

## **ADV. KALPESH G. KAMAT**

ADVOCATE:M.COM, L.L.B.

Off. No. FO3, 4<sup>th</sup> Floor , Sai Kiran Tower/Hotel,

Opposite Pay Parking Morad Mapusa, Bardez, Goa.

M: 09823458396

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Date: 19/04/2024

### **LEGAL OPINION**

TO,

M/S PRIPARTH DEVELOPERS LLP

Flat-503, Rose Flower Valley, SN-73(Part), Wanawadi, Near  
Sacred Heart Soc. Pune, Maharashtra – 411040..

Sir,

At the request of Dinesh Chhutani director of M/S PRIPARTH DEVELOPERS LLP office at Flat-503, Rose Flower Valley, SN-73(Part), Wanawadi, Near Sacred Heart Soc. Pune, Maharashtra – 411040., and as instructed by him upon submission of the



documents mentioned herein below, I have carried out a search and investigation into the title documents in respect of properties known as "PORBHU VADDU" , surveyed under No. 193, Sub Division 13, total admeasuring an area 3650 sq.mts, situated at village Calangute, Bardez-Goa. The said property nether described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office of Bardez.

SR.NO	TOPIC
I	DOCUMENTS SCRUTINIZED
II	DESCRIPTION OF THE PROPERTY
III	ORIGIN OF TITLE
V	LEGAL OPINION / FINAL CERTIFICATE

### **I DOCUMENTS SCRUTINIZED**

For the purpose of ascertaining the title in respect of the property known "PORBHU VADDU" , surveyed under No. 193, Sub



Division 13, total admeasuring an area 1470/3650 sq.mts, situated at village Calangute, Bardez-Goa. The said property nether described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office of Bardez, the following documents have undergone my scrutiny.

- a. Copy of Form I and XIV issued by the Mamlatdar of Bardez of the property under survey No. 193, Sub Division 13 of Village Calangute Bardez-Goa.
- b. Copy of Form I and XIV issued by the Talathi of village Panchayat Calangute of the property under survey No. 193, Sub Division 13 of Village Calangute Bardez-Goa.
- b. Copy of the survey plan in respect of property under survey No. 193, Sub Division 13 of Village Calangute Bardez-Goa.
- c. Certified copy of Inventory Proceeding under case No. Inventory Proceeding no. 312/2019/E before the Civil Court at Mapusa Goa.
- d. Agreement For Sale dated 07/09/2018 under reg no. 3888/2018 executed before the Sub Registrar Of Bardez.
- e. Deed Of Sale dated 19/05/2022 under reg no.BRZ-1-2293-2022 dated 19/5/2022 executed before the Sub Registrar Of Bardez.
- f. Nil encumbrance Certificate NEC/9/2024/904.



## **II DESCRIPTION OF THE PROPERTY**

All that party of property known "PORBHU VADDU" , surveyed under No. 193, Sub Division 13, total admeasuring an area 1470 sq.mts, situated at village Calangute, Bardez-Goa. The said property nether described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office of Bardez and is bounded as follows:

East :-Bythe property surveyed under no.193/15 of village Calangute

West :- By nalla,

North :- By the property surveyed under No. 193/13of village Calangute,

South :- By the property surveyed under No. 191/1of village Calangute.

## **III ORIGIN OF TITLE**

That the properties described at II (a,b,c) above, originally belonged to late Graziela Saldana E Fernands and her husband late Antonio Fernands.

That said late Graziela Saldana E Fernands and her husband late Antonio Fernands expired leaving behind their children's namely



Antonio Egideo F Fernande, Fr. Bernardo Fernandes and Jose Monica Augusta Fernandes alias Josue Fernandes Alvares .

That said a) Antonio Egideo F Fernande@ Antonio Egidio Fernandes D'Mello Alvares was married to Antoneta Palmira Fausta Gomes , (b) Jose Monica Augusta Fernandes @Josue Monica Dos Antos Saldanha Fernandes De Melo Alvares alias Josue Fernandes Alvares was married to Maria Helena Fani Terezinha Pinto Fernandes De Melo Alvares.

