

Aires Pinto Furtado

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ADVOCATES

1

FONTAINHAS
PANJIM GOA.

Ph. No.: Off.: 2423190

/ / 20 ____

Dated: 22/3/2025

OPINION ON TITLE

This opinion on title is given at the request of K2 Constructions, a partnership firm with office at Campal, Panaji, Goa, with respect to the property bearing survey No. 172/2 of Verna Village, Salcete Taluka.

The said property is a distinct and separate plot of land admeasuring 1925 sq.mts independently surveyed under survey No. 172/2 of Verna Village Salcete Taluka, Goa, being part and parcel of the larger property known as MUGRUPOIM, situated at ward Mugrupoim at Verna village within the jurisdiction of the Gram Panchayat of Verna Taluka of Salcete, District of South Goa, and State of Goa, not registered in the Land Registration office but enrolled in the Taluka Revenue Office of Matriz No. 629 and plot is bounded as follows:

On the North: By Road Bamborda Mogru Poim.

On the South: By Dry Nallah.

On the East: By the property surveyed under survey No. 172/3 said plot

On the West: By the property surveyed under survey No. 172/1 said plot.

The said property is registered in the Matriz in the Taluka Revenue Office of Salcete under No. 629 in favour of Rosario Sebastiao Rebelo. This inscription is made prior to 1961 i.e. before the liberation of Goa which took place on 19th December 1961. The Matriz Certificate, by itself is not a document of title but it establishes that possession has been with Rosario Sebastiao Rebelo prior to liberation of Goa.

By a deed of sale dated 18/1/1994 registered under No. 629 at Book No. I Vol. 353 on 9/2/1994 before the Sub-Registrar of Salcete at Margao, the said property was sold to Mrs. Edviges Rodrigues e Fernandes and her husband Francis John Fernandes.

From the said deed of sale it can be gathered that Rosario Sebastiao Rebello and his wife Deodita Martins were the parents of the vendor Manuel Rebello. And in the form I and XIV it is seen that the name of Manuel Fernandes was appearing in the Form I and XIV.

Ever since 18/1/1994, the said property was in possession and in ownership of Edviges Rodrigues e Fernandes and her husband Francis John Fernandes and the form I and XIV has been mutated to the name of Edviges Rodrigues Fernandes.

Thereafter on 12/4/2007, the said Edviges Rodrigues e Fernandes and her husband Francis John Fernandes sold the said property to Mr. Savio Azaredo by the deed of sale dated 12/4/2007 of Book No. I Vol. 2423 at pages 177 to 197.

From the year 1994 to the year 2007 more than 12 years had passed and this passage of 12 years of possession by the said Edviges Rodrigues e Fernandes and Francis John Fernandes in the capacity of owners has cured all or any defects which many have existed in the titles and thus title stands perfected.

Mr. Savio Azaredo married Mrs Pamela Mary Fernandes on 12-09-1998 without any ante-nuptial agreement.

Accordingly, Mr. Savio Azaredo and his wife acquired full and perfect title to the same and they were in possession of the same since 2007.

Thereafter the said Savio Azaredo and his wife sold the said property to Keziah Maria Aurora Rego and Kish Anthony Francisco Cosme Da Santana Rego, partners of K2 Construction and Developers by deed of sale dated 21/6/2024 registered under Book No. 1 Registration Number MGO-1-3246-2024 on 26/6/2024 before the Sub-Registrar of Margao, Salcete, Goa.

As per the Nil and Encumbrance certificate No. NEC/2/2025/567 issued by the the Sub-Registrar of Salcete, it can be seen that there are no encumbrances on the same.

Documents inspected:

1. Survey plan

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4

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2. Forms I and XIV

3. Matriz Certificate

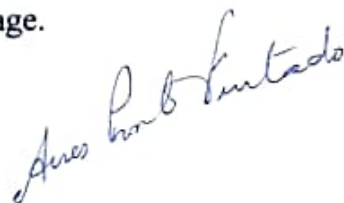
4. Deed of sale dated 18/1/1994 registered under No. 629 at Book No. I Vol. 353 on 9/2/1994 before the Sub-Registrar of Salcete at Margao.

5. Deed of sale dated 12/4/2007 of Book No. I Vol. 2423 at pages 177 to 197.

6. Deed of sale dated 21/6/2024 registered under Book No. 1 Registration Number MGO-1-3246-2024 on 26/6/2024 before the Sub-Registrar of Margao, Salcete, Goa.

7. Nil Encumbrance Certificate.

I am therefore of the opinion that Keziah Maria Aurora Rego and Kish Anthony Francisco Cosme Da Santana Rego, partners of K2 Construction and Developers have a clear and marketable title to the said property described above bearing survey No. 172/2 of Verna Village.



(Adv. Aires Pinto Furtado)