

Purushottam R. Karpe
ADVOCATE & NOTARY

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To,
Rajdeep Builders,
Gera's Imperium Star,
Patto Plaza, Panaji, Goa

Date: 06/08/2022

LEGAL OPINION

Sub: - Legal Opinion in respect of the Plot surveyed under P.T.no 61 Of Chalta no. 6,7,8,9,32 of city surveyed Margoa, Goa, totally admeasuring 414 sq. mtrs.

Rajdeep Builders approached me and requested me to give Search Report in respect of property mentioned below. For that purpose **Rajdeep Builders** produced on record following documents. I have perused these documents and on the basis of these documents and Search of available documents, I have formed my opinion as below.

1. **NAME OF THE OWNERS OF THE PROPERTY:-**

Rajdeep Builders.

2. **[A] DESCRIPTION OF THE ENTIRE PROPERTY**

ALL THAT Plot surveyed under P.T.no 61 Of Chalta no. 6, 7, 8, 9, 32, admeasuring 370 square metres, 17 square metres, 13 square metres, 11 square metres, 3 square metres, respectively of city surveyed Margoa, Goa totally admeasuring 414 sq. mtrs. The said Plot is bounded as follows:-

On the North: By Chalta no. 11 & Silva Apartment;



On the South : By Chalta No. 33 & House belonging to Smt. Cotta;

On the West : By Chalta no. 10 and NH – 17 (Ponda to Margao) Highway and

On the East : By Bareen Quarry.

[B] NATURE OF PROPERTY:- Conversion Sanad has to apply.

3. FLOW OF TITLE:-

There exists a Plot surveyed under P.T.no 61 Of Chalta no. 6,7,8,9,32 of city surveyed Margoa, admeasuring 370 square metres, 17 square metres, 13 square metres, 11 square metres, 3 square metres, respectively. (Hereinafter referred to as “THE SAID PROPERTY”) and better described in the Point 2 herein above written.

The said property was originally owned by Luizihla Borges, widow of Joasiho Santana Teofilo De Silva.

Vide Deed of Sale dated 18/11/1964, Luizihla Borges sold the said property to Shri. Crisna Ladco Naique. The said Deed is registered before Dinanata Sinai Narcornim, assistant of Interim Notary of Salcet Taluka.

Shri. Crisna Ladco Naique married to Mrs.Ratnabai Crisna Naique under regime of communion of assets.

After the death of Shri. Crisna Ladco Naique and Mrs.Ratnabai Crisna Naique their daughter Mananda Crisna Naique alias Mananda P Narvekar filed an Special Inventory Proceeding no 29/2027/II Before the II Additional Senior Division Judge at Margoa, wherein Mananda Crisna Naique alias Mananda P Narvekar was appointed as a Head of the family. Subsequently by order dated 14/3/2018, Umesh Crisna Naique was appointed as the Head of the family.

Vide Judgment and Decree dated 26/06/2019 the II Additional Senior Division Judge at Margoa was allowed the Special Inventory proceeding bearing no.29/2017/II filed under Section 373(b) of the Goa Succession Special Notaries and Inventory Act and declared following heirs of Shri. Crisna Ladco Naique and Mrs.Ratnabai Crisna Naique:-



Mananda Crisna Naique alias Mananda P . Narvekar Mrs. Vassanti Crisna Naique married Ramexa Quexova Duri, Mananda Crisna Naique and her children Prachala Pamod Narvekar alias Preeti Chudu Naik Married to Chudu Pandurang Naik, Poonam Promod Narvekar alias Antara Atul Naik married to Atul Dilip Naik, Praveen Pramod Narvekar married to Manali alias Sidhy Purshottam Naik Gurao alias Divya Praveen Narvekar , Gocul Crisna Naique alias Priya Punalica Naique married Pundalica Suria Naique. Maya Crishna Naique alias Maya Deena Naik married to Deena Govind Naik, Mr. Umesh Crisna Naique married to Sudha Umesh Naique and Mrs. Roshani Ramesh Dhuri alias Vassanti Crisna Nauque married to Mr. Ramesh Keshav Dhuri alias Ramexa Quexova Duri are the heirs of the Estate Leavers named above.

The names of Umesh Krishna Naik, Gokula Krishna Naik, Anand Krishna Naik, Ratnabai Naik, Vassant Krishna Naik alias Vassant Ramesh Duri and Ramesh Keshav Duri, Maya Krishna Naik appeared in the column of Holders in the origin of the title of Form D of P.T Sheet No. 61of Chalta No.6 of City Survey of Margoa, Goa.

The names of Anand Krishna Naik, Ratnabai Naik, Krishna Ghatko Naik, Gokula Krishna Naik, Umesh Krishna Naik Vassant Krishna Naik alias Vassant Ramesh Duri and Ramesh Keshav Duri, Maya Krishna Naik appeared in the column of Holders in the origin of the title of Form D of P.T Sheet No. 61of Chalta No.7 of City Survey of Margoa, Goa.

The names of Anand Krishna Naik, Ratnabai Naik, Krishna Ghatko Naik, Gokula Krishna Naik, Umesh Krishna Naik Vassant Krishna Naik alias Vassant Ramesh Duri and Ramesh Keshav Duri, Maya Krishna Naik appeared in the column of Holders in the origin of the title of Form D of P.T Sheet No. 61of Chalta No.8 of City Survey of Margoa, Goa.

