



SHRI SHANKER P. CHODANKAR OFFICE: D-209, 2nd floor, Rizim Plaza

ADVOCATE

Morod Mapusa Bardez-Goa.

Ref. no.

Date:- 20/ 05/2019

LEGAL OPINION ON TITLE (TITLE SEARCH REPORT)

This Legal Opinion on ownership and title is prepared at the request and instruction of **M/S GIRIJA ESTATES PVT. LTD.** a Company incorporated under the Indian Companies Act 1956, having office at Anand Vihar, S-6, 7 & 8, Billao, Peddem, Mapusa, Bardez Goa, represented by its Director **MR. SUDHIR REVANKAR**, 58 years of age, son of late Mr. Krishnanand Revankar, resident of 'Anand' 42, Faj Housing Colony, Madel, Tivim, Bardez Goa, and in respect of the property described in the Schedule-I written herein below and based on the photo copies of the documents listed in the list of documents listed herein below.

SCHEDULE - I

All that property earlier called as Plot C, admeasuring 914 sq.mts. alongwith small dilapidated house having area of 89.04 sq.mts. surveyed under Chalta no. 6A of P.T. Sheet no. 6, situated within the limits of Mapusa Municipal Council, Mapusa, Sub-District of Bardez, North Goa, State of Goa, and the same is bounded as under;


Shanker P. Chodankar
Advocate
Off: D-209, Rizim Plaza,
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Mapusa, Bardez - Goa.

North: by road;

South: by road;

East: by road;

West: by Plot B which has been allotted Chalta no.6 and P.T. Sheet no.6.

LIST OF DOCUMENTS PERUSED

The following documents are perused and verified in order to prepare legal opinion on title in respect of the property as described in the Schedule-I written above.

1. Sale Deed dated 6/8/1947,
2. Inscription Certificate bearing Inscription no. 35614 at page 111 v of Book G 39.
3. Inventory Proceeding no. 79/05/C/B
4. Order dated 17/06/2013 of Deputy Collector & S.D.O., Mapusa, Bardez, Goa under case no. 15/48/2012/PART/LAND.
5. Inventory Proceeding no. 376/2013/F
6. Deed of Sale dated 29/5/2014
7. Power of Attorney dated 20/03/2014.
8. Deed of Rectification dated 28/8/2014


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9. Deed of Sale dated 9/10/2014

10. Form 'D' - dated 02/11/2017, mutated the name of Grija Estates Pvt. Ltd.

11. Conversion Sanad bearing Ref. No.: RB/CNV/BAR/AC-I/16/2015 dated 20/08/2015.

12. NGPDA Order for development permission for Commercial cum Residential building for Ref: NGPDA/M/1420/863/2018 dt. 01/08/2018.

13. Provisional N.O.C. for Construction building- Urban health Centre, Mapusa, Ref No.: UHCM/NOC-Const/2018-19/934 dt.06/09/2018.

14. N.O.C. for construction - Office of Sub -Divisional Engineer, electricity Department, sub-Division I(U), Mapusa-Goa Ref. No.: AE-I(U)/VI/O&M/2018-19/Tech-40/1384 dt.23/08/2018.

15. Provisional N.O.C. for construction of building -Office of the Assistant Engineer, Sub-Div. II, DXVII(PHE-N), PWD, Mapusa, Goa, Ref. No. : PWD/SDII/PHE-N/F.10/836/18-19 dt.20/08/2018.

16. Initial N.O.C. for construction - Directorate of Fire & Emergency Services, St. Inez, Panaji, Goa. Ref. No. : DFES/FP/C-1/3/17-18/472 dt. 22/12/2017.

