



SHRI SHANKER P. CHODANKAR OFFICE: D-209, 2nd floor, Rijim Plaz
ADVOCATE Morod Mapusa Bardez-Goa.

Ref. no.

Date:- 24/06/2022

LEGAL OPINION ON TITLE

This Legal Opinion on Title is prepared at the instance of **MRS. DEEPAKSHI LALIT VERMA**, resident of A 50, East Uttam Nagar, New Delhi 59, in respect of the property described in the **Schedule-I** written below and this Opinion is prepared strictly on the basis of the photo copies of the below mentioned documents produced before me for verification and information provided in respect to the Said Property described in **Schedule-I** written below and in the following manner;

SCHEDULE-I

All that property known as "Jacinto De Araujo" situated as Nerul Village, Bardez, Taluka, Goa and described in the land Registration Office of Sub District, Ilhas, under No. 20107 at Folio 166V of Book B 53 new and bearing Matriz no. 401 bearing Old Cadastral Survey No. 834 and surveyed under new Survey No. 15/2A of Village Nerul Bardez Goa admeasuring 2780 sq. mts. and is bounded as under:-


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To the East:- By the property bearing survey No. 15/3, (property of Maria Cristina Alvares of Parra);

To the West:- By the Road and Comunidade of Nerul (Velvet);

To the North:- By the survey no. 18/1, 10, 4, 5, 6, 2 and of Comunidade of Nerul.

This property described in Schedule I herein above shall hereinafter referred to as "**SAID PROPERTY**".

LIST OF DOCUMENTS:-

1. Inscription Certificate bearing no.20342 of book F-31 and Description certificate no. 20107.
2. Gift Deed dated 18/11/1948.
3. Sale Deed dated 14/3/1980, bearing registration no. 324 at pages 52 to 59 Book-I, Volume 152, dated 19/9/1980.
4. Deed of Succession dated 27/4/2017
5. Deed of Sale dated 10th September 2018, registered in Book-1 Document, Registration Number BRZ-BK1-03029-2018, CD Number BRZD800 dated 10-07-2018 at the Sub-Registrar Bardez.

6. Form I and XIV of the property bearing Survey No. 15/2A of Village Nerul, Bardez Goa.
7. Survey Plan of the property bearing Survey No. 15/2A of Village Nerul, Bardez Goa.
8. Records of Demarcation of old survey no. 834 of Village Nerul Bardez Goa.
9. Old Cadastral survey Plan of the property bearing old survey no. 834.
10. Registo do Agremensor of the property bearing old survey no. 834.
11. Land Index of old survey no.834
12. Conversion Sanad dated 19/11/2020 towards proposed survey no. 15/2-A of Village Nerul Bardez Goa.
13. Technical clearance order /Approval granted by TCP dated 11/10/2018towards proposed construction of residential building in survey no. 15/2-A of Village Nerul Bardez Goa.
14. NOC dated 22/03/2021 issued by Health Centre Candolim towards proposed construction of residential building in survey no. 15/2-A of Village Nerul Bardez Goa.

15. Panchayat licence dated 06/03/2021 towards proposed construction of residential building in survey no. 15/2-A of Village Nerul Bardez Goa.

16. Nil Encumbrance certificate dated 04/05/2017.

17. Nil Encumbrance certificate dated 29/08/2018.

OPINION ON TITLE:

1. Upon examination of the above referred registered Sale Deeds , it is seen that the said property was original stands inscribed in favour of Manuel Jose Francisco and his wife Lydia Menezes e Francisco under no.20342 of book F-31 in the Office of land Registrar Ilhas, whereby they reserved the usufruct for themselves and gifted the said property to their daughter Blanche Francisco e Mendonca pursuant to a Gift Deed dated 18/11/1948.

2. That subsequently by a registered Sale Deed dated 14/3/1980 duly registered in the Office of Sub-Registrar Ilhas on 19/9/1980 bearing registration no. 324 at pages 52 to 59 Book-I, Volume 152, Mr. Jovito Joao Xavier de Rosario Mendonca and his wife Dr. Maria Blanch Berta Amarelho Francisco e Mendonca alias Blanche

Francisco Mendonca sold the said property in favour of Mrs. Florinda Felicidade Fernandes.