That said late Antonio Egideo F Fernande @ Antonio Egidio Fernandes D'Mello Alvares expired leaving behind the his wife Mrs. Annette Fernandes and children's namely Mr.Romero Egidio Fernandes and his wife Mrs. Antoinette Fernandes , Mrs. Antoinette Fernandes , Miss Bernadina Anton Fernandes (spinster) Miss Cheryl Fernandes (divorce), Mrs. Sylona Fernandes and her husband Mr. Luis P. Fernandes as their sole heirs and their inheritance who are know the rightful owners of the said property described herein below schedule.

That said Fr. Bernardo Fernandes expired in the state of Bachelor.





AND WHEREAS said late Josue Fernandes Alvares alias Jose Monica Augusta Fernandes alias Josue Monica Dos Antos Saldanha Fernandes De Melo Alvares alias Josue Fernandes alias Jose Fernandes Alvares alias Jose Fernandes alias Josue Monica Dos Anjos Saldanha Fernandes De Melo Alvares alias Juse Fernandes Alwares alias Jose Fernandes Alvaris alias Juse Fernandes Alwaris alias Josue Fernandis Alwares alias Joseue Fernandis Alvares alias Jose Fernandis Alwares alias Juse Fernandes alias Jose Minica Augusta Fernandes and his wife late Maria Helena Fani Terezinha Pinto alias Maria Helena Fani Terezinha Pinto Fernandes De Melo Alvares expired leaving behind his heirs Mr. Joelson Carlos Lamartine Fernandes De Melo Alvares Alias Joelon Fernandes Avares Alias Joelson Carlos Alvares and his wife Mrs. Merle Felicity Fernandes Alvares Alias Merle Joelson Alvares Alias Merle Fernandes Alvares, Mr. Ivens Jose Paulinho Fernandes De Melo Alvares Alias Evens Fernandes Alias Ivens Jose Alvares and his wife Mrs. Magna Linetie Fernandes Alvares Alias Magna Alvares Fernandes , Mrs.Santana Joyce Bernadin Oliveira Alias Joyce Fernandes Alvares and her daughter Miss. Marlene Fernandes , Mrs. Lana Suzete Prisca Fernandes De Melo Alvares Alias Lana Suzete Prisca Fernandes Alias Lana Suzete Tarvaras and her husband Mr. Anthony Xavire Joseph Agnelo Bosco Tavares , Mr. Anthony Xavire Joseph Agnelo Bosco Tavares , Mrs. Roxane Amanita Fernandes De Melo Alvares Alias Roxane Amanita Fernandes Alias Roxane Amanita Fernandes E Coelho and her husband Mr. Altino Francisco Coelho , Mrs. Lavette



Monica Fernandes De Melo Alvares alias Lovette Monica Fernandes and her husband Mr. Antonio Jose Vital Fernandes ,as their sole heirs and their inheritance who are know the rightful owners of the said property described herein below schedule.

That Mr. Rovie Savio Julio Fernandes De Melo Alvares s/o Josue Fernandes Alvares expired on 08/6/2018 leaving behind Mrs. Joyce Fernandes Alvares alias Santana Joyce Fernandes alias Santana Joyes Bernadina Oliveira and their children Miss Marlene Fernandes , Master Ruben Fernandes and Miss Josueina Esperansa Fernandes as his heirs.

That upon death of said Josue Fernandes Alvares alias Jose Monica Augusta Fernandes alias Josue Monica Dos Antos Saldanha Fernandes De Melo Alvares alias Josue Fernandes alias Jose Fernandes Alvares alias Jose Fernandes alias Josue Monica Dos Anjos Saldanha Fernandes De Melo Alvares alias Juse Fernandes Alvares alias Jose Fernandes Alvaris alias Juse Fernandes Alwaris alias Josue Fernandis Alvares alias Joseue Fernandis Alvares alias Jose Fernandis Alvares alias Juse Fernandes alias Jose Minica Augusta Fernandes and his wife late Maria Helena Fani Terezinha Pinto alias Maria Helena Fani Terezinha Pinto Fernandes De Melo Alvares and Mr. Rovie Savio Julio Fernandes De Melo Alvares an inventory proceeding was initiated by the original



owners under Inventory processing no. 312/2019/E before the Civil Court at Mapusa Goa.

