

**SAVIO X. SOARES**  
**ADVOCATE**

206, 2<sup>nd</sup> Floor, Block A, Saldanha Business Towers, Near Civil & Criminal Court, Altinho, Mapusa, Bardez,  
Goa - INDIA. Tel. Offi. 0832 6630262 Mobile: 9822685854; E-mail : savio Soares1@rediffmail.com

**LEGAL OPINION**

**THIS LEGAL OPINION** is given to my client, **Mr. Gokul Kumar**, r/o Arpora, Bardez, Goa, based on the xerox copies of documents, which were made available to me for scrutiny, and pertains to the following property:

**I. DESCRIPTION OF THE PROPERTY ( i.e. the SAID PROPERTY):**

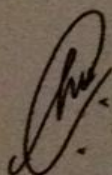
**ALL THAT PROPERTY** known as "TEMERICHÓ SORVO", admeasuring 788 sq. mts, surveyed under Chalta No. 1 of P. T. Sheet No. 125 of the City Survey of Mapusa, earlier forming two plots described in the Land Registration Office of Bardez under No. 39466 at folio 82 of Book B-101 and under No. 39467 at folio 82v of Book B 101, Not known to be recorded in the Takula Revenue Office, with a house standing thereon, bearing house no. 84/5 (old) and 5/84(new) of the Mapusa Municipal Council, situated within the limits of the Mapusa Municipal Council, at Altinho-Mapusa, Taluka and Sub-District of Bardez, North-Goa District, Goa, and is bounded as under:

On or towards the East: by the property bearing Chalta No.2 of P.T.Sheet No. 125,

On or towards the West: by a Public Road,

On or towards the North: by a Public Road,

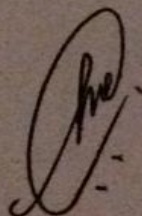
On or towards the South: by the property bearing Chalta No. 43 of P.T. Sheet No. 125. (This property shall hereinafter be referred to as the SAID PROEPRTY, for the sake of brevity).



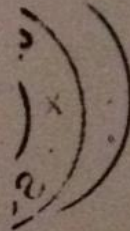
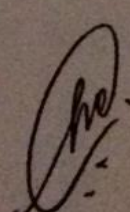


**DOCUMENTS PERUSED:**

1. Copy of the Land Description No. 39466 at folio 82 of Book B-101 alongwith the English translation.
2. Copy of the Land Description No. No. 39467 at folio 82v of Book B 101 alongwith its English Translation.
3. Copy of the Inscription recorded in the Register of Transmissions bearing no. No. 37347 and 37348 at folio 10 v and 11 of Book G-41 alongwith its English translation.
4. Copy of Property Card of Mapusa City of P. T. Sheet No. 125 of Chalta No. 1 of the City survey of Mapusa.
5. Copy of Survey Plan of P. T. Sheet No. 125 of Chalta No. 1 of the City survey of Mapusa.
6. Copy of Inventory of Mr. Mariano Marcelino Fernandes, bearing Inventory Proceeding No. 276/2010/D, of the Court of the Civil judge Senior Division, at Mapusa, registered with the Sub-Registrar of Bardez, Book -1 Document, registration Number BRZ-BK1-01304-2011, 15-03-2011.
7. Copy of Inventory of Mr. Carmo Francisco Huberto Fernandes, bearing Inventory Proceeding No. 40/99/B, of the Court of the Civil judge Senior Division, at Mapusa, registered with the Sub-Registrar of Bardez, under Registration No. 174, at page 212 to 222, Book No. I, Volume No. 1485, on 23<sup>rd</sup> January, 2006.
8. Nil Encumbrance Certificate dated 23-3-2010 for the period 02-10-2007 to 23-03-2010.





