

SAVIO X. SOARES
ADVOCATE

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LEGAL OPINION/TITLE REPORT

This Legal Opinion/Title Report is given by me, to **M/S JAGLAX REALTY PVT. LTD.**, through its Director, Mr. GAURAV CHABBRA, r/o New Delhi, based on the Xerox copies of documents, made available to me for scrutiny (on the premises that the said documents are genuine and its contents are accurate and correct), pertaining to the property described herein below.

I. DESCRIPTION OF THE PROPERTY:

All that property known as "GOLOMBATA" also known as "IGREJAWADO", bearing survey no. 117/21 of the Village Marna, admeasuring 2200 square meters, described as a separate independent property in the Land Registration Office of Bardex under No. 30900 at pages 125 of Book B 79 (N), which property was earlier part of a larger property described under no. 8077 of Book B-21, situated at Marna Village, within the jurisdiction of the Village Panchayat of Marna-Siolim, Taluka and Sub District of Bardex, North Goa, District and state of Goa, and is presently bounded as follows:

On the NORTH : By survey no. 117/20 of Village Marna,

On the SOUTH : By a Rivulet/ Water Drain.

On the EAST : By survey no. 115/1 of Marna Village, though which is passing a Road.



On the WEST : By a Rivulet/ Water Drain.

The Property described hereinabove shall hereinafter be referred to as the SAID PROPERTY, for the sake of brevity.

II. DOCUMENTS PERUSED:

1. Description No. 30900 at pages 125 of Book B 79 (N) of the Land Registration Office, alongwith its English translation.
2. Inscription No. 29650 at folio 149 of Book G-34 alongwith its English translation.
3. Inventory proceedings bearing No. 183/1963 of the Court of the Civil Judge Senior Division, at Mapusa, conducted upon the death of the said late Mr. Pondorinata Narana Xete Sirodcar and concluded in the year 1964.
4. Inscription No. no. 43282 at folio 14 of Book G-47 alongwith its English translation.
5. Registo do Agreemensor of Old Cadastral survey no. 52 of Marna Village.
6. Cadastral Plan of old cadastral survey no. 52 of Marna Village.
7. Survey plan of survey no. 117/21 of the Village Marna.
8. Manuel Form I & XIV of survey no. 117/21 of the Village Marna.
9. Deed of Succession drawn on 22/06/2012, before the Civil registrar Cum Sub-registrar and the Notary Ex-Officio of



Bardex, at Mapusa, under no. 839, at pages 85 reverse to 87 of Book No. 839.

10. Public Notice dated 17/11/2020, published in the o Heraldo Newspaper on 19/11/2020.
11. Death Certificate of Kanti Kriahnanath Lodikar date 20-12-2020.
12. Deed of Sale dated 19-02-2021, registered with the Sub-registrar of Bardex under registration No.BRZ-1-759-2021, on 19-02-2021.
13. Order in Form IX passed by the Mamlatdar of Bardex on 01-03-2021.
14. Order in Form IX passed by the Mamlatdar of Bardex on 02-03-2021.
15. New Computerized Form I & XIV of survey no. 117/21 of the Village Marna.

III. FACTS AS AVAILABLE:

1. That it is derived from the records of the Land Registration office, that the SAID PROPERTY, was owned and possessed by Mr. Ponderinata Narana Xete Sirodcar, in whose favour the SAID PROPERTY is found inscribed under No. 29650 at folio 149 of Book G-34.
2. That from a perusal of the old cadastral plan bearing old cadastral survey no. 52 of Marna Village and the new survey plan of the property bearing survey no. 117/21 of Marna



Village, it can be seen that both these plans pertain to the same property i.e. the SAID PROPERTY.