That in the property under Survey no.193/13 admeasuring 3650 sq.mts was listed at Item no. 12 in the Inventory processing no. 312/2019/E before the Civil Court at Mapusa Goa.

That the Survey no.193/13 admeasuring 3650 sq.mts was allotted by virtue of consent terms dated 23/2/2022 in the said inventory proceeding No. 312/2019/E before the Civil Court at Mapusa Goa to Mrs. Annette Fernandes and children's namely Mr.Romero Egidio Fernandes and his wife Mrs. Antoinette Fernandes , Mrs. Antoinette Fernandes , Miss Bernadina Anton Fernandes (spinster) Miss Cheryl Fernandes (divorce), Mrs. Sylona Fernandes and her husband Mr. Luis P. Fernandes, Mr. Joelson Carlos Lamartine Fernandes De Melo Alvares Alias Joelon Fernandes Alvares Alias Joelson Carlos Alvares and his wife Mrs. Merle Felicity Fernandes Alvares Alias Merle Joelson Alvares Alias Merle Fernandes Alvares, Mr. Ivens Jose Paulinho Fernandes De Melo Alvares Alias Evens Fernandes Alias Ivens Jose Alvares and his wife Mrs. Magna Linetie Fernandes Alvares Alias Magna Alvares Fernandes , Mrs.Santana Joyce Bernadin Oliveira Alias Joyce Fernandes Alvares and her daughter Miss. Marlene Fernandes , Mrs. Lana Suzete Prisca Fernandes De Melo





Alvares Alias Lana Suzete Prisca Fernandes Alias Lana Suzete Tarvaras and her husband Mr. Anthony Xavire Joseph Agnelo Bosco Tavares , Mr. Anthony Xavire Joseph Agnelo Bosco Tavares , Mrs. Roxane Amanita Fernandes De Melo Alvares Alias Roxane Amanita Fernandes Alias Roxane Amanita Fernandes E Coelho and her husband Mr. Altino Francisco Coelho , Mrs. Lavette Monica Fernandes De Melo Alvares alias Lovette Monica Fernandes and her husband Mr. Antonio Jose Vital Fernandes, Mrs. Joyce Fernandes Alvares alias Santana Joyce Fernandes alias Santana Joyes Bernadina Oliveira and their children Miss Marlene Fernandes who have become the owners of the said property hereby sold to present Purchaser.

That said Mr. Romero Egidio Fernandes and his wife Mrs. Antoinette Fernandes , Mrs. Antoinette Fernandes , Miss Bernadina Anton Fernandes (spinster) Miss Cheryl Fernandes (divorce), Mrs. Sylona Fernandes and her husband Mr. Luis P. Fernandes, Mr. Joelson Carlos Lamartine Fernandes De Melo Alvares Alias Joelon Fernandes Alvares Alias Joelson Carlos Alvares and his wife Mrs. Merle Felicity Fernandes Alvares Alias Merle Joelson Alvares Alias Merle Fernandes Alvares, Mr. Ivens Jose Paulinho Fernandes De Melo Alvares Alias Evens Fernandes Alias Ivens Jose Alvares and his wife Mrs. Magna Linetie Fernandes Alvares Alias Magna Alvares Fernandes , Mrs. Santana Joyce Bernadin Oliveira Alias Joyce Fernandes Alvares and her daughter Miss. Marlene Fernandes , Mrs. Lana Suzete Prisca



