

Shri. Siddesh G. Goltekar.

B.COM. L.L.B.



Office. Phoenix Plaza Building, Office no. C-11, Ground Floor, Faira Alto,
Mapusa, Bardez Goa. 403507.

Mob: 9890492065/ 8329539715, Email: siddheshgoltekar@rediffmail.com.

LEGAL OPINION

This Legal Opinion is prepared at the request of Mr. Gauttam Sabharwal, s/o Col J.C Sabharwal, r/o J-185, Saket, New Delhi, Director of MS. SABH INFRASTRUCTURE LTD and SABHARWAL PROPERTIES INDUSTRIES PRIVATE LTD and I have verified the below mentioned documents furnished to me by Mr. Gauttam Sabharwal, with respect to property bearing survey no. 442/5 and property bearing survey no. 466/14, situated at Village Calangute Bardez Goa and I endorse my following observation.

LIST OF DOCUMENTS FURNISHED OF THE PROPERTIES.

- (i) Photo copies of translation from Portuguese language to English language of the Registo de Agrimensor of the property no. 3348.
- (ii) Photo copies of translation from Portuguese language to English language of the Proceedings of Demarcation of the property bearing survey no. 3348.
- (iii) Photo copy of the Old Cadastral Survey plan no. 3348 of village Calangute Bardez Goa.
- (iv) Correspondence Certificate dated 06/09/2021 issued by the Superintendent of Survey and Land Records at Panaji under no. 9(02)-131/DSLRL-2021/2731 (Original)
- (v) Photo copies of Records and proceedings of Inventory Proceeding no. 113/2013/A initiated before the Court of the Civil Judge Senior Division "A" Court at Mapusa Goa.

- (vi) Photo copies of the Deed of Sale dated 20/6/2017 bearing Book-1 Document, Registration number BRZ-BK1-04043-2017, CD Number BRZD790 on date 3/10/2017. Registered before the Sub-Registrar of Bardez at Mapusa, of the property bearing survey no. 442/5 of Village Calangute Bardez Goa.
- (vii) Photo copies of the Deed of Sale dated 12/6/2018 bearing Book-1 Document, Registration number BRZ-BK1-02669-2018, CD Number BRZD799 on date 14/6/2018. Registered before the Sub-Registrar of Bardez at Mapusa, of the property bearing survey no. 466/14 of Village Calangute Bardez Goa.
- (viii) Computerize copy of Form I & XIV of the property bearing survey no. 442/5 and 466/14 of village Calangute Bardez Goa.
- (ix) Nil Encumbrance Certificate of the property bearing survey no. 442/5 and 466/14 of village Calangute Bardez Goa. dated. 12/7/2021. (Original)

SCHEDULE OF THE PROPERTIES

1) All that property known as "DONGARPUR" surveyed under survey no. 442/5 of village Calangute, admeasuring 725 sq. mts surveyed as a part of a larger property in the old cadastral survey under cadastral no. 3348, not found registered in the Land Registration Office of Bardez, nor found enrolled in the Taluka Revenue Office of Bardez, situated in the village of Calangute, within the limits of village Panchayat of Calangute, Taluka and Sub District of Bardez, District of North Goa, State of Goa and which property is presently bounded as under:

NORTH: By property bearing survey no. 466/14

SOUTH: By property bearing survey no. 446/6 and Public Road

EAST: By property bearing survey no. 442/6

WEST: By property bearing survey no. 442/4

herein after referred to as the SAID PROPERTY NO.1



2) All that property known as "DONGARPUR" surveyed under survey no. 466/14 of village Calangute, admeasuring 375 sq. mts surveyed as a part of a larger property in the old cadastral survey under cadastral no. 3348, not found registered in the Land Registration Office of Bardez, nor found enrolled in the Taluka Revenue Office of Bardez, situated in the village of Calangute, within the limits of village Panchayat of Calangute, Taluka and Sub District of Bardez, District of North Goa, State of Goa and which property is presently bounded as under:

NORTH: By property bearing survey no. 466/13 and 465/1

SOUTH: By property bearing survey no. 442/5

EAST: By property bearing survey no. 466/3

WEST: By property bearing survey no. 466/4

herein after referred to as the SAID PROPERTY NO.2

the above mentioned SAID PROPERTY No. 1 and 2 shall be together hereinafter referred to as the SAID PROPERTIES

DETAIL ANALYSIS OF DOCUMENTS RELIED OF THE PROPERTY

- (i) Photo copies of translation from Portuguese language to English language of the Registo de Agrimensor of the property no. 3348:-

The Registo de Agrimensor is with respect to the property no. 3348 of village Calangute Bardez Goa and the said properties were owned and occupied by Mr. Caetano Cordo, son of Aleixo Santan Caridade Cordo and of Amelia Florentina de Souza. The copy of Registo de Agrimensor is issued by the Directorate of Settlement and Land Records Panaji Goa.



(ii) Photo copies of translation from Portuguese language to English language of the Proceedings of Demarcation of the property bearing survey no. 3348:-

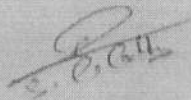
The Proceedings of Demarcation of the property bearing survey no. 3348 was conducted on 2/5/1935. It is mentioned in the said Proceedings of Demarcation that the said properties belonged to Caetano Cordo and in the said proceedings Caetano Cordo was represented by his wife Margarida de Souza e Cordo. The demarcation of the property boundaries was conducted as per the property plan bearing no. 3348. The copy of Proceedings of Demarcation is issued by the Directorate of Settlement and Land Records Panaji Goa.

(iii) Photo copy of the Old Cadastral Survey plan no. 3348 of village Calangute Bardez Goa:-

The Old Cadastral Survey plan no. 3348 of village Calangute Bardez Goa, confirms the property number 3348 mentioned in the Registo de Agrimensor and in the said Proceedings of Demarcation which reflects the name of Caetano Cordo being the owner of the said properties. The Old Cadastral Survey plan is issued by the Directorate of Settlement and Land Records Panaji Goa.

(iv) Correspondence Certificate dated 06/09/2021 issued by the Superintendent of Survey And Land Records at Panaji under no. 9(02)-131/DSLRL-2021/2731 (Original)

The Correspondence Certificate which is issued by the Superintendent of Survey and Land Records at Panaji certifies that the property bearing old cadastral no. 3348 of village Calangute Bardez Goa corresponds to the said properties and that the property bearing old cadastral no. 3348 of village Calangute Bardez Goa and the properties presently bearing survey nos. 442/5 and 466/14 of village Calangute Bardez Goa are one and the same.



(v) Photo copies of Inventory Proceeding no. 113/2013/A initiated before the Court of the Civil Judge Senior Division "A" Court at Mapusa Goa

From the records and proceedings of the above mentioned inventory proceedings it can be seen that the Said Properties which have been listed in the Description of Assets under Item no. I and II respectively belonged to the estate of late Caetano Cordo alias Caitano Cordo alias Cajetan Cordo and his wife Margarida Cordo alias Margarida Curdo alias Margarida Cardero alias Margarida Cordero, who both expired on 15/06/1955 and 17/09/1997 respectively, leaving behind as their sole and universal heir Mr. Floriano Rumaldo Cordo married to Mrs. Hazel Simplicia D' Souza e Cordo to succeed their estate and which inventory proceedings have been finalized by virtue of the Orders dated 06/04/2013 passed by the Hon'ble Ad Hoc Addl. Civil Judge Senior Division "A" Court at Mapusa Bardez Goa.

(vi) Photo copies of the Deed of Sale dated 20/6/2017 bearing Book-1 Document, Registration number BRZ-BK1-04043-2017, CD Number BRZD790 on date 3/10/2017. Registered before the Sub-Registrar of Bardez at Mapusa, of the property bearing survey no. 442/5 of Village Calangute Bardez Goa.

I have verified the above mentioned Deed of Sale and it can be seen that the Said Property no. 1 was sold by Mr. Floriano Rumaldo Cordo being the Vendor no. 1 along with his wife Mrs. Hazel Simplicia D' Souza e Cordo being the vendor no. 2 as the absolute owners of the same to MS. SABH INFRASTRUCTURE LTD and SABHARWAL PROPERTIES INDUSTRIES PRIVATE LTD.

