

Adv. Sarvadnya D. Patil

Shop No. 22, Ground Floor,
Phoenix Plaza, Near El-Capitan Centre
Next to H.P. Gas,
Mapusa - Goa.
Mobile : 9422635454
9637628070
Email:- sasatisu@gmail.com

Ref. No.

Date :



To,

Date: - 15.06.2021

M/s. Dattamay Developers,
Flat No. 1, Block C,
B&F Magnolia Co-op Housing Society,
Alto Duler, Mapusa Goa

SUB: - Legal Opinion

Sir,

Legal Opinion is furnished with respect to property known as 'Temericho Sorvo' admeasuring an area of 893 sq meters surveyed under Chalta no. 29 of P T Sheet 86 situated at Mapusa, Bardez Goa and bounded as under:

E:- By Road

W:-By Road

N:- By Road

S:- By Property under Chalta no. 30 of PT sheet No. 86 of city survey of Mapusa Bardez Goa

Herein after referred as the Said Property

A handwritten signature in blue ink, appearing to be 'S. Patil', written over a circular stamp.

Ref. No.

Date :

1) Following Xerox Documents were produced for inspection.

- 1) Form I and XIV of the Said Property.
- 2) Survey Plan of the Said Property.
- 3) Record of Inventory Proceedings No. 88/2017/D before Civil Judge Mapusa
- 4) Translation of Certificate of Final possession dated 19.09.1931
- 5) Translation of Demarcation dated 07.05.1932
- 6) Translation of Book of Inscription
- 7) Translation of Land Description
- 8) Certificate issued by the Administrator of Comunidade dated 08.05.2015
- 9) Judgment of Inquiry Officer, City Survey Mapusa dated 20.09.1978

2) FLOW OF THE SAID PROPERTY:-

The Said Property known as 'Temericho Sorvo' admeasuring an area of 893 sq meters surveyed under Chalta no. 29 of PT Sheet 86 and inscribed in the Land Registration Office of Bardez under



Ref. No.

Date :

Inscription No.11542 and described under Description No.30722 of Book B-79 at page 35, within the limits of Mapusa Municipal Council, Taluka of Bardez, District of North Goa and State of Goa.

That As per the Book of Inscription recorded at F-13 at page 143 having No. 11542 dated 19th October 1931 the said property is inscribed in favour of Mr. Zoideva Rama Arolcar

That as per the book of description the property by the name 'Temericho Sorvo' is the same property as described in F-13 at page 143 having No. 11542

That as per the Form 'D' the name of Zoidevaa Rama Arolcar alias Jaidev Rama Arolkar is found recorded in the Form "D" of the property under Chalta No. 29 of P.T. Sheet No. 86 of City Mapusa.

That on the death of Late Jaidev Rama Arolkar and his wife Late Jaivanti Rama Arolkar, Late Ramnath Jaidev Arolkar and his wife Late Ratnabai Ramnath Arolkar, an Inventory Proceedings were initiated by Mr. Meghashyam Ramnath Arolkar in the Court of



Adv. Sarvadnya D. Patil

Shop No. 22, Ground Floor,
Phoenix Plaza, Near El-Capitan Centre
Next to H.P. Gas,
Mapusa - Goa.
Mobile : 9422635454
9637628070
Email:- sasatisu@gmail.com

Ref. No.

Date :

That based on the said order the names of 1. Mr. Meghashyam Ramnath Arolkar and his wife 2. Pooja M. Arolkar, 3. Mrs. Mini Ashok Arolkar 4. Mrs. Kavita Nikhil Sawant her husband 5. Mr. Nikhil Jaywant Sawant 6. Mrs. Vijaya Raju Talawanekar and her husband 7. Mr. Raju Babu Talawanekar are duly recorded in the 'Form D' of the property bearing survey No. 86/29 of city Survey of Mapusa Bardez Goa.