Fernandes De Melo Alvares Alias Lana Suzete Prisca Fernandes Alias Lana Suzete Tarvaras and her husband Mr. Anthony Xavire Joseph Agnelo Bosco Tavares , Mr. Anthony Xavire Joseph Agnelo Bosco Tavares , Mrs. Roxane Amanita Fernandes De Melo Alvares Alias Roxane Amanita Fernandes Alias Roxane Amanita Fernandes E Coelho and her husband Mr. Altino Francisco Coelho , Mrs. Lavette Monica Fernandes De Melo Alvares alias Lovette Monica Fernandes and her husband Mr. Antonio Jose Vital Fernandes, Mrs. Joyce Fernandes Alvares alias Santana Joyce Fernandes alias Santana Joyes Bernadina Oliveira and their children Miss Marlene Fernandes had entered into Agreement For Sale dated 07/09/2018 under reg no. 3888/2018 executed before the Sub Registrar Of Bardez of the part of property admeasuring 1470 Sq.Mts of Survey no. 193/13 of village Calangute Bardez Goa. And thereafter by virtue of Deed Of Sale dated 19/05/2022 under reg no.BRZ-1-2293-2022 dated 19/5/2022 executed before the Sub Registrar Of Bardez the said owners herein above sold part of property admeasuring 1470 Sq.Mts of Survey no. 193/13 to M/S PRIPARTH DEVELOPERS LLP .

That by virtue of Agreement For Sale dated 07/09/2018 under reg no. 3888/2018 and Deed Of Sale dated 19/05/2022 under reg no.BRZ-1-2293-2022 dated 19/5/2022 executed before the Sub Registrar Of Bardez M/S PRIPARTH DEVELOPERS LLP is now the absolute owner of the part of property admeasuring 1470 Sq.Mts of Survey no. 193/13 of village Calangute Bardez Goa.



Nil encumbrance issued by sub registrar of Bardez under no. NEC/9/2024/904 shows that there is no encumbrances on the property.

#### **IV LEGAL OPINION / FINAL CERTIFICATE**

Subject to the documents produced for my perusal at (a) to (f), I certify that the said M/S PRIPARTH DEVELOPERS LLP has clear and marketable title to party of property known "PORBHU VADDO" surveyed under No. 193, Sub Division 13, total admeasuring an area 1470 sq.mts, situated at village Calangute, Bardez-Goa which is described above free from encumbrances.

This opinion has been given by me on the basis of documents produced and in anticipation that there are no other documents whereby any other encumbrances have been created for which a representation made by the parties in the said Documents has been relied upon.

I am returning the documents given for perusal.

Yours faithfully



**ADV. KALPESH G. KAMAT**

M.COM, LLB, 9823458396

kamat2911@gmail.com

Off: F03, 4th Floor

Sai Kiran Tower/ Hotel

Opp Parking Space

Morod Mapusa - Goa 403507

**ADV. KALPESH G. KAMAT**

ADVOCATE:M.COM, L.L.B.

Off. No. FO3, 4<sup>th</sup> Floor , Sai Kiran Tower/Hotel,

Opposite Pay Parking Morad Mapusa, Bardez, Goa.

M: 09823458396, kamat2911@gmail.com

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Date: 04/07/2024

**LEGAL OPINION**

TO,

M/S PRIPARTH DEVELOPERS LLP

Flat-503, Rose Flower Valley, SN-73(Part), Wanawadi, Near Sacred Heart Soc. Pune, Maharashtra – 411040..

Sir,

At the request of Dinesh Chhutani director of M/S PRIPARTH DEVELOPERS LLP office at Flat-503, Rose Flower Valley, SN-73(Part), Wanawadi, Near Sacred Heart Soc. Pune, Maharashtra – 411040, and as instructed by him upon submission of the documents mentioned herein below, I have carried out a search and





investigation into the title documents in respect of properties known as BATTI situated at ward PorboWado at Calangute within the limits of Calangute, Taluka and Sub-District of Bardez, District of North Goa, state of Goa, consisting of 3 contiguous units/additions described under Nos. (a) No. 30406 of Book B-78 (new), i.e the first addition (b) No. 14547 at page 199 of Book B-37(new), i.e the second addition and (c) No. 5241 at page 58 (V) of Book B-36 (old) i.e the third addition and enrolled in Taluka Revenue Office under Matriz Nos. 622, 627, and 619. The three units are contiguous admeasuring 15196.60 sqmts out of which 15475 sq mts presently surveyed under Nos. 191/1 and 193/14 of the village Calangute, Taluka Bardez Goa.

