



ADV. GAURI SARVANKAR LLB. (HONS)

Office No. 4, Ground Floor, Swastik Apts, Next To Porvorim Sports Club,
B. B. Borkar Road, Porvorim Bardez Goa- 403521
E-mail: g.sarvankar@gmail.com Ph. + 91 - 7798601164

05/11/2025

**SUB: TITLE REPORT AND LEGAL OPINION AT THE
REQUEST OF KESHAVA KIYAAN REALTY LLP,
OFFICE AT PORVORIM, BARDEZ, GOA.**

PRESENT OWNERS: Mr. PETER DOMINIC D'SILVA
ALIAS PETER DSLIVA ALIAS PETER DOMINIC
DSLIVA AND Mrs. BENCY RODRIGUES ALIAS BENCY
D'SILVA.

JOINT VENTURE RIGHT HOLDER: KESHAVA
KIYAAN REALTY LLP.

I. DESCRIPTION OF THE PROPERTIES:

PROPERTY No.1

ALL THAT property admeasuring 668 sq. mts., surveyed under survey No. 106/9-A of village Salvador do Mundo, situated within the jurisdiction of the village Panchayat of Salvador do Mundo, Taluka and Sub-District of Bardez, District North Goa, State of Goa, not found described in the Land Registration Office but recorded in the Taluka Revenue office of Bardez under Matriz No. 450 and is bounded as under:

On the East: By property bearing survey No.106/10-A and partly by property bearing survey No.106/10;

On the West: By property bearing survey No.106/8;



On the North: By property bearing survey No.106/9 and;

On the South: By road.

PROPERTY No.2

ALL THAT property admeasuring 486 sq. mts., surveyed under survey No. 106/10-A of village Salvador do Mundo, situated within the jurisdiction of the village Panchayat of Salvador do Mundo, Taluka and Sub-District of Bardez, District North Goa, State of Goa, found described in the Land Registration Office of this Judicial Division under number 17536 at Book-46 (New) and recorded in the Taluka Revenue office of Bardez under Matriz No. 449 and is bounded as under:

On the East: By the property bearing survey No.106/11;

On the West: By the property bearing survey No.106/9-A;

On the North: By the property bearing survey No.106/10 and;

On the South: By road.

(Property admeasuring 668 sq. mts., surveyed under survey No. 106/9-A of village Salvador do Mundo, shall hereinafter be referred to as the **"SAID PROPERTY No.1"** and property admeasuring 486 sq. mts., surveyed under survey No. 106/10-A of village Salvador do Mundo, shall hereinafter be referred to as the **"SAID PROPERTY No.2"**)



(Said Property No.1 and Said Property No.2 shall hereinafter jointly be referred to as the "**SAID PROPERTIES**")

II. DOCUMENTS:

Documents Examined for said property No.1 (Photocopies only.)

1. Manual Form I and XIV in respect of property bearing survey No. 106/9 of village Salvador do Mundo, Bardez, Goa.
2. Form IX in respect of property bearing survey No. 106/9 of village Salvador do Mundo, Bardez, Goa.
3. **Inventory Proceedings No.43/1991/A**, filed in the Court of Civil Judge Senior Division of Ilhas at Panaji-Goa.
4. **Conversion Sanad** dated 27/04/2001 issued by the Office of the Deputy Collector & S.D.O, Mapusa sub-division, Mapusa, Goa.
5. **Deed of Sale dated 31/05/2002**, duly registered before the sub-registrar of Ilhas under No.1348, at pages 450 to 469, Book No.I, Vol No.1083 dated 03/06/2002.
6. Partition Order dated 28/10/2004 passed in Case No.15/243/2003/Part/Land filed before the Dy. Collector Bardez II, Sub-division at Mapusa, Bardez-Goa.



7. Manual Form I and XIV in respect of property bearing survey No. 106/9-A of village Salvador do Mundo, Bardez, Goa.

8. **Zoning Information** bearing Ref. No. TPBZ/ZON/20206/SDM/TCP-2025/5610 dated 17/06/2025 issued by the Office of the Senior Town Planner, Town & Country Planning Dept., North Goa district office, Mapusa, Bardez, Goa.

9. **Nil Encumbrance Certificate** bearing certificate No. NEC/9/2024/3572 dated 12/12/2024 issued by the Office of the Civil cum Sub-Registrar of Bardez, Goa.

10. Computerized Form I and XIV in respect of Survey No. **106/9-A of village** Salvador do Mundo, Bardez, Goa.

Documents Examined for said property No.2
(Photocopies only.)

11. **Description No.17536** of Book-46 (N) along with English translation.

12. **Inscription No.11469** along with English translation.

13. **Will dated 17/02/1968**, drawn in the office notary of Ilhas, book No.28 at pages 76 onwards.