3. That the name of Pondorinata Naraina Xete Sirodcar is found recorded in the Registo do Agreemensor of the old cadastral survey no. 52 of Marna Village.
4. That upon the death of Mr. Pondorinata Narana Xete Sirodcar, the SAID PROPERTY came to be exclusively owned by his daughter Smt. Premavati Xete Nagvencar alias Caliana alias Premavati Vinayak Nagvencar married to Vinaica Xete Nagvencar, the SAID PROPERTY, having being taken in auction by her, which was listed as Item No. 2, in the inventory proceedings bearing No. 183/1963 of the Court of the Civil Judge Senior Division, at Mapusa, conducted upon the death of the said late Mr. Pondorinata Narana Xete Sirodcar and concluded in the year 1964.
5. That the SAID PROPERTY is accordingly found inscribed in favour of the said Smt. Premavati Xete Nagvencar alias Caliana alias Premavati Vinayak Nagvencar married to Vinaica Xete Nagvencar, under inscription no. 43282 at folio 14 of Book G-47.
6. That the SAID PROPERTY is found recorded in the new, notified survey records, exclusively in the name of Smt. Premavati Vinayak Nagvencar.
7. That the said Vinaica Xete Nagvencar alias Vinayak Shet Nagvencar expired on 28/05/2005 and his wife Smt. Premavati Xete Nagvencar alias Caliana alias Premavati Vinayak



Nagvenkar expired on 26/10/2010, leaving behind the (1) Mr. Surexa Vinaeca Nagvenkar also known as Suresh Vinayak Nagvenkar, married to Mrs. Emuna alias Sushma Surexa Nagvenkar also known as Sushma Suresh Nagvenkar, (2) Mr. Ramexa Vinaeca Nagvenkar also known as Ramesh Vinayak Nagvenkar, married to Mrs. Suniti Parshuram Shirodkar alias Sunita Ramexa Nagvenkar also known as Sunita Ramesh Nagvenkar alias Sunita Nagvenkar, (3) Mr. Pundolice Xete Nagvenkar alias Narexa Nagvenkar also known as Naresh Vinayak Shet Nagvenkar, Bachelor, and (4) Mrs. Canti Nagvenkar alias Canti Vinaeca Nagvenkar or Kanti Vinayak Nagvenkar alias Kanti Krishnanath Lotlikar, as their sole and universal heirs, which is confirmed vide the Deed of Succession drawn on 22/06/2012, before the Civil registrar Cum Sub-registrar and the Notary Ex-Officio of Bardes, at Mapusa, under no. 839, at pages 85 reverse to 87 of Book No. 839.

8. That Mrs. Canti Nagvenkar alias Canti Vinaeca Nagvenkar or Kanti Vinayak Nagvenkar alias Kanti Krishnanath Lotlikar was married to Krishnanath Narayan Lotlikar alias Krishna Narayan Lotlikar and the said Krishnanath Narayan Lotlikar alias Krishna Narayan Lotlikar, husband of Mrs. Canti Nagvenkar alias Canti Vinaeca Nagvenkar or Kanti Vinayak Nagvenkar alias Kanti Krishnanath Lotlikar expired on 05/10/2002 and hence the said late Krishnanath Narayan Lotlikar alias Krishna Narayan Lotlikar, had pre-deceased the parents of his wife, Mrs. Canti Nagvenkar alias Canti Vinaeca Nagvenkar or Kanti Vinayak Nagvenkar alias Kanti Krishnanath Lotlikar, the erstwhile owners of the SAID PROPERTY and thus the said late Krishnanath Narayan Lotlikar alias Krishna Narayan Lotlikar, did not acquire any



rights, interests and/or title to the SAID PROPERTY or to any part of the estate of his parents-in-law, Vinaica Xete Nagvenkar alias Vinayak Shet Nagvenkar and Smt. Premavati Xete Nagvenkar alias Calliana alias Premavati Vinayak Nagvenkar.

