



**M. P. GOMES,  
ADVOCATE  
F.O. 53, IST Floor,  
Ponda Commerce Centre,  
Ponda, Goa.  
Mob. 9421249100**

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Date :- 21/01/2021.

**TO WHOMSOEVER IT MAY CONCERN**

Sub:- LEGAL OPINION OF THE PROPERTY/PLOT.

Sir,

I have perused and scrutinised the title documents in respect of the below mentioned property and have to give my Opinion thereon as under:-

(I) **DESCRIPTION OF THE PROPERTY:-**

**(FIRST PROPERTY)**

ALL THAT landed property known as "CHORPANCANTIL" also known as "CHARPARAVORIL" situated within the limits of village Panchayat of Curti-Khandepar and registered in the land registration office at Ilhas under no. 5343 of Book B 14 (New) and recorded for matríz purpose under matríz nos. 590, 591, 594, 595 and 596 and Surveyed under old survey nos. 220 and 219 (part) and is bounded as under:

On the East : by rivulet,

On the West : by property of Raghoba Bascora Boto and  
Gopala B. Boto,



**(SECOND PROPERTY)**

ALL THAT landed property known as "TORRENO ONDE EXISTEM ALGUMAS ARVORES DO CAJUEIROS" situated within the limits of village Panchayat of Curti-Khandepar and DESCRIBED IN THE Land Registration Office under no. 5248 under Book B-14 (New) and inscribed under Matriz No. 598 and bearing Old cadastral No. 219 and is bounded as under:

On the East : by the way to village Codar,

On the West : by the Areca grove or Toximo Upadia of  
Pandurang Boto,

On the North : by ditch,

On the South : by Hill.

(II) DESCRIPTION OF THE PLOT PURCHASED i.e. PLOT No.4 :

ALL THAT plot of land being Plot No. 4 admeasuring an area of **1441.00 sq. mts.** and forming part of land under survey no. 150/0 of village Candepar, taluka Ponda which in turn forms part of the property known as "TORRENO ONDE EXISTEM ALGUMAS ARVORES DO CAJUEIROS" and described in the Land Registration Office no. 5248 under Book B-14 (New) and inscribed under Matriz No. 598 and bearing Old cadastral No. 219 and is bounded as under:

On the East : by remaining part of S. No. 150/0 and River  
Candepar.

On the West : by Khandepar - Codar Road,



(III) DOCUMENTS SCRUTINISED:-

1) Deed of Sale dated 26<sup>th</sup> November, 2018 between (1) Smt. Kalindi Ganapati Gaonkar, (2) Shri Deepak Ganapati Gaonkar, (3) Smt. Meghana Deepak Gaonkar, (4) Shri Sudin @ Ramkrishna Madhav Dhavalikar, (5) Smt. Jyoti Sudin Dhavalikar, (6) Shri Nitin Vinayak Sahakari, (7) Smt. Varsha @ Shruti Nitin Sahakari, as Vendors and (8) Saad Hospitality Services L.L.P., as Purchaser and (9) Shri Ranganath Vinayak Gaonkar, (10) Smt. Sadhna Ranganath Gaonkar as Confirming Party, in respect of Plot No. 4.

2) Nil Certificate of Encumbrance of property dated 31/12/2020 issued in favour of Saad Hospitality Services LLP Parijat first Floor Khadpabandh, Ponda, Goa in respect of the property known as "TORRENO ONDE EXISTEM ALGUMAS ARVORES DO CAJUEIROS" situated at Khandepar village, taluka Ponda, Goa.

3) Survey records of Form I & XIV of the property known as "Chorpar Moll" bearing Survey no. 150/0 of village Candepar, Taluka Ponda, Goa. wherein the names of (1) Jyoti Ramkrishna Dhavalkar, (2) Kalindi Ganapati Gaonkar, (3) Shruti Nitin Sahakari, (4) Deepak Ganapati Gaonkar, (5) Government of Goa, (6) Saad Hospitality Services L.L.P., are shown as "Occupants".

IV) THE TITLE VERIFICATION AND SEARCH REPORT:-

The plot of land bearing Plot No. 4 admeasuring an



“TORRENO ONDE EXISTEM ALGUMAS ARVORES DO CAJUEIROS” within the area and jurisdiction of village Panchayat of Curti-Khandepar, as described hereinabove came to the ownership and possession of Saad Hospitality Services L.L.P. by a Deed of Sale dated 26<sup>th</sup> November, 2018 duly registered before the Sub-Registrar, Ponda, Goa under Registration no. PON-BK1-01823-2018, CD Number POND4 on dated 28<sup>th</sup> November, 2018 by virtue of said Deed of Sale, the said Saad Hospitality Services L.L.P. became the absolute owner of the said plot.

V) **FLOW OF TITLE:-**

The above referred properties viz. the first property and second property were originally owned by Shri Vinaeca Gonum Boto Gaocar and his wife Smt. Loximim who by a deed of gift dated 3<sup>rd</sup> April, 1972 and registered in the office of Sub Registrar Ponda under no. 88 at page 30 of book I volume XVIII, gifted the said first property to their two sons viz Shri Ganapati, since deceased and Shri Tanganath, the Confirming party referred hereinabove who as such acquired ownership rights in the said land jointly with their wives viz. Smt. Kalindi Vendor no. 1, referred hereinabove being wife of late Ganapati and Smt. Sadhana, the confirming party referred hereinabove being wife of late Shri Ranganath.

By deed of Gift dated 03/04/1972 the second property was gifted by Shri Vinaeca Gaoncar and his wife Smt. Loximim exclusively in favour of Shri Ganapati and as such said Shri Ganapati, since deceased, alongwith his wife Smt. Kalindi, acquired ownership rights in said Second property.

Deepak, Smt. Jyoti and Smt. Varsha were qualified to be his heirs and Smt. Kalindi as his moiety holder and as such all the rights in both the properties as were held by late Ganapati devolved upon Shri Deepak and his wife Meghana, Jyoti and her husband Shri Sudin and Smt. Varsha and her husband Shri Nitin and Smt. Kalindi being the moiety holder.

By virtue of Deed of Sale dated 26/11/2018, Saad Hospitality Services L.L.P., a Limited Liability Partnership (LLP) became the absolute owner of the said plot.

I Certify that the plot referred hereinabove is presumed to have been owned by Saad Hospitality Services LLP., and the same is free from any encumbrances, charges, liens and Mortgages of any other claim affecting the clear title as on the date.

Place :- Ponda, Goa.

Dated :- 21/01/2021



A handwritten signature in blue ink, consisting of a stylized 'M' and 'G' followed by a horizontal line.

M. P. GOMES.  
ADVOCATE