

**PANKAJ D. DABHOLKAR**

**LLB (HONS)**

**ADVOCATE HIGH COURT**

**RES:**

**H.No.A-40/1/A, Verem,  
P.O. Reis Magos  
Verem, Bardez, Goa  
403507**

**UNITED ASSOCIATES : OFFICE**

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**Ref: LO/TIV/GHD/10/2023**

**Date: 10 / 01/ 2023**

**LEGAL OPINION ON TITLE**

This Legal Opinion on ownership and title is prepared at the request and instruction of **MR. BHARAT THAKRAN**, S/o Suresh Kumar, age 40 years, married, occupation: Builder, Indian National, Address : 1718, Journalist colony, Porvorim Goa. 403521, and in respect of the property described in the **Schedule** written herein below and based on the photo copies of the documents examined as listed in the list of documents listed herein below.

**SCHEDULE**

**[SAID PROPERTY]**

ALL THAT immovable property called "Chichuleachy Muddy" or "KANTURLI" situated in the village Tivim, Taluka and Sub District of Bardez, District of North Goa, State of Goa, within the limits of Tivim village Panchayat, neither registered in the Land Registration office of Bardez, nor enrolled in the Taluka Revenue office of Bardez but is presently surveyed under

No.150/2 of village Tivim, and admeasures 2000 sq.mts in area and bounded as under:

On the North : By Road

On the South: By property bearing survey No.150/7 of village Tivim belonging to Santan D'Souza

On the East : By property bearing survey No.150/3 of village Tivim being

Comunidade Pedestrian way.

On the West: By property bearing survey No.150/1 of village Tivim belonging to Comunidade.

This property shall hereinafter be referred to as the **"SAID PROPERTY"**.

#### **LIST OF DOCUMENTS PERUSED**

1. Manual Form I and XVI of the property bearing Survey No. 150/2, admeasuring an area of 2,000 sq. mtrs. situated at village Tivim, Bardez-Goa.
2. Computerized Form I and XVI of the property bearing Survey No. 150/2, admeasuring an area of 2,000 sq. mtrs. situated at village Tivim, Bardez-Goa.
3. Survey plan of the property bearing Survey No. 150/2, admeasuring an area of 2,000 sq. mtrs. situated at village Tivim, Bardez-Goa.

4. Form IX of the property bearing Survey No. 150/2, of village Tivim, Bardez-Goa.
5. Form IIII (Index of Land) of the property bearing Survey No. 150/2, of village Tivim, Bardez-Goa.
6. Deed of Partition dated 7/5/1970 duly registered in the office of Sub Registrar of Bicholim under No.1320 of Book No.I, Volume No.17 at pages 20 to 24.
7. Deed of Sale dated 20/11/1979 duly registered in the office of Sub Registrar of Bicholim under reg.no.379 at pages 348 to 364 of book No.I, Volume No.42 on 9/12/1976.
8. Regular Inventory Proceedings bearing No. 162/2016/C initiated before the Court of the Civil Judge Junior Division, Biholim-Goa.
9. Deed of Sale dated 20/12/2016 duly registered in the office of Sub Registrar of Mapusa, Goa, under Book 1 Document bearing Registration No.BRZ-BK1-00081-2017.
10. Deed of Sale dated 16/09/2022 duly registered in the office of Sub Registrar of Mapusa, Goa, under Book 1 Document bearing Registration No.BRZ-BK1-3981-2022.
11. NIL Encumbrance Certificate dated 05-01-2023.

### OPINION ON TITLE

1. That upon perusal of the Manual Form I and XIV of the Said Property, it is seen that the name of **Leonor Clementina Crasto** is recorded in the occupants column of the Survey Records of the Said Property.

2. That upon perusal of the Form IX of the Said Property, it is seen that the name of **Leonor Clementina Crasto** is recorded in the 'Nature of Rights Acquired' column of the Survey Records of the Said Property.

3. That upon perusal of the Form III (Index of Land) of the Said Property, it is seen that the name of **Caxiyan A. Pereira** is recorded in the 'Name of Occupants' column of the Survey Records of the Said Property.