4. In this manner said Mrs. Florinda Felicidade Fernandes became absolute owner in possession of the Said property.

5. That said Mrs. Florinda Felicidade Fernandes was married under the regime of communion of assets application to the State of Goa to Anton Valentine Fernandes alias Valentino Fernandes alias Antonio Valentino Fernandes alias Valenie Fernandes.

6. That subsequently said Mr. Anton Valentine Fernandes alias Valentino Fernandes alias Antonio Valentino Fernandes alias Valenie Fernandes expired and upon his death a Deed of Succession dated 27/4/2017 drawn in the Office of Notary Ex- Officio sub Registrar of Sattari, and (1). SMT. FLORINDA FELICIDADE FERNANDES, alias FLORINDA FELECIDADE FERNANDES, alias FLORINDA FELECIDADE MASCARENHAS alias FLORINDA FELICIDADE MASCARENHAS, (2). SHRI. JOSE CAETANO FERNANDES, (3). SMT. CILIA FERNANDES alias CILIA FERNANDES E MENDONCA, alias CILIA MENDONCA, (4). SHRI. MELVIN PANDIT MENDONCA, (5). SMT. NATTY MAGDELINE FERNANDES alias NATTY MAGDELINE FERNANDES E CARDOZ alias NATTY MAGDELINE CARDOZ, (6). SHRI. ROY REMEDIO CARDOZO, and (7). SHRI. ANTHONY VALENTINE FERNANDES are declared as the sole and exclusive legal heirs of Anton Valentine Fernandes alias Valentino

Fernandes alias Antonio Valentino Fernandes alias Valenie Fernandes having acquired /inherited rights in the said property referred to herein above and more particularly described in the Schedule-I hereunder.

7. That in this manner said (1). SMT. FLORINDA FELICIDADE FERNANDES, alias FLORINDA FELECIDADE FERNANDES, alias FLORINDA FELECIDADE MASCARENHAS alias FLORINDA FELICIDADE MASCARENHAS, (2). SHRI. JOSE CAETANO FERNANDES, (3). SMT. CICILIA FERNANDES alias CICILA FERNANDES E MENDONCA, alias CILICIA MENDONCA, (4). SHRI. MELVIN PANDIT MENDONCA, (5). SMT. NATTY MAGDELINE FERNANDES alias NATTY MAGDELINE FERNANDES E CARDOZ alias NATTY MAGDELINE CARDOZ, (6). SHRI. ROY REMEDIO CARDOZO, and (7). SHRI. ANTHONY VALENTINE FERNANDES became the owners in exclusive possession of the said property referred to hereinabove and more particularly described in Schedule-I hereunder written.

8. That subsequently by Deed of Sale dated 10th September 2018, registered in Book-1 Document, Registration Number BRZ-BK1-03029-2018, CD Number BRZD800 dated 10-07-2018 at the Sub-Registrar Bardez, the said (1). SMT. FLORINDA FELICIDADE FERNANDES, alias FLORINDA FELECIDADE FERNANDES, alias FLORINDA FELECIDADE

MASCARENHAS alias FLORINDA FELICIDADE MASCARENHAS, (2). SHRI. JOSE CAETANO FERNANDES, (3). SMT. CICILIA FERNANDES alias CICILA FERNANDES E MENDONCA, alias CICILIA MENDONCA, (4). SHRI. MELVIN PANDIT MENDONCA, (5). SMT. NATTY MAGDELINE FERNANDES alias NATTY MAGDELINE FERNANDES E CARDOZ alias NATTY MAGDELINE CARDOZ, (6). SHRI. ROY REMEDIO CARDOZO, and (7). SHRI. ANTHONY VALENTINE FERNANDES sold the Said Property to **DEEPAKSHI LALIT VERMA**.

9. That in this manner said **MRS. DEEPAKSHI LALIT VERMA** became absolute owner in possession of the Said Property.

10. That in Form I and XIV the name of **MRS. DEEPAKSHI LALIT VERMA** found recorded in occupant column of the property bearing Survey No. 15/2A of Village Nerul, Bardez Goa.