The names of Anand Krishna Naik, Ratnabai Naik, Krishna Ghatko Naik, Gokula Krishna Naik, Umesh Krishna Naik Vassant Krishna Naik alias Vassant Ramesh Duri and Ramesh Keshav Duri, Maya Krishna Naik appeared in the column of Holders in the origin of the title of Form D of P.T Sheet No. 61of Chalta No.9 of City Survey of Margoa, Goa.



The names of Anand Krishna Naik, Ratnabai Naik, Krishna Ghatko Naik, Gokula Krishna Naik, Umesh Krishna Naik Vassant Krishna Naik alias Vassant Ramesh Duri and Ramesh Keshav Duri, Maya Krishna Naik appeared in the column of Holders in the origin of the title of Form D of P.T Sheet No. 61 of Chalta No.32 of City Survey of Margao, Goa.

As per Zoning Certificate dated 01/08/2018 issued by the South Goa Planning & Development Authority the property of surveyed under P.T.no 61 Of Chalta no. 6,7,8 and 9 of city surveyed Margao, Goa falls under Commercial (C-2) Zone.

Rajdeep Builders have obtained Development Permission from South Goa Planning and Development Authority, Margao Goa dated 08.04.2021 bearing No. SGPDA/P/6328/28/20-21

Rajdeep Builders have obtained Health NOC from Urban Health Centre, Margao Goa dated 01.07.2021 bearing No. UHCM/NOC/2021-2022/2185

Rajdeep Builders have obtained Construction License from Margao Municipal Council Margao Goa dated 12.07.2021 bearing No. A/24/2021-2022

Vide Deed of Sale dated 15/07/2022, 1) Mrs. Mahananda Pramod Narvekar alias Mananda Crisna Naique

1(a) Mrs Preeti Pravin Naik alias Prachala Pramod Narvekar

1(b) Mr Pravin Pandurang Naik alias Mr. Chudu Pandurang Naik

1(c) Mrs. Antara Naik alias Mrs. Poonam Pramod Narvekar

1(d) Mr. Atul Dilip Naik

1(e) Mr. Praveen P Narvekar

1(f) Mrs. Diya Praveen Narvekar alias Mrs. Manali alias Sidhy Purshottam Naik Gurao

2 Mrs. Priya Pundalik Naik alias Mrs. Gocul Crisna Naique

2(a) Mr. Pundalik Naik alias Pundalica Suria Naique



3 Mrs. Maya Dina Naik alias Mrs. Maya Crisna Naik

3(a) Mrs. Dina Govind Naik alias Deena Govind Naik

4 Mr. Naik Krishana Umesh alias Mr. Umesh Crisna Naique

4(a) Mrs. Sudha Umesh Naik alias Naique

5 Mrs. Roshani Ramesh Dhuri alias Mrs. Vassanti Crisna Naique

5(a) Mr. Ramesh Keshav Dhuri alias Ramesh Quexova Dhuri sold the Property better described in the Point 2 (A) herein above mentioned to Rajdeep Builders. The said Deed of Sale is registered under No. MGO-1-2794-2022, Book – I, date 25/07/2022 before the Sub Registrar of Salcete, Margao, Goa.

4. **DOCUMENT SCRUTINIZED :-**

Sr. No.	Date	Name of Document	Whether Original/ Certified copy/ Photostat
1.	11/03/2019	Nil Encumbrance Certificate issued by the office of the Civil Registrar-cum-Sub Registrar, Salcete (Margoa-Goa),	Photo State Copy
2.	26/06/2019	Judgment and Decree passed by the II Additional Senior Division Judge at Margoa was allowed the Special Inventory proceeding bearing no.29/2017/II	Photo State Copy
3.		Survey Plan P.T. Sheet No.61/ Chalta No.6 of City Survey Margoa, Goa.	Photo State Copy
4.	01/08/2018	Zoning Certificate issued by the South Goa Planning & Development Authority.	Photo State Copy



5.		Form D of P.T.no 61 Of Chalta no. 6,7,8 9 and 32 of city surveyed Margoa.	Photo State Copy
6.		Inscription of Transfer (Portuguese along with English Translation)	Photo State Copy
7.	18/11/1964	Deed of Sale (Portuguese along with English Translation)	Photo State Copy
8.	15/07/2022	Deed of Sale	Photo State Copy
9.	08/04/2021	Development Permission issued by the SGPDA	Photo State Copy
10.	01/07/2021	NOC issued by the Urban Health Centre, Margao, Goa	Photo State Copy
11.	12/07/2021	Construction License issued by the Margao Municipal Council	Photo State Copy

5. ENCUMBRANCES:

As per Nil Encumbrance Certificate dated 11/03/2019 issued by the office of the Civil Registrar-cum-Sub Registrar, Salcete (Margoa-Goa), there is no Encumbrances found from 01/01/1989 to 08/03/2019.

After going through the aforesaid documents, I arrive at the conclusion that **Rajdeep Builders** have a clear and marketable title to the Property P.T. no 61 Of Chalta no. 6, 7, 8, 9 and 32 of city surveyed Margoa, Goa.

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Purushottam R. Karpe
Advocate High Court