4. That upon perusal of Deed of Partition dated 7/5/1970 duly registered in the office of Sub Registrar of Bicholim under No.1320 of Book No.I, Volume No.17 at pages 20 to 24, it is seen that the Said Property belonged to Mrs. Ana Rita Carmelina D'Souza and her husband Caetano Pascoal Pereira and upon their death, a Deed of Partition dated 7/5/1970 was executed between the legal heirs of Mrs. Ana Rita Carmelina D'Souza and her husband Caetano Pascoal Pereira and as per the said partition deed, the above Said Property was allotted to **Mr. Antonio Cassiano Pereira** and his wife **Mrs. Rosy Purificacao Pereira alias Regina Purificacao Pereira or Regina Purificacao Fernandes e Pereira.**

5. That upon perusal of Deed of Sale dated 20/11/1979 duly registered in the office of Sub Registrar of Bicholim under reg.no.379 at pages 348 to 364 of book No.I, Volume No.42 on 9/12/1976, it is seen that said Mr. Antonio Cassiano Pereira expired on 18/1/1975 at Mumbai and by virtue of said Deed of Sale dated 20/11/1979, said Mrs. Rosy Purificacao Pereira or Regina Purificacao Fernandes e Pereira and her children sold the said property to **Mrs. Leonor Clementina Crasto and her husband Mr. Alexander Marcus Crasto.**

6. That upon perusal of Regular Inventory Proceedings bearing No. 162/2016/C initiated before the Court of the Civil Judge Junior Division, Biholim-Goa, initiated upon the death of Mr. Alexander Marcus Crasto who expired on 11/07/2015, it is seen that the Said Property was listed at Item No.1 in the Description of Assets, which was taken in auction by Mrs. Leonor Clementina Crastso. The Chart of Partition in the said Inventory Proceeding was confirmed in terms of law by the Civil Judge Junior Division at Bicholim on 12/04/2017.

7. That upon perusal of Deed of Sale dated 20/12/2016 duly registered in the office of Sub Registrar of Mapusa, Goa, under Book 1 Document bearing Registration No.BRZ-BK1-00081-2017, it is seen that said Mrs. Leonor Clementina Crasto sold the Said Property to **(1) MR. CLIFF CYRIL SEQUEIRA**, son of Mr. Antonio Sequeira, and **(2) MR. SHABBIR ABIDBHAI KHOKHAWALA** alias **SHABBIER A. KHOKHAWALA**, son of Abidbhai Khokhawala.

8. That upon perusal of Deed of Sale dated 16/09/2022 duly registered in the office of Sub Registrar of Mapusa, Goa, under

Book 1 Document bearing Registration No.BRZ-BK1-3981-2022, it is seen that said **MR. CLIFF CYRIL SEQUEIRA**, and his wife, **MRS. PARMELA BETSY SEQUEIRA** and (2) **MR. SHABBIR ABIDBHAI KHOKHAWALA** alias **SHABBIER A. KHOKHAWALA** and his wife, **MRS.MASUMA SHABBIR KHOKHAWALA**, sold the Said Property to **GHD ROYAL AVENUE INFRASTRUCTURE PRIVATE LIMITED**, through its Director **MR. BHARAT THAKRAN**, son of Shri. Suresh Kumar, having corporate office at **1718, Journalist Colony, Porvorim, Bardez, Goa**.

9. That upon perusal of the Computerized Form I and XIV of the Said Property, it is seen that the name of **GHD ROYAL AVENUE INFRASTRUCTURE PRIVATE LIMITED** is duly mutated in the occupants column of the Survey Records of the Said Property.

10. That upon perusal of Nil Certificate of Encumbrance on Property dated 05-01-2023 issued by the Office of Civil Registrar cum Sub-Registrar, Bardez-Goa it is seen that there is no encumbrance on the Said Property.

#### **OPINION:**

Therefore I am of the opinion that said **GHD ROYAL AVENUE INFRASTRUCTURE PRIVATE LIMITED**, have acquired ownership rights in the above SAID PROPERTY and their title towards the SAID PROPERTY is absolutely clear and marketable.

  
**Adv Pankaj Dabholkar**  
UNITED ASSOCIATES