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9. House Tax receipt of H. No. 84/5 of Mapusa Municipal Council dated 17-11-77, bearing No. 007393, in the name of Mr. Marcelino Fernandes.
  10. House Tax receipt of H. No. 84/5 of Mapusa Municipal Council dated 10-03-1978, bearing No. 093, in the name of Mr. Marcelino Fernandes.
  11. House Tax receipt of H. No. 84/5 of Mapusa Municipal Council dated 01-04-1979, bearing No. 90, in the name of Mr. Marcelino Fernandes.
  12. House Tax receipt of H. No. 84/5 of Mapusa Municipal Council dated 01-04-1979, bearing No. 90, in the name of Mr. Marcelino Fernandes.
  13. House Tax receipt of H. No. 84/5 of Mapusa Municipal Council dated 26-7-1982, bearing No. 30, in the name of Mr. Marcelino Fernandes.
  14. House Tax receipt of H. No. 84/5 of Mapusa Municipal Council, bearing No. 036, in the name of Mr. Marcelino Fernandes.
  15. House Tax receipt of H. No. 5/84 of Mapusa Municipal Council, bearing No. 404273, in the name of Ms. Sandra Fernandes, 18-05-2005.
  16. House Tax receipt of H. No. 5/84 of Mapusa Municipal Council, bearing No. 402135, in the name of Ms. Sandra Fernandes, 29-04-2013.
  17. Election Commission of India, Identity Card bearing No. CPQ0020693, of MS. Sandra Hubert Fernandes, issued on 04-06-2003.
  18. BSNL, Telephone Bill of H. No. 84 of Mapusa, in the name of Sandra Fernandes, dated 07-06-2006.
  19. Electricity Bill dated 10-02-2011 of House No. 84/5 of Mapusa
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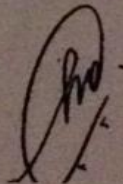
20. Title Verification, Search Report & Title Clearance certificate dated 12-06-2013, issued by Adv. A.K. Phadte, to Mrs. Sandra Fernandes alias Sandra Hubert Fernandes and Mr. Sheldon Benjamin Fernandes.

21. Herald Newspaper dated 20-08-2015.

22. Certificate dated 05-09-2015, issued by Adv. Savio X. Soares.

## II. FACTS:

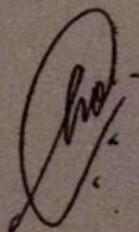
1. That the SAID PROPERTY was originally two plots of land, which were described in the Land Registration Office of Bardez under description under No. 39466 at folio 82 of Book B-101 and under No. 39467 at folio 82v of Book B 101, presently surveyed as one holding under Chalta No.1 of P.T. Sheet No. 125 of the City Survey of Mapusa, and the same is seen from the Land Registration Office of Bardez under description under No. 39466 at folio 82 of Book B-101 and under No. 39467 at folio 82v of Book B 101 and the property card of Chalta No.1 of P.T. Sheet No. 125 of the City Survey of Mapusa.
2. That the SAID PROPERTY was owned and possessed, by Mr. Mariano Marcelino Fernandes, the said two plots, described in the Land Registration Office of Bardez under description under No. 39466 at folio 82 of Book B-101 and under No. 39467 at folio 82v of Book B 101, having been inscribed in his favour under Inscription No. 37347 and 37348 at folio 10 v and 11 of Book G-41 of the Land Registration Office of Bardez.
3. That as per the Inventory which took place on the death of Mr. Mariano Marcelino Fernandes, which was registered under Inventory Proceeding No. 276/2010/D, of the Court of the Civil judge Senior Division, at





Mapusa, and on conclusion registered with the Sub-Registrar of Bardez, Book -1 Document, registration Number BRZ-BK1-01304-2011, 15-03-2011, it is seen that the said Mr. Mariano Marcelino Fernandes, expired in the year 1973, in the capacity of a bachelor, without any descendants or ascendants, but leaving behind, Mrs. Sandra Fernandes alias Sandra Hubert Fernandes and Mr. Sheldon Benjamin Fernandes, as his sole and exclusive living heirs, being the daughter-in-law and grandson of his brother, the late Mr. Benjamin Fernandes and Candida Rodrigues, the collateral heir of the said Mr. Mariano Marcelino Fernandes.