11. Upon perusal of Records of Demarcation of old survey no. 834 of Village Nerul Bardez Goa, it is seen that the same stands recorded in the name of Manuel Jose Francisco.

12. Upon perusal of Old Cadastral survey Plan of the property bearing old survey no. 834, it is seen that the same stands recorded in the name of Manuel Jose Francisco.

13. Upon perusal of Registo do Agremensor of the property bearing old survey no. 834, it is seen that the same stands recorded in the name of Manuel Jose Francisco.

14. Upon perusal of Nil Encumbrance certificates, it is seen that there were no encumbrance on the said property.

15. Upon perusal of Conversion Sanad dated 19/11/2020 granted towards the said property bearing survey no. 15/2-A of Village Nerul Bardez Goa, it is seen that the said property is duly converted from agricultural to non agricultural purpose so it is suitable for development.

16. Upon perusal of Technical clearance order /Approval granted by TCP dated 11/10/2018 towards proposed construction of residential building in survey no. 15/2-A of Village Nerul Bardez Goa, it is seen that there are approval granted by the competent authority towards the propose construction to be done in the above said property.

17. Upon perusal of NOC dated 22/03/2021 issued by Health Centre Candolim towards proposed construction of residential building in survey no. 15/2-A of Village Nerul Bardez Goa, it is seen that there are approval granted by the competent authority towards the propose construction to be done in the above said property from Sanitary point of view.

18. Panchayat licence dated 06/03/2021 towards proposed construction of residential building in survey no. 15/2-A of Village Nerul Bardez Goa, it is seen that the Village Panchayat of Nerul has granted licence to carry out construction towards the propose construction to be done in the above said property.

19. Therefore upon perusal and examination of above referred approvals and license it is clear that **MRS. DEEPAKSHI LALIT VERMA** has obtained Conversion Sanad, TCP approval, Construction license towards the said property.

General Qualifications and Assumptions:

I). This opinion on title is prepared solely on the basis of documents furnished to me as more particularly listed above.

II). For the purpose of issuing this opinion on title: I have not carried out a negative search in respect of litigations (i) in relation to the said property; and I have taken the sale deed documents under which ownership document produced as the root of title. I have not verified from the registrar the said documents and have relied upon the copies of the documents handed over to me in order to form my legal opinion on title.

III). For the purpose of issuing this opinion on title, I have assumed:


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The legal capacity of all natural persons, the genuineness of all signatures, the conformity to original documents of all documents of title submitted to me, as relied above, as photocopies or scanned copies and the authenticity of the originals of such documents;

IV). That the documents of title mentioned in the report above have not been modified in any manner and are valid, subsisting and remain in force;

V). That all the documents relating to the said property and furnished to me have been validly executed and delivered by the parties to them;

VI). That all documents are within the capacity and powers of each party and have been validly authorized by each party;

VII). That names of persons spelt differently in different documents in respect of the SAID PROPERTY are the same person;

VIII). The accuracy of this report on title necessarily depends on the documents furnished to me and the information provided to me during the course of my discussions, being true, complete and accurate and which I have assumed to be the case. I therefore disclaim any responsibility for any misinformation or incorrect or incomplete information arising out of the documents, responses and other information furnished to me.

IX). This opinion on title is confined to the SAID PROPERTY only.

The availability/existence of the access to the SAID PROPERTY is not within the scope of this report;

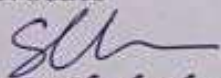
X). A certificate determination, notification, opinion or the like will not be binding on an Indian court or any arbitrator or judicial or regulatory body which would have to be independently satisfied despite any provision in the title documents to the contrary. The Opinion on title has been prepared in accordance with and is subject to the laws of India.

OPINION:

After examining the above listed documents and subject to above observation, I am of the opinion that the above said **MRS. DEEPAKSHI LALIT VERMA** has acquired ownership right over the Said Property bearing Survey No. 15/2A of Village Nerul Bardez Goa admeasuring 2780 sq. mts. and her title over the above said Property is absolutely clear and marketable.

Mr. Shanker P. Chodankar

Advocate



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