

Dipak G. Shet
Advocate & Notary.



Office: 1st Floor, Office No.20.
Magnum Centre,
Behind State Bank of India,
Nr. Hotel Mandovi,
Panaji - Goa
Mobile No. 9822159959

Date: 16/01/2023.

To,

- 1) M/s. K KBUILDERS,
- 2) Kishor Kashnath Mhatre alias Kishore Kashinath Mhatre.

LEGAL OPINION


Legal Opinion in respect to all that immovable property known as DHAKTI NAKHUDD" also "GORBATA" as totally admeasures 7325 sq. mts. surveyed under survey no. 262 sub-division no. 20 situated at ward Tivim, which is within the limits of Village Panchayat of Tivim, Sub District of Bardez, District of North Goa, State of Goa, neither found described in the Land Registration Office of Bardez nor found enrolled in the Taluka Revenue Office of Bardez.

Name of the Applicant: M/s. K KBUILDERS

The documents submitted are:

- 1) Form No. 9 of Survey No. 262/20, dt. 04/11/1971
- 2) Inventory Proceedings No. 43/2006/A dt.14/11/2007,
- 3) Power of Attorney dt. 21/10/2010,
- 4) Survey Plan bearing Survey No. 262/20 dt.04/11/2011
- 5) Deed of Sale dated 24/02/2011,
- 6) Deed of Gift dt.14/09/2017,
- 7) Form I & XIV survey No. 262/20
- 8) Deed of Sale dt. 01/09/2021

I have gone through the above-mentioned documents carefully and I have made the following observations:


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Description of the property:

All that immovable property known as "DHAKTI NAKHUDDI" also as "GORBATA" totally admeasures 7325 sq. mts. surveyed under survey no. 262 sub-division no. 20 situated at ward Tivim, which is within the limits of Village Panchayat of Tivim, Sub - District of Bardez, District of North Goa, State of Goa, neither found described in the Land Registration Office of Bardez nor found enrolled in the Taluka Revenue Office of Bardez and bounded as under:

On the North: by property under survey no. 262/19.

On the South: by property under survey no. 262/25 and 21.

On the East: by panchayat road.

On the West: by panchayat road and property under survey no. 262/21 and 37.

Hereinafter shall be referred to as the "SAID PROPERTY"


Flow of Title:

From the documents examined and the searches carried out, it is observed that the said Property originally belonged to the Jacob Menezes alias Jacob Meneses alias Jacob Assis de Menezes alias Wenceslaus Menezes.

That, on demise of the above mentioned said Jacob Menezes alias Jacob Memeses alias Jacob Assis de Menezes alias Wenceslaus Menezes and his wife Maria Efigenea de Meneses, the SAID PROPERTY enlisted as item no. 2 was jointly allotted to Carmelita Meneses, Idalina Meneses, Palmira Meneses and Philomena D'Mello, vide order dated 14/11/2007 passed by the Hon'ble Civil Judge Senior Division of Bardez at Mapusa, in Inventory Proceedings bearing No. 43/2006/A.

That, by virtue of deed of sale dated 24/02/2011, duly registered in the office of Sub-Registrar of Bardez at Mapusa under registration no. BRZ-BK1-00968-2011 CD no. BRZD138 on 24/02/2011, the said Carmelita Meneses, Idalina Meneses, Palmira Meneses and Philomena D'Mello sold the said property to Blossom H. Remedius and thus she became the absolute owner in possession of the SAID PROPERTY.

That, said Blossom H. Remedius is being not governed under regime of communion of assets and therefore as self-acquired sole owner of the SAID PROPERTY, by virtue of deed of gift dated 14/09/2017, duly registered in the office of Sub-Registrar of Bardez at Mapusa under registration no. BRZ-BK1-03792-2017 CD no. BRZD790 on 15/09/2017 the SAID PROPERTY was gifted to her brother Mr. Dick Harry Remedios.


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That said Mr. Dick Harry Remedios is being not governed under regime of communion of assets thus became the absolute owner in possession of that the SAID PROPERTY.

That, said Mr. Dick Harry Remedios as Vendor, 1) M/s. K. K Builders through its Partners a) Mr. Kishor Kashinath Mhatre alias Kishore kashnath Mhatre, b) Mrs. Sheetal Kishor Mhatre, c) Mr. Pramod Arjun Mahale d) Shaligram Ramkrishna Choudhary 2) Mr. Kishor Kashinath Mhatre alias Kishore Kashinath Mhatre and 3) Mrs Ruby Dick Remedios (wife of Mr. Dick Harry Remedios) as confirming party by Sale deed dated 31/08/2021, registered before the Sub Registrar of Bardez, in Book -1 Document, Reg. No. BRZ-1-3035-2021, sold the said Property to M/s. K. K Builders and Mr. Kishor Kashinath Mhatre alias Kishore Kashinath Mhatre.

Thus, said M/s. K. K Builders and Mr. Kishor Kashinath Mhatre alias Kishore Kashinath Mhatre are absolute owners of the said property and are having clean, clear, good and marketable title in respect of the said Property.

(Adv. Dipak G. Shet)
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Date: 16/01/2023.