SR.NO	TOPIC
I	DOCUMENTS SCRUTINIZED
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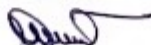
## **I DOCUMENTS SCRUTINIZED**

For the purpose of ascertaining the title in respect of the property known BATTI situated at ward PorboWado at Calangute within the limits of Calangute, Taluka and Sub-District of Bardez, District of North Goa, state of Goa, consisting of 3 contiguous units/additions described under Nos. (a) No. 30406 of Book B-78 (new), i.e the first addition (b) No. 14547 at page 199 of Book B-37(new), i.e the second addition and (c) No. 5241 at page 58 (V) of Book B-36 (old) i.e the third addition and enrolled in Taluka Revenue Office under Matriz Nos. 622, 627, and 619. The three units are contiguous admeasuring 15196.60 sqmts out of which 15475 sq mts presently surveyed under Nos. 191/1 and 193/14 , the following documents have undergone my scrutiny.

- a) Copy of Form I and XIV issued by the DSLR Goa of the property under survey No. 191, Sub Division 1 and survey No. 193, Sub Division 14, of Village Calangute Bardez-Goa.
- b) Copy of Form I and XIV issued by the Talathi of village Panchayat Calangute of the property under survey No. 191, Sub Division 1 and survey No. 193, Sub Division 14, of Village Calangute Bardez-Goa.
- c) Copy of the survey plan in respect of property under survey No. 191, Sub Division 1 and survey No. 193, Sub Division 14, of Village Calangute Bardez-Goa.



- d) Copy of land Description under No. 30406 of Book B-78 (new), and No. 14547 at page 199 of Book B-37(new), and No. 5241 at page 58 (V) of Book B-36 (old), and 4149 at pages 232 of Book 11.
- e) Copy of Deed Of Partition dated 14/01/1941 registered in Book No. 396. at Folio 93 to 96.
- f) Deed of Qualification of heirship, Partition and Division dated 14/09/1964, drawn in the Books of Public Camilo Souza of Bardez and recorded in his Books at Folio 41 of Book 661.
- g) Deed od sale dated 24/8/1965 executed before the then Notary Public of the Judicial Division of Bardez, Camilo Andrade do Rosario Souza, in his Book No, 678, at pages 76.
- h) Deed of succession dated 01/08/1986 drawn.
- i) Deed of Sale dated 23/02/2007
- j) Deed of Sale 21/05/2007
- k) Deed of Exchange dated 07/09/2009
- l) Deed of Sale dt. 07/09/2009.
- m) Deed of Exchange dt. 07/09/2009.
- n) Deed of Sale dt. 05/05/2008.
- o) Deed of Exchange dt. 05/05/2008
- p) Deed of Exchange dt. 23/09/2009.
- q) Deed of Sale dt. 06/01/2010.
- r) Deed of Exchange dt. 23/09/2009.
- s) Deed of Sale dt. 07/09/2009.
- t) Deed of Sale dt. 21/04/2008.
- u) Suit No. 29/2000/C/D order before civil court at Mapusa.



- v) Execution Application No. 13/2006/B order before civil court at Mapusa
- w) Conversion sand order no. RB/CNV/BAR/AC-11/01/2010 dated 06/05/2010 and Sand no. RB/CNV/BAR/127/2007 dated 15/02/2010
- x) Deed Of Sale dated 14/10/2022.