Said 1. Mr. Meghashyam Ramnath Arolkar and his wife 2. Pooja M. Arolkar, 3. Mrs. Mini Ashok Arolkar 4. Mrs. Kavita Nikhil Sawant her husband 5. Mr. Nikhil Jaywant Sawant 6. Mrs. Vijaya Raju Talawanekar and her husband 7. Mr. Raju Babu Talawanekar executed agreement for Development and Sale which is registered before office of the Sub Registrar of Bardez under Registration Number BRZ-1-2344-2020 with M/s Dattamay Developers , a Proprietary Firm represented by Mr. Mahesh Dattaram Narvekar.

A handwritten signature in blue ink, appearing to be 'Mahesh Dattaram Narvekar'.

Adv. Sarvadnya D. Patil

Shop No. 22, Ground Floor,
Phoenix Plaza, Near El-Capitan Centre
Next to H.P. Gas,
Mapusa - Goa.
Mobile : 9422635454
9637628070
Email:- sasatisu@gmail.com

Ref. No.

Date :

Civil Judge Junior Division at Mapusa bearing Inventory Proceedings No.88/2017/D.

That in the Inventory Proceedings the said property was listed as item No.1 and the said property was allotted to the heirs of Late Jaidev Rama Arolkar by the order dated 31.12.2019 passed by the Civil Judge Junior Division at Mapusa in IP No. 88/2017/D, in the following manner:

- 1/3 to Mr. Meghashyam Ramnath Arolkar and his wife Pooja M. Arolkar
- 1/6 to Mrs. Mini alias Kamini Ashok Arolkar
- 1/6 to Mrs. Kavita alias Ratnabai Ashok Arolkar alias Kavita Nikhil Sawant and her husband Mr. Nikhil Sawant
- 1/3 to Mrs. Vijaya Raju Talawanekar and her husband Mr. Raju Bapu Talawanekar



Adv. Sarvadnya D. Patil

Shop No. 22, Ground Floor,
Phoenix Plaza, Near El-Capitan Centre
Next to H.P. Gas,
Mapusa - Goa.
Mobile : 9422635454
9637628070
Email:- sasatisu@gmail.com

Ref. No.

Date :

3) Mutation

Mutation is duly carried out and the the names of 1. Mr. Meghashyam Ramnath Arolkar and his wife 2. Pooja M. Arolkar, 3. Mrs. Mini Ashok Arolkar 4. Mrs. Kavita Nikhil Sawant her husband 5. Mr. Nikhil Jaywant Sawant 6. Mrs. Vijaya Raju Talawanekar and her husband 7. Mr. Raju Bapu Talawanekar are duly recorded in the 'Form D' of the property bearing survey No. 86/29 of city Survey of Mapusa Bardez Goa.



4. Encumbrance Certificate

Sub Registrar of Mapusa has issued Nil Encumbrance certificate dated 11/6/2021

5) Search

That Search was made in the office of the Sub Registrar of the Bardez on 8/6/2021 vide T From , receipt No 79/5 dated 8/6/2021, for 30 years and no adverse document was founds to be registered in the office of the Sub Registrar of the Bardez.

Adv. Sarvadnya D. Patil

Shop No. 22, Ground Floor,
Phoenix Plaza, Near El-Capitan Centre
Next to H.P. Gas,
Mapusa - Goa.
Mobile : 9422635454
9637628070
Email:- sasatisu@gmail.com


Ref. No.

Date :

6) Opinion

From above discussion and documents in my opinion M/s Dattamay Developers , a Proprietary Firm represented by Mr. Mahesh Dattaram Narvekar has right to develop said property and execute agreements as confirming with prospective purchasers along with 1. Mr. Meghashyam Ramnath Arolkar and his wife 2. Pooja M. Arolkar, 3. Mrs. Mini Ashok Arolkar 4. Mrs. Kavita Nikhil Sawant her husband 5. Mr. Nikhil Jaywant Sawant 6. Mrs. Vijaya Raju Talawanekar and her husband 7. Mr. Raju Babu Talawanekar.




Adv. Sarvadnya D. Patil.
(Mapusa Goa)

Adv. Sarvadnya D. Patil
Shop No. 22, Ground Floor,
Phoenix Plaza, Feira Alta,
Near El-Capitan Centre,
Mapusa Goa