



Satish J. Rao

Advocate High Court

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TO WHOMSOEVER IT MAY CONCERN
This LEGAL OPINION is prepared at the request of Mr. Mahesh Narvekar, who has placed in my hands the necessary documents for my scrutiny. This OPINION is given by apparent tenor of the documents placed before me for my scrutiny.

LEGAL OPINION

DESCRIPTION OF THE PROPERTY:-

ALL That Property known as "MIRGO THOVO" situated in the Village Tivim within the limits of Village Panchayat of Tivim, Taluka and Registration Sub-District of Bardez, District of North Goa, State of Goa, bearing survey no. 152/4 for the Village Tivim and admeasuring 825 sq. mts. The said property is not found described in the Land Registration Office nor enrolled in the Taluka Revenue Office. The said property is bounded as follows:-

- East : By pathway of 4 meters broad.
- West : By survey No. 152/6(part), 5 & 3.
- North : By survey No. 152/2.
- South : By survey No. 152/7.

DOCUMENTS RELIED:-

- a) Survey Form I & XIV
- b) Sale Deed dated 12/02/2010
- c) Zoning Certificate dated 30/08/2018
- d) Deed of Sale dated 10/10/2018

FLOW OF TITLE:-

1. The property originally belonged to Antonio B. Pereira.
2. The property in question surveyed under no. 152/4 of Tivim Village is neither registered in Land Registration Office nor in the Taluka Revenue Office. Hence we have to go by Records of Survey which exercise began in or about 1965 to 66 and finalized and promulgated in 1975.
3. In all Survey Forms, namely Form no. III as well as Form IX and old survey Form I & XIV of Records of Rights (Manual as well as Computerized) shows the name of Antonio Pereira as owner. This means he is in possession for more than 45 to 50 years without any interruption of anybody whatsoever.
4. By Sale Deed dated 12/02/2010, Mr. Antonio B. Pereira and his wife Mrs. Ana Bridgit Pereira sold the said property, bearing Survey 152/4 to Mr. Hilary D' Souza and his wife Mrs. Bernadette D' Souza.
5. After purchase, the name of Hilary D Souza and his wife Bernadette D Souza are shown as owners in Occupant's Column against mutation no. 33232.
6. There is Zoning Certificate dated 30/08/2018 bearing survey no. 152/4 of Village Tivim issued by Town and Country Planning Department as per Regional Plan for Goa 2021 the property falls in Settlement Zone.
7. A Public Notice was given in The Navhind Times newspaper dated 06/09/2018 by Adv. S. J. Rao calling for objection if any. No Objections have been received.
8. By Deed of Sale dated 10/10/2018 Bernadette D' Souza and her husband Hilary D' Souza sold the property to Mahesh Narvekar. The said deed is duly registered in the office of the Sub- Registrar of Bardez under Book 1 Document Registration Number BRZ-BK1-04371-2018, CD Number on date 11/10/2018.

9. In the records of survey, the property is shown under Survey No. 152/4 and name of Mahesh Narvekar is appearing in Occupant's Column under Mutation no. 66173. The Survey entries are in accordance with the provisions of Land Revenue Code, applicable to the State of Goa

10. In the premises, I certify title of Mahesh Narvekar to the property bearing survey no. 152/4 above as CLEAN, CLEAR AND MARKETABLE

Place: Mapusa

Date: 16/01/2019

SATISH J. RAO
ADJUTANT MAGISTRATE
MAGISTRATE HIGH COURT
MAPUSA, GOA
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