(vii) Photo copies of the Deed of Sale dated 12/6/2018 bearing Book-1 Document, Registration number BRZ-BK1-02669-2018, CD Number BRZD799 on date 14/6/2018. Registered before the Sub-Registrar of Bardez at Mapusa, of the property bearing survey no. 466/14 of Village Calangute Bardez Goa.



I have verified the above mentioned Deed of Sale and it can be seen that the Said Property no. 2 was sold by Mr. Floriano Rumaldo Cordo being the Vendor no. 1 along with his wife Mrs. Hazel Simplicia D' Souza e Cordo being the vendor no. 2 as the absolute owners of the same to MS. SABH INFRASTRUCTURE LTD and SABHARWAL PROPERTIES INDUSTRIES PRIVATE LTD.

(viii) Form I & XIV of the property bearing survey no. 442/5 and 466/14 of village Calangute Bardez Goa:-

I have verified the Form I & XIV of the said properties and it is seen that the name of MS. SABH INFRASTRUCTURE LTD and SABHARWAL PROPERTIES INDUSTRIES PRIVATE LTD is figuring in the occupants column respectively and the Tenants Column and Other Rights column is empty.

(ix) Nil Encumbrance Certificate of the property bearing survey no. 442/5 and 466/14 of village Calangute Bardez Goa..

I have verified the Nil Encumbrance Certificate of the Property bearing survey no. 442/5 and 466/14 of village Calangute dated 12/07/2021 and it is seen that the necessary searches have been made in Book I for encumbrances affecting the said properties and that on such search no encumbrances affecting the said properties have been found.

Flow of Title :-


The said Properties belonged to the estate of late Caetano Cordo alias Caitano Cordo alias Cajetan Cordo who was married to Margarida Cordo alias Margarida Curdo alias Margarida Cardero alias Margarida Cordero and who both expired on 15/06/1955 and 17/09/1997 respectively leaving behind as their sole and universal heir Mr. Floriano Rumaldo Cordo married to Mrs. Hazel Simplicia D' Souza e Cordo to succeed their estate and who in turns sold the Said Properties to MS. SABH INFRASTRUCTURE LTD and SABHARWAL PROPERTIES INDUSTRIES PRIVATE LTD who have therefore become the sole and absolute owners in possession of the Said Properties and have in themselves a clear and marketable title



LEGAL OPINION :- It is seen that the property bearing survey no. 442/5, admeasuring an area of 725 sq.mts. is purchased by MS. SABH INFRASTRUCTURE LTD and SABHARWAL PROPERTIES INDUSTRIES PRIVATE LTD, wide Deed of Sale dated 20/6/2017 bearing Book-1 Document, Registration number BRZ-BK1-04043-2017, CD Number BRZD790 on date 3/10/2017. Registered before the Sub-Registrar of Bardez at Mapusa and property bearing survey no. 466/14 admeasuring 375 sq.mts. situated at village village Calangute, is purchased by MS. SABH INFRASTRUCTURE LTD and SABHARWAL PROPERTIES INDUSTRIES PRIVATE LTD, wide Deed of Sale dated 12/6/2018 bearing Book-1 Document, Registration number BRZ-BK1-02669-2018, CD Number BRZD799 on date 14/6/2018. Registered before the Sub-Registrar of Bardez at Mapusa and by way of mutation the name of MS. SABH INFRASTRUCTURE LTD and SABHARWAL PROPERTIES INDUSTRIES PRIVATE LTD is figuring in the occupants column of Form I & XIV of the said property respectively and as such MS. SABH INFRASTRUCTURE LTD and SABHARWAL PROPERTIES INDUSTRIES PRIVATE LTD have become the absolute owners in possession of the said properties and as such their title over the said property is established.

Date: 14/9/2021

Siddesh Goltekar
ADVOCATE B.Com., LL.B.
Reg. No. MAH/5748/2009
Off: Phoenix Plaza Building,
Feira Alto Shcp No. 11,
Ground Floor, MAPUSA, GOA-403 587
Mob.: 9896493065


Siddesh G. Goltekar
ADVOCATE