## **II DESCRIPTION OF THE PROPERTY**

The property of BATTI situated at ward PorboWado at Calangute within the limits of Calangute, Taluka and Sub-District of Bardez, District of North Goa, state of Goa, consisting of 3 contiguous units/additions described under Nos. (a) No. 30406 of Book B-78 (new), i.e the first addition (b) No. 14547 at page 199 of Book B-37(new), i.e the second addition and (c) No. 5241 at page 58 (V) of Book B-36 (old) ), i.e the third addition and enrolled in Taluka Revenue Office under Matriz Nos. 622, 627, and 619. The three units are contiguous admeasuring 15196.60 sqmts out of which 15475 sq mts presently surveyed under Nos. 191/1 and 193/14 of the village Calangute, Taluka Bardez Goa bounded On the East: by survey No. 193/15, 191/3, 2,4,13 and 14 of Village Calangute. On the West: by Nalla and survey No.193/13 and 190/3 of Village Calangute On the North: by survey No. 193/3, 13, 15 and survey

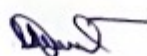




No.191/3 and 4 of Village Calangute.On the South:\_by survey No. 190/1, 3, 4, 5 and 6 of Village Calangute.


### **III ORIGIN OF TITLE**

1. The property under survey no. 191/1 known as BATTI described in the Land Registration Office of Bardez under Nos. a) No. 30406 of Book B-78 (new), i.e the first addition (b) No. 14547 at page 199 of Book B-37(new), i.e the second addition and (c) No. 5241 at page 58 (V) of Book B-36 (old), i.e the third addition.
2. That by a Deed of Partition, Heirship and Gift dated 14/01/1941 registered in Book No. 396. at Folio 93 to 96 of the then Notary Public Guilherme Diogo Jose Conceicao das Dores Lobo and executed between Clotildas Ernestina Josefina Antonio Maria das Neves e Sousa Campos and Hipolito Cassiana Piedade de Souza and his wife Guilhermina Vitoria da Conceicao e Souza and Fr. Leopoldo Candido Canuto de Souza, the 2<sup>nd</sup> Addition of the said property was allotted to the said Fr. Leopoldo Candido Carxuto de Souza and the said allotment stands inscribed in the Land Registration Office under no. 31299 at folio 23 of Book G-36.
3. That by a Deed dated 27-7-1944 executed before the Notary Public Guilherme Diogo Jose Conceicao das Dores Lobo, recorded in his Books under No. 439, at pages 47 to 51 Fr. Jose Maria Andre de



Souza sold to Hipolito Cassiano de Piedade Souza the 3<sup>rd</sup> Addition 01 the said property described under No, 5241. The 3<sup>rd</sup> Addition of the said property was inscribed in the name of the said Fr. Jose Maria Andre de Souza under No. 33,882 at pages 131 of Book G-37 New. The said transaction of sale in favour of the said Hipolito Cassiano de Piedade Souza is inscribed under No. 42169 of page 97 of Book G-45.

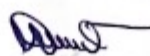
4. That by a Deed of Qualification of heirship, Partition and Division dated 14/09/1964, drawn in the Books of Public Camilo Souza of Bardez and recorded in his Books at Folio 41 of Book 661, the 1<sup>st</sup> and 3<sup>rd</sup> Additions of the said property were allotted jointly to the said Antonio Aleixo Francisco Marta de Imaculada Conceicao de Souza Ermita and Aninha Felicia Lourdes da Roacha.
5. That by Deed of sale with Quittance dated 24/08/1965, executed before the then Notary public of Judicial Division of Bardez, Camilo Andrade do Rosario Souza and recorded in his Book No. 678, at pages 76 onwards, the said Fr. Leopoldo Candilo Canuto de Souza sold 2<sup>nd</sup> Addition of the said property to Mrs. Aninha Felicia Lourdes Roacha Souza Erimita, wife of the said Bento Antonio de Souza Erimita.
6. That by Deed of succession dated 01/08/1986 drawn upon the death of said Bento Antonio de Souza Erimita, before the Ex-officio





Notary and Sub-Registrar of Bardez his wife Smt. Aninha Felicia Lourdes de Roacha de Souza Erimita and Benecio Joao Hipolito de Souza Erimita, Shri Bosco Servelo Judas de Souza Erimita and Shri Blasco Francisco Torcato de Souza Erimita were declared as his universal heirs.