17. Construction Licence - Mapusa Municipal Council, Mapusa, Goa, Licence No. 33 dt.20/02/2019.


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Advocate
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OPINION ON TITLE

1. That upon perusal of the Sale Deed dated 6/8/1947 it is seen that based on the Sale Deed dated 6/8/1947 written at page 17v of Book no. 474 of the Notarial ex-official Dr. Guilherme Lobo, with an area of 1000 sq.mts. from the erstwhile owners Mrs. Petronila Fernandes and her husband. The said Caitano also was allotted the neighboring plot with an area of around 1000 sq. mts. as aforamento from the Comunidade of Cunchelim, on 5/8/1952 from the Comunidade of Cunchelim as per file no. 77, of the year 1947, certificate of final possession dated 16/8/1952.

2. That upon perusal of the Inscription Certificate it is seen that the said two plots together were therefore owned by the said Caitano Gabriel de Souza and were inscribed in his name under Inscription no. 35614 at page 111 v of Book G 39 in the erstwhile Land Registration Office of Bardez and they form one property by itself.

3. That upon perusal of the Inventory Proceeding bearing no. 79/05/C/B it is seen that upon the death of the said Caitano Gabriel de Souza, by Inventory Proceeding bearing no. 79/05/C/B was initiated in the Court of the Civil Judge Senior Division at Mapusa, the said property was described and was allotted to his heirs in equal parts namely (a) $\frac{1}{4}$ to Rock Franco de Souza, married to Celina Conceicao Thereza Pereira de Souza (b) $\frac{1}{4}$ to Matheus Minguel de Souza, married to Rubertina Monica L. Pinto de Souza (c) $\frac{1}{4}$ to Scarlet Celin Pereira, married to Apolinario Geraldo Pereira and (d) $\frac{1}{4}$ to Cyril Maximiano de Souza, married to Sheila Flora Viegas de Souza.


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4. That upon perusal of the Deputy Collector Order dated 17/06/2013 the parties undertook Partition Proceedings in the Court of the Deputy Collector & S.D.O., Mapusa, Bardez, Goa under case no. 15/48/2012/PART/LAND. As per this partition, by final order dated 17/06/2013 the said Matheus Minguel de Souza and his wife Rubertina Monica L. Pinto de Souza were allotted a separated portion bearing Chalta no. 6-A admeasuring 914 sq.mts. as their separated share of the larger property.

5. It is seen that from the Inventory Proceeding no. 376/2013/F that upon the death of Matheus Minguel de Souza, an Inventory Proceeding no. 376/2013/F was initiated in the Court of the Civil Judge Junior Division 'F' Court at Mapusa, wherein the said separated plot was described under Item no. 1 was allotted to his widow Rubertina Monica L. Pinto de Souza, by final Order dated 24/2/2014.

6. That upon perusal of the Deed of Sale dated 29/5/2014, of Book-1 document, bearing registration no. BRZ-BK1-02342-2014, CD number BRZD679, dated 29/5/2014, it is seen that said Mrs. Rubertina Monica Leopoldina de Souza, sold the said property bearing Chalta no. 6A of P. T. Sheet no. 6 admeasuring 914 sq.mts. along with dilapidated house of Mapusa city to Mrs. Maria J. Fernandes.

7. That upon perusal of the Deed of Rectification dated 28/8/2014, of Book-1 document, bearing registration no. BRZ-BK1-03974-2014, CD number BRZD725 dated 8/9/2014, it is seen that the parties have rectified the said Deed of Sale dated 29/5/2014.


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8. That upon perusal of the Deed of Sale dated 9/10/2014, of Book-1 document, bearing registration no. BRZ-BK1-04415-2014, CD number BRZD737, dated 9/10/2014, it is seen that said Mrs. Maria J. Fernandes and her husband Mr. Isaac Fernandes alias Isaac Fernandes sold the said property bearing Chalta no. 6A of P. T. Sheet no. 6 admeasuring 914 sq.mts. along with dilapidated house of Mapusa city to M/S GIRIJA ESTATES PVT. LTD.

OPINION :

Therefore I am of the opinion that the said **M/S GIRIJA ESTATES PVT. LTD.** acquired rights in the Said Property and its title towards the Said Property appears to be absolutely clear and marketable.



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