Lourdes Dcostawho came to be allotted a plot namely Plot No. P-7 admeasuring 1569 sq. mts. of the said property bearing Survey No. 12/1 of Village Dabolim, decided to dispose off their respective plots allotted to them as such they negotiated to sell their respective plots identified in terms of the Consent Decree dated 17/09/2010 namely Plot No. P-5 admeasuring 3466 sq. mts., Plot No. P-6 admeasuring 2287 sq. mts., Plot No.

P-3a admeasuring 3286 sq. mts. and Plot No. P-4 admeasuring 3877 sq. mts. to M/s Shantilal Real Estate Services.

- R. Considering the fact that though in terms of the Consent Decree dated 17/09/2010, plots came to be allotted to the respective owners, no physical division by metes and bounds, took place between the said owners namely Mr. Jorge Goncalo Barros Costa alias Jorge Gonsalo Barros Costa, Mrs. Rosa Maria Borges Pereira Barros Costa alias Rosa Maria Pereira Barros Costa, Ms. Maria Flavia Santana Fernandes De Barros Costa alias Maria Flavia De Barros Costa, Mr. Ivo Filipe Barros Costa, Mr. Rui Jorge Barros Costa, Ms. Maria Fatima Barros Costa, Ms. Carla Maria De Barros Costa alias Carla Maria De Barros Costa e Peres Da Silva, Mr. Bernardino Goncalo Gomes Costa alias Mr. Bernardino Gonsalo Gomes E Costa and Ms. Nazare Lopes Costa alias Nazare Da Conceicao Lopes Costa, Mr. Manuel Da Fonseca e Costa, Mrs. Maria Helena Costa Gomes Borges alias Maria Helena Costa alias Maria Helena Da Costa and Mr. Antonio Jose Braga Borges, as such entire Survey No. 12/1 of Village Dabolim continued to remain as one unit in the Survey records.
- S. That the afore referred owners namely said Mr. Jorge Goncalo Barros Costa alias Jorge Gonsalo Barros Costa, Mrs. Rosa Maria Borges Pereira Barros Costa alias Rosa Maria Pereira Barros Costa, Ms. Maria Flavia Santana Fernandes De Barros Costa alias Maria Flavia De Barros Costa, Mr. Ivo Filipe Barros Costa, Mr. Rui Jorge Barros Costa, Ms. Maria Fatima Barros Costa, Ms. Carla Maria De Barros Costa alias Carla Maria De Barros Costa E Peres Da Silva, Mr. Bernardino Goncalo Gomes Costa alias Mr. Bernardino Gonsalo Gomes E Costa, Ms. Nazare Lopes Costa alias Nazare Da Conceicao Lopes Costa, Mr. Manuel Da Fonseca E Costa, Mrs. Maria Helena Costa Gomes

Borges alias Maria Helena Costa alias Maria Helena Da Costa, Mr. Antonio Jose Braga Borges agreed to sell and or transfer the part and parcel of the said property admeasuring 14575sq. mts. to the extent of 5983 sq. mts. surveyed under Survey No. 12/1 of Dabolim Village with the intervention of Ms. Andrea D'costa Alias Andrea D'costa Pereira alias Andrea Lourdes Dcosta Pereira alias Andrea Lourdes Dcosta & Mrs. Ana Claudia Marques Da Palma Barros Costa to M/s Shantilal Real Estate Services vide Agreement for Sale dated 21st February 2020 duly registered before the office of Sub-Registrar of Mormugao under no. MOR-1-441-2020, Book:- 1 Document, dated 09/03/2020 and by a Deed of Sale dated 27th April 2020 registered before the office of Sub-Registrar of Mormugao under no. MOR-1-571-2020, Book:-1 Document, dated 15/05/2020 the afore referred owners with the with the intervention of Ms. Andrea D'costa Alias Andrea D'costa Pereira alias Andrea Lourdes Dcosta Pereira alias Andrea Lourdes Dcosta & Mrs. Ana Claudia Marques Da Palma Barros Costa sold and or transferred the property 5983 sq. mts. surveyed under Survey No. 12/1 of Dabolim Village to M/s Shantilal Real Estate Services. In the said Deed of Sale dated 27/4/2020, said Mrs. Ana Claudia Marques Da Palma Barros Costa is added as a Confirming Party by way of abundant caution as the said Mrs. Ana Claudia Marques Da Palma Barros Costa is married to Mr. Rui Jorge Barros Costa under the regime of *Comunhao de adquiridos* by virtue of which said Mrs. Ana Claudia Marques Da Palma Barros Costa do not acquire any right, title and interest to the estate of said Mr. Rui Jorge Barros Costa.

T. That said M/sShantilal Real Estate Services is a partnership firm registered under the Indian Partnership Act, 1932, having their registered office at Shop No. 11, Apna Bazar, 1st Floor, Vasco da Gama, Goa comprising of the partners



Adv. AMEYA A. SHETYE
ADVOCATE

Matquiedes Bldg., 1st Floor,

Fr. Joseph Vaz Road,

Vasco-da-Gama, GOA-403802

namely Shri. Hemant Shantilal Cholera and Shri. Ashwin Shantilal Cholera.

U. That said M/s Shantilal Real Estate Services has acquired absolute right, title and interest to the said property admeasuring 5983 sq. mts. surveyed under Survey No. 12/1 of Dabolim Village by virtue of Deed of Sale dated 27/4/2020.

V. That said M/s. Shantilal Real Estate Services, with an intention to develop the said property admeasuring 5983 sq. mts. surveyed under Survey No. 12/1 of Dabolim Village by sub-dividing the same into various sub-plots, has obtained the following permissions and or licenses from the competent authorities namely:

- i. Conversion Sanad from the Office of The Collector , South Goa District dated 23.07.2020 having no. AC-II/MOR/SG/CONV/14/2020/8688.
- ii. Development Permission From Mormugao Planning and Development Authority dated 25/08/2020 having Ref. No. MPDA/9-D-150/2020-21/413.
- iii. Development Permission/Provisional NOC from Office of the Village Panchayat Chicalim dated 03/09/2020 having Ref. No. VP/CHI/90/Provisional NOC/2020-21/727.

1. OPINION:

On perusal of the documents referred to above, I certify that the title of M/s Shantilal Real Estate Services concerning the said plot of land admeasuring an area of 5983 sq. mts. surveyed under Survey No. 12/1 of Village Dabolim is clear, and marketable by virtue of Deed of Sale

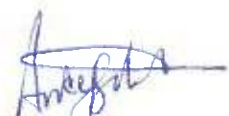


Adv. AMEYA A. SHETYE
ADVOCATE
Melquiades Bldg., 1st Floor,
Fr. Joseph Vaz Road,
Vasco-da-Gama, GOA-403802

dated 27th April 2020 registered before the office of Sub-Registrar of Mormugao under no. MOR-1-571-2020, Book:-1 Document, date : 15/05/2020. The said Deed of Sale dated 27/4/2020 is valid and can be legally acted upon.

Place: Vasco Da Gama

Date: 24/9/2020


(Adv. Amey Shetye)

Adv. AMEYA A. SHETYE
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