7. That by Deed of Sale dated 23/02/2007 M/s. Gangani Resort Pvt. Ltd. And M/s Navkar Goa Corporation have jointly purchased the said property from Smt. Aninha Felicia Lourdes de Roacha de Souza Erimita, Shri. Benecio Joao Hipolito de Souza Erimita, Smt. Yvonne de Souza Erimita, Shri Bosco Servelo Judas de Souza Erimita Smt. Maria Ninette Peresde Souza Erimita, Shri Blasco Francisco Torcato de Souza Erimita, Smt. Milagrina Margaret Luisa de Souza Erimita.
8. That by Deed of Sale 21/05/2007 M/s Navkar Goa who had jointly purchased the entire property along with M/s Gangani Resorts Pvt. Ltd. then purchased the remaining 50% undivided share of M/s Gangani Resorts Pvt. Ltd. in the property surveyed under nos. 191/1 and 193/14 and had become owners of the entire Batti surveyed under nos. 191/1 and 193/14 admeasuring 15475 sqmts.
9. That here were some occupants having structures in the said property the same been settled by M/s Navkar Goa Corporation by executing the following documents namely:



- a) Deed of Exchange dated 07/09/2009 between M/s Navkar Goa Corporation and Mrs. Rukmini Vithal Korgaonkar, Mr. Virendra Vithal Korgaonkar, Mrs. Vanshita Virendra Korgaonkar, Mr. Vinay Vithal Korgaonkar, Mr. Sarvesh Vithal Korgaonkar, Mr. Rupesh Vithal Korgaonkar, Mrs. Seema Rupesh Korgaonkar, and Mr. Ritesh Vithal Korgaonkar,
- b) Deed of Sale dated 07/09/2009 between Shri. Madhusudan Korgaonkar and Smt. Madhumati Madhsudhan Korgaonkar and M/s Navkar Goa Corporation.
- c) Deed of Exchange dated 07/09/2009 between M/s Navkar Goa Corporation and Mrs. Shrimati Uttam Korgaonkar, Miss Lata Uttam Korgaonkar, Miss Shilpa Uttam Korgaonkar, Miss Nita Uttam Korgaonkar.
- d) Deed of Sale dated 05/05/2008 between Miss Marcelina Mascarenhas alias Miss Maria Mascarenhas and M/s Navkar Goa Corporation.
- e) Deed of Exchange dated 05/05/2008 between Mr. Lawrence Mascarenhas, Mrs. Edwiges Mascarenhas and M/s Navkar Goa Corporation.



- f) Deed of Exchange dated 23/09/2009 between M/s Navkar Goa Corporation and Mrs. Vishaya Vinayak Mhapsekar and Mr. Vishnu Vinayak Mhapsekar.
- g) Deed of Exchange dated 23/09/2009 between M/s Navkar Goa Corporation and Mrs. Kusum Uttam Mapsekar and Rajendra Uttam Mapsekar and Mr. Sushant Uttam Mapsekar.
- h) Deed of Sale dated 06/01/2010 between Mrs. Sushila Tulsidas Naik alias Mapsekar, Shri. Gunanad Tulsidas Naik alias Mapsekar, Smt. Vijayanti Gunanand Naik alias Mapsekar and M/s Navkar Goa Corporation.
- i) Deed of Exchange dated 23/09/2009 between M/s Navkar Goa Corporation and Mrs. Madhumati Mhapsekar and Mr. Nilesh Madhu Mhapsekar and Miss, Nilima Madhu Mhapsekar.
- j) Deed of Exchange dated 15/10/2008 between Mr. Chandrakant V. Chodankar, Mrs. Rajani C. Chodankar and M/s Navkar Goa Corporation.
- k) Deed of Sale dated 07/09/2009 between Smt. Chandravati Ramnath Talkar, Mr. Padmanabh Ramnath Talkar, Mrs. Prafulla Padmanabh Talkar, Mrs. Shaya alias Prachi Bablo Provolkar, Mr. Bablo





Provolkar, Miss Punam Ramnath Talkar and M/s Navkar Goa Corporation.