4. That there was another inventory done by the Mrs. Sandra Fernandes alias Sandra Hubert Fernandes, upon the death of her husband Mr. Carmo Francisco Huberto Fernandes, was registered as Inventory Proceeding No. 40/1999/B, in the Court of the Civil Judge Senior Division, at Mapusa, in which inventory the SAID PROPERTY was listed as the said Mr. Carmo Francisco Huberto Fernandes, was the only last surviving heir of the late Mr. Benjamin Fernandes and Candida Rodrigues, the collateral heir of the said Mr. Mariano Marcelino Fernandes, in which inventory the SAID PROPERTY is shown to have been allotted equally to Mrs. Sandra Fernandes alias Sandra Hubert Fernandes and Mr. Sheldon Benjamin Fernandes.
5. That the SAID PROPERTY has been allotted in equal shares, absolutely and exclusively, to Mrs. Sandra Fernandes alias Sandra Hubert Fernandes and Mr. Sheldon Benjamin Fernandes, vide Judgment dated 07-03-2011 passed in Inventory Proceeding No. 276/2010/D, Mapusa, which were commenced on the death of Mrs. Mariano Marcelino Fernandes alias Marcelino Fernandes, Mr. Benjamin Fernandes, Mrs. Cândida Rodrigues, and Mr. Carmo Francisco Huberto Fernandes.





6. That the names of Mrs. Sandra Fernandes and Mr. Sheldon Benjamin Fernandes are recorded in the Property Card of the City Survey of Mapusa, of the SAID PROPERTY.
7. That the name of Mrs. Sandra Fernandes is recorded in the Electricity Bill of House No. 84/5, Mapusa.
8. That Adv. A.K. Phadte, vide his Title Verification, Search Report & Title Clearance certificate dated 12-06-2013, has certified that the said Mrs. Sandra Fernandes alias Sandra Hubert Fernandes and Mr. Sheldon Benjamin Fernandes, are the owners of the SAID PROPERTY.
9. That the undersigned has issued a Public Notice of 10 days, in the "Herald" Newspaper dated 20-08-2015, to which No Objections have been received by the undersigned, from any person/s whomsoever.

IV LEGAL OPINION:

That based on the documents afore-cited and facts derived therefrom, it is inferred and opined that the said Mrs. Sandra Fernandes alias Sandra Hubert Fernandes and Mr. Sheldon Benjamin Fernandes, have a clear and marketable title to the said property, bearing Chalta No. 1 of P. T. Sheet No. 125 of the City Survey of Mapusa, Bardez, Goa.

Mapusa - Goa

21-10-2015

*M. Soares*  
Adv. Savio X Soares  
X ADVOCATE X  
SOARES



**SAVIO X. SOARES**  
**ADVOCATE**

206, 2<sup>nd</sup> Floor, Block A, Saldanha Business Towers, Near Civil & Criminal Court, Altinho, Mapusa, Bardez,  
Goa - INDIA. Tel. Offi. 0832 6630262 Mobile: 9822685854; E-mail : saviosoares1@rediffmail.com

**CERTIFICATE**

I, the undersigned, have issued a Public Notice, which appeared in the Herald Newspaper, in Goa, on 20-08-2015, by which objections or claims, if any, to the sale/purchase of the property described herein below, was called for, within a period of 10 days from the date of publication of the said Public Notice, on behalf of my client ( Mr. Gokul Kumar / M/S. Vision India Infraestate Private Limited).

**DESCRIPTION OF THE PROPERTY**

**ALL THAT PROPERTY** known as "TEMERICHO SORVO", admeasuring 788 sq. mts, surveyed under Chalta No. 1 of P. T. Sheet No. 125 of the City Survey of Mapusa, earlier forming two plots described in the Land Registration Office of Bardez under No. 39466 at folio 82 of Book B-101 and under No. 39467 at folio 82v of Book B 101, Not known to be recorded in the Takula Revenue Office, with a house standing thereon, bearing house no. 84/5 (old) and 5/84(new) of the Mapusa Municipal Council, situated within the limits of the Mapusa Municipal Council, at Altinho-Mapusa, Taluka and Sub-District of Bardez, North-Goa District, Goa,

I, do hereby certify that, I have not received any objections or claims, from the public, to the aforesaid Public Notice, relating to the purchase of the aforesaid property, by my clients.

Mapusa - Goa

15-09-2015

Adv. Savio X. Soares