14. **Deed of Sale dated 04/06/1975**, duly registered before the sub-registrar of Bardez under No.456 at pages 369 to 373 of Book 1, Vl. 91 dated 26/06/1975.



15. Manual Form I and XIV in respect of property bearing survey No. 106/10 of village Salvador do Mundo, Bardez, Goa.

16. Form IX in respect of property bearing survey No. 106/10 of village Salvador do Mundo, Bardez, Goa.

17. **Conversion Sanad** dated 07/02/2001 for Survey No.106/10 of village Salvador do Mundo issued by the Office of the Deputy Collector & S.D.O, Mapusa sub-division, Mapusa, Goa.

18. **Deed of Sale dated 06/01/2004**, duly registered before the sub-registrar of Bardez under No.18, at pages 132 to 145, Book No.I, Vol No.1081 dated 08/01/2004.

19. Partition Order dated 31/01/2005 passed in Case No.15/463/2003/Part/Land filed before the Dy. Collector & S.D.O. Mapusa, Sub-division at Mapusa, Bardez-Goa.

20. **Deed of Sale dated 23/10/2009**, duly registered before the sub-registrar of Bardez under No.2090, at pages 154 to 164, Book No. I, Vol No.2876 dated 27/10/2009.

21. Computerized Form I and XIV in respect of Survey No. **106/10-A of village** Salvador do Mundo, Bardez, Goa.

22. **Zoning Information** bearing Ref. No. TPBZ/ZON/20205/SDM/TCP-2025/5612, dated 17/06/2025 issued by the Office of the Senior Town Planner, Town & Country Planning Dept., North Goa district office, Mapusa, Bardez, Goa.



23. **Nil Encumbrance Certificate** bearing certificate No. NEC/9/2024/3574 dated 12/12/2024, issued by the Office of the Civil cum Sub-Registrar of Bardez, Goa.

Joint Venture Development Agreement for said property No.1 and said Property No.2

24. **Agreement for Joint Venture Development dated 30/06/2025**, duly registered before the sub-registrar of Bardez under No.BRZ-1-3456-2025, Book 1 Document dated 30/06/2025.

III. TITLE REPORT:

I have carefully examined the documents mentioned herein above in para II n respect of the **SAID PROPERTY NO.1** and from the same it transpires as follows:

The larger property No.1 totally admeasuring 1625 sq. mts originally belonged to Crisanto Manuel Robertino Facho and his wife Olivia Rita de Sequeira Facho.

Note: Although the name of Crisanto Manuel Robertino Facho has not been recorded on the Manual Form I and XIV but the name of his son has been recorded on the Manual Form I and XIV of survey No.106/9 of village Salvador so Mundo, Bardez, Goa under mutation number 142.

Further it reveals on the Inventory Proceedings No. **43/1991/A**, that said Bismark Crisanto de Sequeira e



Facho, is one of the son of Crisanto Manuel Robertino Facho and Olivia Rita de Sequeira Facho.

As per Order dated 10/02/1994, passed in **Inventory Proceedings No.43/1991/A**, filed in the Court of Civil Judge Senior Division of Ilhas at Panaji-Goa, initiated by said Bismark Crisanto de Sequeira e Facho upon the death of his parents late Crisanto Manuel Robertino Facho and his wife Olivia Rita de Sequeira Facho, it is revealed that Crisanto Manuel Robertino Facho expired on 31/12/1964 and his wife Olivia Rita de Sequeira Facho expired on 06/07/1977, leaving behind following children as legal heirs:

- i. Angelo Francisco Benjamin de Sequeira e Facho married to Zelia Fernandes e Facho.
- ii. Carmo Pedro de Sequeira e Facho married to Angelica Palha e Facho.
- iii. Sertorio de Sequeira e Facho, bachelor.
- iv. Bismark Crisanto de Sequeira e Facho married to Dores Berta Facho.
- v. Rosalina Facho e Pinto, married to Justiniano Rosa Pinto.

Vide Deed of Relinquishment dated 28/10/1991, said Angelo Francisco B de Sequeira e Facho and his wife Zelia Fernandes e Facho relinquished their rights to the inheritance of the estate left by their parents and parents-in-law. Said Carmo Pedro de Sequeira e Facho and his wife Angelica Palha e Facho and Sertoria Sequeira e Facho relinquished their rights to the inheritance of the estate left by their parents and parents-in-law.

(Copy of the same has not been furnished but the mention of the same is on the Inventory proceedings No. 43/1991/A)



That upon the death of Justiniano Rosa Pinto who expired on 13/04/1990, his legal heirs namely; Zuzette de Souza and her husband Elric de Souza, Sarita Carvalho and her husband Cadric Carvalho, Joseph Pinto-Bacheor, Jerry Pinto-bachelor and Sandra Pinto-spinster relinquished their rights to the inheritance of their grandfather/grandmother and father.

