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Dated: 21.08.2023

LEGAL OPINION

This legal opinion is given at the request of Mr. Francisco Xavier Alves, in respect of the landed property surveyed under No.5 sub-division 12-A of Village Camurlim and the Proposed construction of building and bungalows in the said property.

1. NAME OF THE PROPERTY

The property surveyed under No.5 sub-division 12-A of Village Camurlim is known as "Predito Mixto Zorimato " also known as "SAWANTOLE".

2. LOCATION OF THE PROPERTY

The said above mentioned property is situated within the jurisdiction of Village Camurlim, Taluka of Salcete, District of South Goa, State of Goa.

3. MATRIZ NUMBER

The aforesaid property is recorded in the Land Revenue Office of Salcete under Matriz No.68.



4.

SURVEY RECORDS

This property is surveyed under No.5 sub-division 12-A within the jurisdiction of Village Camurlim, Taluka of Salcete, District of South Goa, State of Goa.

5.

AREA AND BOUNDARIES OF THE SAID PROPERTY

The property surveyed under No.5 sub-division 12-A of Village Camurlim is admeasuring an area of 1800 sq. meters and is bounded as follows; on the East: by the property surveyed under no.5/13; on the West : by Public road; on the North by Public road and South: by the property surveyed under no. 5/14.

6.

AREA AND BOUNDARIES OF THE SAID PROPERTY

AS PER THE SANAD

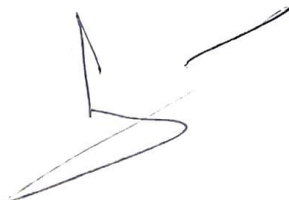
The property surveyed under No.5 sub-division 12-A of Village Camurlim is admeasuring an area of 1684 sq. meters and the boundaries are as follows;

On the East: by property surveyed under no.5/13, 5/14;

On the West :by property survey under no.5/12-A;

On the North by property surveyed under no.5/12 and

South: by the property surveyed under no. 5/14.



7.

DOCUMENTS SCRUTINISED

1. (a) Deed of Sale dated 20th July, 2012, registered under Nos.MGO-BK1-04191-2012, CD Number MGOD61, dated 25.07.2012 executed by Shri. Vishnu V. Revankar, Smt. Rekha V. Revankar, Miss. Kumun V. Revankar, Mrs. Vimal V. Revankar, Mrs. Manda M. Revankar alias Vimal Bal Tangsale, Mr. Sajara M. Revankar, Mrs. Sanjivani S. Revankar, Mr. Nilesh M. Revankar, Miss. Sumati S. Revankar, Mrs. Sunanda H. Madkaikar, Mr. Ravindra H. Madkaikar, Mrs. Shruti R. Madkaikar, Mr. Damodar D. Raikar, Mrs. Laximbai D. Raikar, Mr. Prabhakar D. Raikar, Mrs. Pratibha P. Raikar, Mrs. Snehalata V. Lotlikar, Mr. Vasant R. Lotlikar, Mr. Shyam N. Lotlikar, Mrs. Radha S. Lotlikar, Mrs. Vasanti D. Malankar, Mr. Dilip D. Malankar, Miss. Mohini Lotlikar, Miss.Gulabi Lotlikar, Mrs. Rohini M. Madkaikar, Mr. Krishna M. Madkaikar, Mr. Gaurish P. Raikar, Mrs. Kalpana G. Raikar, Mr. Ramanand P. Raikar, Mrs. Kameshwari R. Raikar, Mrs. Jayanti W. Verlekar and Mr. Wamandas R. Verlekar (ANNEXURE - A),

(b) SURVEY FORM I & XIV of property bearing survey No.5 sub-division 12-A of Village Camurlim (ANNEXURE - B)