9. That subsequently expired the said Mrs. Canti Nagvenkar alias Canti Vinaica Nagvenkar or Kanti Vinayak Nagvenkar alias Kanti Krishnanath Lotlikar, without leaving behind any descendants or ascendants, but living behind as her sole and universal heirs, her aforesaid brothers, as her collateral heirs, namely, Mr. Surexa Vinaica Nagvenkar also known as Suresh Vinayak Nagvenkar, Mr. Ramexa Vinaica Nagvenkar also known as Ramesh Vinayak Nagvenkar and Mr. Pundolice Xete Nagvenkar alias Narexa Nagvenkar also known as Naresh Vinayak Shet Nagvenkar, as can be seen from the Deed of Succession drawn on 22/06/2012, before the Civil registrar Cum Sub-registrar and the Notary Ex-Officio of Bardes, at Mapusa, under no. 839, at pages 85 reverse to 87 of Book No. 839 and the same was further confirmed by the said Mr. Surexa Vinaica Nagvenkar also known as Suresh Vinayak Nagvenkar, Mr. Ramexa Vinaica Nagvenkar also known as Ramesh Vinayak Nagvenkar and Mr. Pundolice Xete Nagvenkar alias Narexa Nagvenkar also known as Naresh Vinayak Shet Nagvenkar.
10. That a Public Notice calling for objections if any to the sale of the SAID PROPERTY, were called for by the undersigned, vide Publication of a Public Notice, made in the O'Heraldo Newspaper, on 19/11/2020, to which, no objections were



received by the undersigned during the period which was specified in the said notice.

11. That vide a Deed of Sale dated 19-02-2021, registered with the Sub-registrar of Bardez under registration No.BRZ-1-759-2021, on 19-02-2021, the said Mr. Surexa Vinaeca Nagvencar also known as Suresh Vinayak Nagvencar, s/o Mr. Vinayak Pundalik Nagvencar, Mrs. Emuna alias Sushma Surexa Nagvencar also known as Sushma Suresh Nagvencar, d/o Mr. Ramchandra Xamba Pernemcar, w/o Mr. Suresh Vinayak Nagvencar, Mr. Ramexa Vinaeca Nagvencar also known as Ramesh Vinayak Nagvencar, s/o Mr. Vinayak Pundalik Nagvencar alias Pundalik Nagvencar, Mrs. Suniti Parshuram Shirodkar alias Sunita Ramexa Nagvencar also known as Sunita Ramesh Nagvencar alias Sunita Nagvencar, d/o Mr. Uttam Shirodkar, w/o Mr. Ramesh Vinayak Nagvencar and Mr. Pundolice Xete Nagvencar alias Narexa Nagvencar also known as Naresh Vinayak Shet Nagvencar, s/o Mr. Vinayak Pundalik Nagvencar, representing themselves to be the sole, absolute and exclusive owners and in absolute and exclusive possession of the Said Property, sold, conveyed and transferred the Said property, to M/s Jaglax Realty Private Limited, a company duly registered under the Indian Companies Act.
12. That the said M/s Jaglax Realty Private Limited, have got its name mutated in the survey records of the Said Property, and as such the name of M/s Jaglax Realty Private Limited, is found appearing in the occupants column of the Said property, as its sole occupant and owner thereof.



13. That there are no other names appearing on the occupants column of the Form I & XIV of the SAID PROPERTY, raising a presumption that there are no other occupants of the SAID PROPERTY.
14. That there are no names appearing on the tenants column of the Form I & XIV of the SAID PROPERTY, raising a presumption that there are no tenants of the SAID PROPERTY.
15. That there are no names appearing on the other rights column of the Form I & XIV of the SAID PROPERTY, raising a presumption that there are no other person/s who have any right to the SAID PROPERTY.

IV NOTEING / OBSERVATION :

The accuracy of this report on title necessarily depends on the documents furnished to me and the information provided to me during the course of my discussions, being true, complete and accurate and which I have assumed to be the case, I therefore disclaim any responsibility for any misinformation or incorrect or incomplete information arising out of the documents, responses and other information furnished to me.

V OPINION/CERTIFICATE OF TITLE:

It is, now therefore, opined and certified by me, in view of the facts brought out by the documents cited above and observation made therein and the information provided, that M/s Jaglax Realty Private Limited, is the sole and exclusive owner of the SAID



PROPERTY, bearing survey no. 117/21 of Marna Village, Bardes, Goa, and the title of M/s Jaglax Realty Private Limited to the SAID PROPERTY, is clear and marketable, subject to the production of the latest Nil Encumbrance Certificate.

Mapusa - Goa

22nd July, 2021

