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Dated:- 11/02/2021

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TO WHOMSOEVER IT MAY CONCERN

This LEGAL OPINION is prepared at the request of Mr. Mahesh Narvekar, who has placed in my hands the necessary documents for my scrutiny. This OPINION is given by apparent tenor of the documents placed before me for my scrutiny.

OPINION

I. DESCRIPTION OF THE PROPERTY:-

ALL THAT Immovable Property known as "PAUSACHEM BATULEM" OR "LOBANCHEM BATTI" OR "MOLLOY" OR "PAUSACHEM BATTACHI XIR" OR XIR OF PAUSACHEM BATTI, together with the small structure, situated at Assonora, within the Village Panchayat of Assonora, Taluka and Registration Sub-District of Bardez, North Goa, State of Goa, which is described in the land Registration Office of Bardez under No. 27760 at page 133V of Book B 71 and inscribed in the same office under No. 20706 at page 67 of Book G27, surveyed in the Revenue Survey of Assonora under survey No. 87/5, admeasuring 5625 sq. mts. under the denomination of "AWCHIT WADO", bounded as follows:-

East:- By the property bearing S. No. 87/6.

West:- By the property bearing S. No. 87/4.

North:-By the property bearing S. No. 88/1.

South:- By Public road.

II. DOCUMENTS RELIED:-

- (a) Records of Description and Inscription.
- (b) Deed of Sale dated 6/9/1924.
- (c) Survey Form No.III of Index of Land.
- (d) Survey Form No. IX.
- (e) Survey Form I and XIV (Manual).
- (f) Survey Form I and XIV (Computerized).
- (g) Death Certificate of Emidia Abranches.
- (h) Affidavit dated 30/9/2020 of Claude Abranches.
- (i) Judgement and Decree dated 13/2/2019 passed in Regular Civil Suit No. 90/2016/C.
- (j) Deed of Succession dated 14/11/1990.
- (k) Zoning Certificate dated 14/3/2019 from Town and Country Planning Department.
- (l) Deed of Succession dated 25/11/2020.

III. TRACING OF TITLE:-

1. That the property (1/6th of the property which constitutes half of Northern side) is described in the Land Registration Office under No.

27760 at page 133V of B71 and inscribed in favour of Tunico Xavier Abranches married to Eugracia Anna Maria de Souza, under Inscription No. 20706 at page 67 of the Book G27, having purchased the same from Josefa Pascoael Mendes under Sale Deed dated 6/9/1924, recorded in Book No. 331 of then Notary Pinto de Menezes.

2. I have seen Survey Form I and XIV (Manual) and name of Tunik Abrany is there and later on the name is bracketed and further name of Apollonarios Abranches and Maria Emidia Abranches. In the Other Rights Column there was a name of Ramchandra Sawant. The same was deleted as mentioned hereafter.

3. Survey Form III of Index of Lands which exercise was taken in late sixties and name of Tunik Abrany is appearing as occupant in the survey records.

4. That Survey Form IX shows the name of Tunik Abrany appearing in Occupant's Column.

5. That a Deed of Succession was drawn on 14/11/1990 before the Sub-Registrar Ex-Officio Notary Judicial Division Mapusa, on the death of Apolinario Abranches declaring Maria Emidia Abranches as the half sharer and moiety holder and legal heirs Shri. Adrian Philip T. Abranches married to Chew Luddawon Abranches and Claudio Custodio Abranches married to Matilda Abranches.

6. I have seen Death Certificate of Emidia Abranches which shows that she died on 04/01/2004 and her husband is shown as Apollo Abranches. Obviously her legal heirs are the same as indicated in the Succession Deed dated 14/11/1990.

7. There is an Affidavit dated 30/9/2020 of Claudio Abranches, son of Apollonarius Abranches alias Apollo Abranches and Maria Emidia Abranches stating that his mother Maria Emidia Abranches was also known by two names i.e Maria Emidia Abranches and Mary Felicidade Abranches and they pertain to one and the same person.

8. There is Judgement and Decree dated 13/2/2019 from the Civil Court in Regular Civil suit No. 90/2016/C wherein the Court ordered legal heirs of Ramchandra Sawant not to interfere in the said property belonging to Claudio Abranches and also held that the entry of Ramchandra Sawant in the Other Rights Column is erroneous entry

9. That another Deed of Succession was drawn on 25/11/2020 before Sub-Registrar Ex-Officio Notary Judicial Division Canacona on the death of Matilda Abranches declaring Claudio Custodio Abranches as moiety holder and sole and universal heir only daughter Stacy Abranches alias Charmine Abranches alias Stacy.

10. I have perused Survey Form I and XIV (Computerized) and names of Stacy Abranches, Claudio Custodio Abranches, Adrian Philip Tiberius Abranches and Chew Luddawon Abranches are appearing in

Occupant's Column, fulfilling requirement of law, laid down in Land Revenue Code, applicable to the State of Goa.

11. Zoning Certificate dated 14/3/2019 issued by Dy. Town Planner, Town and Country Planning Department shows that the property falls in "Settlement Zone".

CERIFICATE

I Certify Title with possession of Adrian Philip Tiberius Abranches and his wife Chew Luddawon Abranches, Claudio Custodio Abranches, widower in status and Stacy Abranches, unmarried in status to the Property described above is CLEAN,, CLEAR AND MARKETABLE.

Mr. Mahesh Narvekar can proceed to purchase the property . He shall derive Marketable title on execution and registration of Sale Deed.

Yours faithfully,
SATISH J. RAO
ADVOCATE HIGH COURT
GOA
(Satish J. Rao)