(Copy of the same has not been furnished but the mention of the same is on the Inventory proceedings No. 43/1991/A)

That the property bearing survey No. 106/8 and 9 and survey No.95/8 listed under Item No.2 was taken in auction by Bismark Crisanto de Sequeira e Facho and the same was confirmed vide Order dated 10/02/1994.

Office of the Deputy Collector & S.D.O, Mapusa subdivision, Mapusa issued **Conversion Sanad** dated 27/04/2001 for Survey No.106/8(part) for area admeasuring 479 sq. mts & 106/9(part) admeasuring 668 sq. mts totally to 1147 sq. mts of village Salvador do Mundo, Bardez for residential purpose.

The name of Bismarco Crisanto Facho reflects on **Manual Form I and XIV** of survey No.106/9 of village Salvador so Mundo, Bardez, Goa.

Vide Deed of Sale dated 31/05/2002, duly registered before the sub-registrar of Ilhas under No.1348, at pages 450 to 469, Book No.I, Vol No.1083 dated 03/06/2002, said Bismark Crisanto de Sequeira Facho alias Bismarco Crisanto Facho and his wife Doris Berta Facho sold a portion being Plot No.1 admeasuring 668 sq. mts situated in the said property No.1 bearing survey No.106/9 to Peter Dominic D'silva and his wife Bency D'silva.



That said Peter Domnic D Silva and Bency D Silva mutated their names on Form I and XIV against mutation entry No. 4644 and subsequently partitioned an area admeasuring 668 sq. mts filed under Case No.15/243/2003/Part/Land before the Dy.Collector Bardez II, Sub-division at Mapusa, Bardez-Goa and obtained a separate sub-division bearing survey No.106/9-A of village Salvador do Mundo, Bardez, Goa which was confirmed vide Order dated 28/10/2004.

The name of Peter Domnic D'silva and Bency D'silva reflects on **Manual Form I and XIV** as well as on the computerized Form I and XIV of survey No.106/9-A of village Salvador so Mundo, Bardez, Goa.

Office of the Senior Town Planner, Town & Country Planning Dept., North Goa district office, Mapusa, Bardez, Goa issued **Zoning Information** bearing Ref. No. TPBZ/ZON/20206/SDM/TCP-2025/5610 dated 17/06/2025, states that the property bearing survey No. 106/9-A of village Salvador do Mundo admeasuring 668 sq. mts falls in "Settlement Zone" (VP-2) with permissible 60 FAR.

Office of the Civil cum Sub-Registrar of Bardez issued **Nil Encumbrance Certificate** bearing certificate No. NEC/9/2024/3572 dated 12/12/2024, which states that there are no encroachment in property bearing survey No. 106/9-A of village Salvador do Mundo admeasuring 668 sq. mts from 01/01/2023 to 05/12/2024.



Property No.2

I have carefully examined the documents mentioned herein above in para II in respect of the **SAID PROPERTY NO.2** and from the same it transpires as follows:

As per Inscription No.11469, the larger property No.2 described under **Description No.17536** of Book-46 (N) is inscribed in favour of Preciosa de Sa, widow of Joao Antonio Menezes having gifted by her parents Diogo Batista de Sa and his wife Ana Felicia Soares with reservation of life interest during their lifetime vide Public Deed dated 09/07/1935 drawn by notary of judicial division of Bardez Pinto de Menezes in book No.416 at pages 89 reverse to 92.

Vide **Will dated 17/02/1968**, drawn in the office notary of Ilhas, book No.28 at pages 76 onwards, Caetano D'sa in the status of bachelor bequeathed all his immovable properties in favour of Felix de Sa.

Vide **Deed of Sale dated 04/06/1975**, duly registered before the sub-registrar of Bardez under No.456 at pages 369 to 373 of Book 1, Vl. 91 dated 26/06/1975, Felix de Sa and his wife Rosy de Sa sold the said larger property No.2 to Doris Berta Rodrigues e Facho.

The name of Doris Borta Rodrigues e Facho reflects on **Manual Form I and XIV** of survey No.106/10 of village Salvador do Mundo, Bardez, Goa.

Vide **Deed of Sale dated 06/01/2004**, duly registered before the sub-registrar of Bardez under No.18, at pages 132 to 145, Book No.I, Vol No.1081 dated 08/01/2004, Doris Berta Rodrigues e Facho and her



husband Bismark Crisanto Facho sold a portion being Plot-A adm.486 sq. mts out of the said larger property No.2 adm.1800 sq. mts to Joaquim Rodrigues and Rosy Doroty Terezita Fernandes e Rodrigues.