To,

M/s. K K BUILDERS,

Office at B305, Siddhi Vinayak Gardens,

Shiv Vallabh Road,

Dahisar East, Mumbai 400068.

LEGAL OPINION

Legal Opinion in respect to all that immovable property known as "GHORCHEM BATULEM" also known as "DHAkti NAKHUDDI" totally admeasures 2650sq. mts. surveyed under survey no. 262 sub-division no. 25 situated at ward Tivim, which is within the limits of Village Panchayat of Tivim, Sub - District of Bardez, District of North Goa, State of Goa, neither found described in the Land Registration Office of Bardez nor found enrolled in Taluka Revenue Office.

Name of the Applicant: M/s. K K BUILDERS

The documents submitted are:

- 1) Deed of Succession or Qualification of heirs dt.25/03/2002,
- 2) Deed of Sale dt. 25/06/2013,
- 3) Memorandum of Understanding dt.26/03/2013,
- 4) Deed of Ratification cum Rectification dt.10/04/2014,
- 5) Deed of Gift dated 14/09/2017.
- 6) Form I & XIV survey No. 262/25 dt.22/09/2017
- 7) Deed of Sale dt. 10/09/2021

I have gone through the above-mentioned documents carefully and I have made the following observations:


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Description of the property:

All that immovable property known as "GHORCHEM BATULEM" also known as "DHAKTI NAKHUDDI" totally admeasures 2650sq. mts. surveyed under survey no. 262 sub-division no. 25 situated at ward Tivim, which is within the limits of Village Panchayat of Tivim, Sub - District of Bardez, District of North Goa, State of Goa, neither found described in the Land Registration Office of Bardez nor found enrolled in the Taluka Revenue Office of Bardez and bounded as under:

On the North: by property under survey no. 262/20.

On the South: by property under survey no. 262/26.

On the East: by public road.

On the West: by property under survey no. 262/21.

Hereinafter shall be referred to as the "SAID PROPERTY"

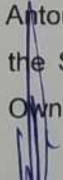
Flow of Title:

That, the SAID PROPERTY originally belonged to one Mr. Peter Carvalho.

That, on demise of the above mentioned said Peter Carvalho, who expired without any will or testament or disposition of his last wish leaving behind his wife Rosy Carvalho as his moiety/half sharer and his children Liberata Peter Carvalho, Francis Peter Carvalho, Teresa Peter Carvalho, Antonette Peter Carvalho, as his sole and universal heirs.

That, by virtue of a Deed of Succession dated 25/03/2002, duly registered in the office of the Notary Ex- Officio and Civil Registrar cum Sub-Registrar of Sattari at Valpoi, in Book no. 7 at pages 85V to 87, the said Rosy Carvalho, Liberata Peter Carvalho, Francis Peter Carvalho, Teresa Peter Carvalho and Antonette Peter Carvalho, were declared to be the successors/legal heirs of late Peter Carvalho.

That by virtue of Deed of Sale dated 26/03/2013, duly registered in the office of Sub-Registrar of Bardez at Mapusa under registration no. BRZ-BK1-03108-2013 CD no. BRZD515 on 25/06/2013 and Deed of Ratification cum Rectification dated 10/04/2014, duly registered in the office of Sub-Registrar of Bardez at Mapusa under registration no. BRZ-BK1-01591-2014 CD no. BRZD664 on 10/04/2014 the said Rosy Carvalho as his moiety/half sharer and his children Liberata Peter Carvalho alias Liberata Irani alias Liberata Rashid Irani married to Rashid Irani, Francis Peter Carvalho, married to Patricia Carvalho, Teresa Peter Carvalho alias Theresa D'Souza alias Teresa Carvalho De Souza married to Constance De Souza, Antonette Peter Carvalho Alias Antonette D'Souza married to Jonathan Justin D'Souza alias Jonathan D'Souza sold the SAID PROPERTY to Blossom H. Remedius and thus she became the absolute Owner in possession of the SAID PROPERTY.


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That, the said Blossom H. Remedius is being not governed under regime of communion of assets and therefore as self-acquired sole owner of the SAID PROPERTY, by virtue of Deed of Gift dated 14/09/2017, duly registered in the office of Sub-Registrar of Bardez at Mapusa under registration no. BRZ-BK1-03791-2017 CD no. BRZD790 on 15/09/2017 the SAID PROPERTY was gifted to her brother Mr. Valerian Harry Remedius.

That, Said Mr. Valerian Harry Remedius in a status of bechelor as Vendor, said 1) M/s. K. K Builders through its Partners a) Mr. Kishor Kashinath Mhatre alias Kishore kashnath Mhatre, b) Mrs. Sheetal Kishor Mhatre, c) Mr. Pramod Arjun Mahale d) Shaligram Ramkrishna Choudhary as Purchaser, by Deed of Sale dated 31/08/2021, registered before the Sub Registrar of Bardez, in Book -1 Document, Reg. No.BRZ-1-3039-2021,sold the said Property to M/s K K Builders.

Thus, said M/s. K. K Builders are absolute owners of the said property and are having clean, clear, good and marketable title in respect of the said Property.

(Adv. Dipak G. Shet)

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