

**ADV. CASSIAN CRASTO**  
**LLB (HONS), LLM**

Off:- Sunteck-Kanaka Building,  
4<sup>th</sup> Floor, 405 "A wing"  
Opposite Shram Shakti Bhavan,  
Above Navtara Restaurant,  
Patto, Panaji, Tiswadi,  
Goa. Pin: 403001

Off: Flat No F-1, First Floor  
Classy Apartments  
Opp Axis bank, Agassaim  
Tiswadi, Goa  
Email: [cassian501@gmail.com](mailto:cassian501@gmail.com)  
Mob: 9881317086

Dated: - 02/02/2023

To

Mr. Umesh Chawla



Sir,

I, the undersigned most respectfully state and submit as under:-

That you have requested me to give the legal opinion with respect to property bearing Survey No. 186/11A of Village Penha De Franca, Bardez, Goa admeasuring an area of 3795 square meters of a property known as **"BAMON VADO"** after going through the documents (Xerox Copies) submitted I like to state as under:-

1. Deed of Gift dated 21<sup>st</sup> of November 1970.
1. Manuel Form I & XIV obtained from the Talathi bearing Survey No. 186/11 of Village Penha De Franca, Bardez, Goa.

2. Computerized Form I & XIV obtained from the Mamlatdar at Bardez bearing Survey No. 186/11A of Village Penha De Franca, Bardez, Goa.
3. Deed of Sale dated 09/08/2005.
4. Deed of Sale dated 15/09/2005.
5. Deed of Sale dated 17/06/2021.
6. Special Civil Suit No. 41/2021/C/A.

**1. Deed of Gift dated 21<sup>st</sup> of November 1970.**

The Deed of Gift was executed by Vincente Paulo Picarco also known as Vicente Paulo Lobo in favour of Naraina Joao Dias which the said Gift was registered before the Sub-Registrar at Panaji under Registration No. .... towards the property bearing Survey No. 186/11 admeasuring an area of 7000 square meters of Village Penha De Franca, Bardez, Goa.

- 2. Manuel Form I & XIV obtained from the Talathi bearing Survey No. 186/11 of Village Penha De Franca, Bardez, Goa.**

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As per the Manuel Form I & XIV in the Occupant Column the name of Naraina Joao Dias is figuring.

3. **Computerized Form I & XIV obtained from the Mamlatdar at Bardez bearing Survey No. 186/11A of Village Penha De Franca, Bardez, Goa.**

As per the records maintained by the Mamlatdar on the Form I & XIV the name of M/s Midori Creators and Developers is figuring.

4. **Deed of Sale dated 09/08/2005.**

As per the sale Deed which is registered before the Sub-Registrar at Mapusa under Registration No. 3733 at pages 180 to 190 of Book No. I Volume No. 1384 dated 12/08/2005 Mr. Naraina Joao Dias and his wife Mrs. Shree Dias have executed Sale Deed in favour of Mr. Raees Ahmed Khan towards the property bearing Survey No. 186/11 admeasuring an area of 7000 square meters.

5. **Deed of Sale dated 15/09/2005.**

As per the Sale Deed dated 15/09/2005 which is registered before the Sub-Registrar at Mapusa under Registration No. 4535 at pages 255 to 264 of Book No. I Volume No. 1433



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dated 26/10/2005 Mr. Raees Ahmed Khan and his wife Mrs. Farzana Khan have sold the property admeasuring an area of 7000 square meters of Village Penha De Franca, Bardez, Goa to Mr. Dattaram Vishnu Salgaonkar.

**6. Deed of Sale dated 17/06/2021.**

Mr. Dattaram Vishnu Salgaonkar and his wife Mrs. Devaki Dattaram Salgaonkar have executed Sale Deed in favour of Midori Creators and Developers (Partners Mr. Umesh Manoharlal Chawla and Mr. Karan Umesh Chawla) and Mrs. Rakhi Sandeep Salgaonkar of the said property bearing Survey No. 186/11 admeasuring an area of 7000 square meters of Village Penha De Franca, Bardez, Goa which is registered before the Sub-Registrar at Mapusa under Registration No. BRZ-1-2167-2021 dated 18/06/2021.

**7. Special Civil Suit No. 41/2021/C/A.**



A Special Civil Suit bearing No. SCS/41/2021/C/A was filed in the Court of the Civil Judge Senior Division at Mapusa by Mrs. Rakhi Sandeep Salgaonkar against Midori Creators and Developers through its Partners Mr. Umesh Manoharlal Chawla and Mr. Karan Umesh Chawla in order to seek relief by dividing the property into Plot "A" and Plot "B". Plot "A"

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admeasuring an area of 3795 square meters and Plot "B" 3205 square meters.

By its Judgment and order dated 06.10.2021 it is confirmed that Plot "A" which is presently given a separate Survey No. 186/11A admeasuring an area of 3795 square meters is in favour of Defendant i.e. Midori Creators and Developers through its Partners Mr. Umesh Manoharlal Chawla and Mr. Karan Umesh Chawla.

### **CERTIFICATE**




I have gone through the above mentioned Xerox documents and my opinion is that the said property originally belonged to Vincente Paulo Picarco also known as Vicente Paulo Lobo who in then gifted in favour of Naraina Joao Dias. The said Naraina Joao Dias and his wife Mrs. Shree Dias have executed Sale Deed in favour of Mr. Raees Ahmed Khan. The said Mr. Raees Ahmed Khan and his wife Mrs. Farzana Khan intern sold the said property in favour of Mr. Dattaram Vishnu Salgaonkar. Mr. Dattaram Vishnu Salgaonkar and his wife Mrs. Devaki Dattaram Salgaonkar have executed Sale Deed in favour of Midori Creators and Developers through its Partners Mr. Umesh Manoharlal Chawla and Mr. Karan Umesh Chawla and Mrs. Rakhi Sandeep Salgaonkar. A Special Civil Suit was filed between Mrs. Rakhi Sandeep Salgaonkar and Midori Creators

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and Developers through its Partners Mr. Umesh Manoharlal Chawla and Mr. Karan Umesh Chawla and Midori Creators and Developers through its Partners Mr. Umesh Manoharlal Chawla and Mr. Karan Umesh Chawla is allotted a separate Survey No. 186/11A of Village Penha De Franca, Bardez, Goa.

My opinion is that Midori Creators and Developers through its Partners Mr. Umesh Manoharlal Chawla and Mr. Karan Umesh Chawla are the lawful owners of a property bearing Survey No. 186/11A of Village Penha De Franca, Bardez, Goa and are entitled to dispose the same.



**Advocate Cassian Crasto**