The name of Joaquim Rodrigues, Rosy Doroty Terezita Fernandes e Rodrigues and Lizanne da Cunha reflects on **Manual Form I and XIV** of survey No.106/10 of village Salvador do Mundo after deleting the names of Felix D'sa and Doris Borta Rodrigues e Facho.

Office of the Deputy Collector & S.D.O, Mapusa sub-division, Mapusa issued **Conversion Sanad** dated 07/02/2001 for Survey No.106/10 of village Salvador do Mundo, Bardez admeasuring 486 sq. mts for residential/commercial purpose.

That said an area adm. 486 sq. mts was **partitioned** under Case No.15/463/2003/Part/Land filed before the Dy. Collector & S.D.O. Mapusa, Sub-division at Mapusa, Bardez-Goa and obtained a separate sub-division bearing survey No.106/10-A of village Salvador so Mundo, Bardez Goa vide Order dated 31/01/2005.

Vide **Deed of Sale dated 23/10/2009**, duly registered before the sub-registrar of Bardez under No.2090, at pages 154 to 164, Book No.I, Vol No.2876 dated 27/10/2009, Mr. Joaquim Rodrigues and his wife Mrs. Rosy Doroty Terezita Rodrigues sold the said property No.2 being Plot A adm.486 sq. mts to Bency D'silva.

Although there is no document furnished to prove the relation between said Preciosa de Sa and Caetano D'sa and further considering said Caetano D'sa was in



possession of the said larger property No.2 and there has been no objection or claim from any third party for the transfer of rights in favour of said Felix de Sa. So also mutation has been recorded in the name of said Felix de Sa and the same records have not been challenged. It may be presumed that as per Article 529 of the Portuguese Civil Code, 1867, when the possession of immovable property has lasted 30 years, prescription shall operate regardless of bad faith or lack of title. The said Provision of law essentially means that the principle of prescription shall be in favour of the occupant even if the same has been occupied in absence of a legal title document. Applying the same principle to the said Property, the records disclose that the said Caetano D'sa, Felix de Sa, Doris Berta Rodrigues e Facho, Joaquim Rodrigues and Rosy Doroty Terezita Fernandes e Rodrigues have been in peaceful possession, after each transaction of deed of the said property since 1968 till 2004 and the subsequent by transfer of property vide Deed of Sale dated 23/10/2009, confirms the continuance of the possession of present owner i.e. Bency D'silva.

That said Bency Dsilva mutated her name on Form I and XIV of survey No. 106/10-A of village Salvador do Mundo against mutation entry No. 49858.

Office of the Senior Town Planner, Town & Country Planning Dept., North Goa district office, Mapusa, Bardez, Goa issued **Zoning Information** bearing Ref. No. TPBZ/ZON/20205/SDM/TCP-2025/5612 dated 17/06/2025, states that the property bearing survey No. 106/10-A of village Salvador do Mundo admeasuring 486 sq. mts falls in "Settlement Zone" (VP-2) with permissible 60 FAR.



Office of the Civil cum Sub-Registrar of Bardez issued **Nil Encumbrance Certificate** bearing certificate No. NEC/9/2024/3574 dated 12/12/2024, which states that there are no encroachment in property bearing survey No. 106/10-A of village Salvador do Mundo admeasuring 486 sq. mts from 01/01/2023 to 05/12/2024.

Said Peter Dominic D'silva alias Peter Dsliva alias Peter Dominic Dsliva and his wife Bency Rodrigues alias Bency D'silva entered into development agreement vide **Agreement for Joint Venture Development dated 30/06/2025**, duly registered before the sub-registrar of Bardez under No.BRZ-1-3456-2025, Book 1 Document dated 30/06/2025 with Keshava Kiyaan Realty LLP, represented through its partner Dinesh Suresh Dhanwani alias Dhanwani Dinesh Suresh to develop the properties bearing survey No.106/9-A admeasuring 668 sq. mts and survey No.106/10-A admeasuring 486 sq. mts.

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, which would adversely affect the title of Mr. Peter Dominic D'silva alias Peter Dsliva alias Peter Dominic Dsliva and Mrs. Bency Rodrigues alias Bency D'silva in respect of the SAID PROPERTIES.

LEGAL OPINION:

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 to the SAID PROPERTIES are clean, clear and marketable, and free



from any registered encumbrances, charges, liens and/or attachments of any kind whatsoever.

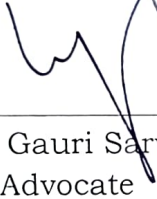
b. That the provisions of the urban land Ceiling Act are not applicable to the State of Goa.

c. That there are no acquisition and requisition proceedings pending in respect of the SAID PROPERTIES.

Thanking you.

Yours truly,





(Mrs. Gauri Sarvankar)
Advocate