- (c) Survey plan (ANNEXURE - C)
- (d) Matriz No.68 (ANNEXURE - D)
- (e) Agreement for Sale dated 23.01.2012 executed in the Office of the Sub-Registrar of Salcete, at Margao, registered under Book -I, Registration No.MGO-BK1-00549-2012, CD Number MGOD57, on 24.01.2012. (ANNEXURE - E)
- (f) Technical Clearance Order dated 21.1.2015 (ANNEXURE -F)
- (g) Approved Construction Plan dated 21/1/2015 (ANNEXURE -G)
- (h) Conversion Sanad in respect of property surveyed under No. survey No.5, sub-division 12-A of Village Camurlim, dated 24/12/2020 (ANNEXURE -H),
- (i) Construction Licence dated 2.08.2023. (ANNEXURE -I)

8. SCRUTINY OF DOCUMENTS PROPERTY BEARING

SURVEY NO. 5 SUB-DIVISION 12-A OF VILLAGE CAMURLIM

A) On perusal of the document that is a matriz certificate which is at (annexure-D) it is found that the property registered in the Land Revenue Office under matriz no.68 corresponds to property surveyed under surveyed under No.5 sub-division 12-A of Village Camurlim is registered in the name of Mr. Francisco Xavier Alves. On perusal of a deed of sale dated 20.07.2012 which is at (annexure A) Shri. Vishnu



V. Revankar and 31 Others sold to Mr. Francisco Xavier Alves, the property surveyed under No.5 sub-division 12-A of Village Camurlim being the successors of the said inherited property.

Subsequently to clarify the title and his possession in respect of the said property, upon perusal of the said deed of sale dated 20.07.2012, it is crystal clear that Mr. Francisco Xavier Alves is the owner in title and in possession of the property surveyed under No.5 sub-division 12-A of Village Camurlim.

It is pertinent to mention that in Form I & XIV(annexure -B) of the property surveyed under No.5 sub-division 12-A of Village Camurlim, the same is found recorded in the name of Mr. Francisco Xavier Alves.

By virtue of aforesaid as mentioned in the preceding paragraphs Mr. Francisco Xavier Alves is the absolute owner in title and in possession of the property surveyed under no.5 sub-division 12-A of Village Camurlim purchased by Deed of Sale dated 20.07.2012 which is at annexure A.

By agreement of sale dated 23.01.2012, said Shri. Vishnu V. Revankar and 31 Others agreed to sell property surveyed under no. 5 sub-division 12-A of Village Camurlim to Mr. Francisco Xavier Alves. The said Agreement is registered in the Office of the Registrar of Salcete, at Margao under Book-1, Registration No.MGO-BK1-00549-2012, CD Number MGOD57 on 24.01.2012. (Annexure -E)

A handwritten signature in black ink, consisting of a stylized 'V' shape with a horizontal line extending to the right and a diagonal line crossing it.

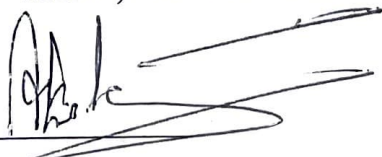
B) Subsequently, by virtue of a Deed of Sale dated 20th July, 2012, registered under Nos.MGO-BK1-04191-2012, CD Number MGOD61, dated 25.07.2012, Mr. Francisco Xavier Alves has obtained all the licences from all the concerned department for carrying out the proposed construction in the property surveyed under No.5 sub-division 12-A of Village Camurlim, the details of the construction licences and approvals are as follows;

- (a) Technical Clearance Order dated 21.1.2015 (ANNEXURE – F)
- (b) Approved Construction Plan dated 21/1/2015(ANNEXURE – G)
- (c) Conversion Sanad in respect of property surveyed under No. survey No.5, sub-division 12-A of Village Camurlim, dated 24/12/2020 (ANNEXURE –H),
- (d) Construction Licence dated 2.08.2023. (ANNEXURE –I)

CONCLUSION

In view of the perusal of the above documents and records mentioned herein, as well as information given by the parties, I am of the following opinion:-

The property surveyed under No.5 sub-division 12-A of Village Camurlim, admeasuring an area of 1684 sq.mts (One Thousand Six Hundred and Eighty Four Square Meters) is free and have a marketable title.


(Babitha A. D'costa)