- l) Deed of Sale dt. 07/09/2009 registered in the office of Sub-Registrar of Bardez between Smt. Satyavati Shambhu Talkar, Shri. Prashant Shambhu Talkar, Mrs. Prashuda Prashant Talkar, Shri. Arvind Shambhu Talkar, Smt. Ujwala Arvind Talkar, Shri. Gokuldas Shambhu Talkar, and M/s Navkar Goa Corporation.
- m) Deed of Sale dated 07/09/2009 registered in the office of Sub-Registrar of Bardez between Shri. Manohar Gokuldas Talkar, Smt. Durgabai Manohar Talkar and M/s Navkar Goa Corporation.
- n) Deed of Sale dated 21/04/2008 between Mrs. Angela Mascarenhas, Mr. Minguel Agustin Mascarenhas, Smt. Ida Mascarenhas, Shri. Diago Frances Mascarenhas, Smt. Magdalena Mascarenhas, Shri. Domnic Bernard Mascarenhas and M/s Navkar Goa Corporation.
- o) Deed of Sale dated 21/04/2008 registered in the office of Sub-Registrar of Bardez between Mrs. Lourdes Lopes, Mr. Elteiro Lopes and M/s Navkar Goa Corporation.



- p) Deed of Sale dated 21/04/2008 between Shri. Anthony Fernandes, Smt. Sabestina Fernandes, Ms. Flory Fernandes and M/s Navkar Goa Corporation.
- q) Deed of Sale dated 04/06/2008 between Smt. Carmina Benny Fernandes and M/s Navkar Goa Corporation.
- r) Deed of Sale dated 22/07/2008 between Mr. Nascimento Luduvico Fernandes, Mrs. Marina Fernandes and M/s Navkar Goa Corporation.
- s) That Dashrath Korgaonkar, one of the heirs of Deu Ladu Koorgaonkar, who had a mundkarial house right in survey no. 193/14, had filed a suit No. 29/2000/C/D against Girdharlal M. Gangani, in relation to right the survey no. 193/14 and there was decree to pay amount to him. Subsequently he filed Execution Application No. 13/2006/B. The said application is disposed by the Court of Civil Judge Junior Division Mapusa by order dated 22/4/2013 and the Court has certified that the decree is satisfied.
10. That by virtue of aforesaid Deed Of Sale and Deed of Exchange M/S Navkar Goa Corporation became absolute owner in possession of property admeasuring 15195.60 sqmts under survey no. 191/1 and survey no. 193/14 of Villlage Calangute, Bardez.





11. That M/s Navkar Goa Corporation had obtained conversion sand order no. RB/CNV/BAR/AC-11/01/2010 dated 06/05/2010 and Sand no. RB/CNV/BAR/127/2007 dated 15/02/2010 Government Of Goa Office Of the Collector, North Goa District, Panaji- Goa.

12. That by virtue of Deed Of Sale dated 14/10/2022 under reg no.BRZ-1-4485-2022 the M/S PRIPARTH DEVELOPERS LLP have become owner of part of Plot "A" admeasuring an area 5763.56sq.mts, out of total are of admeasuring 13800 sqmts , surveyed under No. 191/1 and Plot "B" admeasuring an area 1,204.28 sq. mts, out of total are of admeasuring 1,675 sq mts, surveyed under No. 193/14 both of village Calangute Bardez Goa.

#### **IV LEGAL OPINION / FINAL CERTIFICATE**

Subject to the documents produced for my perusal at (a) to (x), I certify that the said M/S PRIPARTH DEVELOPERS LLP has clear and marketable title to Plot "A" admeasuring an area 5763.56sq.mts, out of total are of admeasuring 13800 sqmts , surveyed under No. 191/1 and Plot "B" admeasuring an area 1,204.28 sq. mts, out of total are of admeasuring 1,675 sq mts, surveyed under No. 193/14 both of village Calangute Bardez Goa which is described above free from encumbrances.



This opinion has been given by me on the basis of documents produced and in anticipation that there are no other documents whereby any other encumbrances have been created for which a representation made by the parties in the said Documents has been relied upon.



**ADV. KALPESH G. KAMAT**

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Opp Parking Space

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