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Date: 22/10/2025

LEGAL OPINION

THIS LEGAL OPINION on title is based on the copies of documents which were made available to me for scrutiny and pertains to the following property.

I. DESCRIPTION OF THE SAID PROPERTY:

ALL THAT multistoried Building named "SWASTHI" constructed Property known as "TALYACHO BANDH" admeasuring an area of 950 sq.mtrs situated at village Borim, within the area and jurisdiction of the village Panchayat of Borim, Taluka and Sub-District of Ponda of the South Goa District of the State of Goa and surveyed under no. 381/1-A of village Borim and hereinafter referred to as the said property and which property and described under No. 513 at folios 958 of the Book B-7 old bounded as under:

On the North: By property surveyed under no. 381/1 and 381/3 of village Borim;
On the South: By property surveyed under no. 381/4 and 381/1 of village Borim;
On the East: By Road;
On the West: By property surveyed under no. 381/2 of village Borim.

II TITLE HOLDERS:



Mr. Ritesh Ramrai Shet, son of Mr. Ramrai Mar Shetye alias Ramrai Mar Shet and Mrs. Richa Ritesh Shet alias Richa Shety, wife of Mr. Ritesh Ramrai Shet, R/o H. No. 7/194/8-1, Yeshwant Nagar, Tisk, Ponda-Goa.

III. OFFICES SEARCHED:

1. Office of the Sub Registrar of Ponda-Goa.
2. Office of village panchayat of Borim.

IV. DOCUMENTS EXAMINED:

- i. Judgement dated 20/07/2005 passed in Inventory Proceedings No. 57/2003/A before the Civil Judge Senior Division, Ponda-Goa.
- ii. Conversion Sanad vide No. AC/PON/SG/CONV/22/2021/252 dated 11/05/2022 from office of the Additional Collector-III, Ponda.
- iii. Technical Clearance Order vide Ref No. TPP/604/Borim/381/1-A/2023/2024/351 dated 15/02/2024 Town and Country Planning Department, Ponda.
- iv. Construction License No. VPB/Const./Bor./2023-24/2299 dated 21-03-2024.
- v. Deed of Sale dated 24/04/2025 executed before the Sub Registrar of Ponda at Book 1 Document under Registration no. PON-1-632-2025.
- vi. Form No. I and XIV in respect of Survey No. 381/1-A of village Borim.
- vii. Approved Pans.

V. FACTS:

1. I have carefully examined the documents mentioned herein-above and have also taken thorough searches in the records of



various public offices mentioned hereinabove and from the same it transpires that the property "TALYACHO BANDH" came in possession and ownership of Mrs. Pramodini Govind Prabhu Shirodkar alias Pramodini Prabhushirodkar alias Pramodini G.P. Shirodkar and her husband Mr. Govind Ramchandra Prabhu Shirodkar alias Govind Ramchandra Shirodker in terms of a Judgement dated 20/07/2005 passed in Inventory Proceedings No. 57/2003/A before the Civil Judge Senior Division, Ponda-Goa.

2. That the Title Holder herein, Mr. Ritesh Ramrai Shet intended to develop the said property by constructing a multi storied building with the ground floor consisting of commercial shops and First floor, Second Floor and Third floor consisting of residential flats.
3. That Mr. Ritesh Shet obtained Conversion Sanad vide No. AC/PON/SG/CONV/22/2021/252 dated 11/05/2022 from office of the Additional Collector-III, Ponda in the name of Mrs. Pramodini Govind Prabhu Shirodkar alias Pramodini Prabhushirodkar alias Pramodini G. P. Shirodkar.
4. That Mr. Ritesh Shet obtained Technical Clearance Order vide Ref No. TPP/604/Borim/381/1-A/2023/2024/351 dated 15/02/2024 from office of the Dy. Town Planner, Town and Country Planning Department, Ponda for carrying out construction of multistoried building consisting of commercial and residential premises in the said Property.
5. That Mr. Ritesh Shet obtained Construction license from village Panchayat of Borim for construction of the said multi-storied building vide License No. VPB/Const./Bor./2023-24/2299 dated 21-03-2024.



6. That in terms of Deed of Sale dated 24/04/2025 executed before the Sub Registrar of Ponda at Book 1 Document under Registration no. PON-1-632-2025, Mrs. Pramodini Govind Prabhu Shirodkar alias Pramodini Prabhushirodkar alias Pramodini G.P. Shirodkar and her husband Mr. Govind Ramchandra Prabhu Shirodkar alias Govind Ramchandra Shirodker sold, conveyed and transferred the said property in favour of Mr. Ritesh Shet.

7. That the name of Mr. Ritesh Shet stands recorded in the Occupants Column of the Records of Right Certificate in Form No. I & XIV in respect of property bearing survey No. 381/1-A of village Borim.

8. That Mr. Ritesh Shet prepared a plan for the construction of a residential building and compound wall on the said property to be named "SWASTHI" which was approved by the Deputy Town Planner, Town and Country Planning Dept., Ponda, Goa.

9. That Mrs. Richa Ritesh Shet is married to Mr. Ritesh Shet under the regime of Communion of Assets applicable to the State of Goa and as such is the joint owner of the said property bearing Survey No. 381/1-A of village Borim.

VI. LEGAL OPINION

Therefore in pursuance and subject to the aforesaid, the TITLEHOLDERS i.e. Mr. Ritesh Shet and his wife have a clear, marketable title, right and interest and there are no encumbrances on the said property in terms of Deed of Sale dated 24/04/2025 executed before the Sub Registrar of Ponda at Book 1 Document under Registration no. PON-1-632-2025 and are in possession of the said property.



I hereby further certify that I have searched and verified the information furnished in this report and have compared the title deeds given to me with the records/copy of it in the office of the Sub Registrar of Ponda and found both tallying with each other.

Thanking you,

Yours truly



(Priya Fernandes)

Advocate

