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Date: 11/02/2023

LEGAL OPINION AND SEARCH REPORT

I, Adv. Sonam B. Gaonkar, being requested by Mr. Bharat Thakran, and I am submitting herewith the Search Report and Legal Opinion with regards to the Property known as "DARNADO" also "DARNADI" or "DANADANDI" admeasuring an area of 560.00sq.mts, surveyed under Survey No. 98/2-A, situated in the Village of Nerul, Bardez, Goa, which property is more fully described in the **Schedule** hereunder and hereinafter referred to as "**THE SAID PROPERTY**", for the sake of brevity, which is an subject matter of this report.

SCHEDULE
(DESCRIPTION OF THE SAID PLOT)

All that PLOT No. P, admeasuring an area of 560 sqmts along with a Residential Structure bearing H.No. 811/2, surveyed under Survey No. 98/2-A which Plot forms part of the Property known as "DANNADY" also known as "DARNADO" also "DARNADI" also " DANADANDO" along the slop of the hill, situated at ward Darnadi, Village Nerul, Taluka and Sub- district of Bardez, State of Goa, described in the Land Registration office of Ilhas under No. 13032 at page 115 of Book B 34(New), endrolled in the Taluka Revenue Office Under Martiz No. 188 and surveyed under Survey No. 98/2 of Village Nerul and the said Plot No. P is bounded as under:

NORTH:By Property bearing Survey no. 98/2

SOUTH:By katcha road 4.5 mts wide

WEST:By remaining part of the Property surveyed under Survey No. 98/2

EAST: By Property bearing Survey no. 98/2

That, I have examined the documents which were handed over to me by Mr. Bharat Thakran, R/o. Porvorim Goa, who has

approached me and produced before me the Following Documents and the same are valid as per the prevailing law:

LIST OF DOCUMENTS EXAMINED

1. Inscription and Description of the property.
2. Inventory Proceedings bearing no. 5/61 instituted in the Comarca Court of Ilhas at Panjim Goa.
3. Deed of Sale dated 21/04/1986
4. Deed of Sale dated 08/12/1992
5. Deed of Sale dated 18/01/2001
6. Deed of Sale dated 23/09/2016
7. Deed Of Sale dated 10/01/2020
8. Form 1 & XIV of Survey No. 98/2-A of Village Nerul.
9. Survey Plan

On perusal of the above listed Documents and on giving searches in the relevant office I found that the above mentioned plot was allotted to Smt. Gopicabai Govind Sinai Agacicar alias Anasulabai Vorti in the Inventario Proceedings bearing No. 5/61 instituted in the Comarca Court of Ilhas at Panjim Goa on the death of her late father Shri. Ramchandra Sinai to whom it originally belonged.

AND WHEREAS by a Deed of Sale dated 24/04/1986 Shri. Govinda Morto Sinai Quencro Agacicar alias Govinda Morto

Sinal Agacicar, the husband of the said Gopicabai and the said Gopicabai sold the said Plot no. P admeasuring an area of 560 sqmts to Pravini Prakash Pilankar and her husband Mr. Prakash Sada Pilankar.

AND WHEREAS by virtue of Deed of Sale dated 08/12/1992 duly executed in the office of Sub Registrar of Ilhas under Registration No. 650/93 filed in Book 1 Vol 230 dated 04/05/1993 Mr. Pravini Prakash Pilankar and her husband Mr. Prakash Sada Pilankar have sold the said Plot no. P admeasuring 560 sqmts to Shri Kamal Sattar Sheriff.

AND WHEREAS by virtue of Deed of Sale dated 18/01/2001 duly executed in the office of the Sub Registrar of Ilhas under Registration No. 280 at pages 209 to 226, Book No. I, Volume No. 918 dated 19/01/2001 Mr. Kamal Sattar Sheriff and his wife Mrs. Kamrunissa Kamal Sheriff sold the said Plot no. P, admeasuring an area of 560 sqmts to Mr. Cyril Fernandes.

AND WHEREAS the said Mr. Cyril Fernandes accordingly carried out Mutation in respect of the said plot and also Partitioned the said plot admeasuring 560 sqmts and the said plot is now a new distinct and separate property bearing Survey No. 98/2-A of Village Nerul.

AND WHEREAS by virtue of Deed of Sale dated 23/09/2016 Mr. Cyril Fernandes and his wife Mrs. Bendicta Fernandes sold the said Plot to Mr. Agnelo Pascoal Francisco Fernandes.

AND WHEREAS by virtue of Deed of Sale dated 10/01/2020 duly registered in the office of the Sub Registrar of Bardez at Mapusa Goa under Registration No. BRZ-1-120-2020, Document Serial No. 2020-BRZ-137 dated 10th January 2020, Mr. Agnelo Pascoal Francisco Fernandes and his wife Ana Regina Filomena Parras E Fernandes sold the said Plot No. P admeasuring an area of 560 sqmts to Mr. Bharat Thakran, Proprietor of M/S Gulshan Homez and Developers.


AND WHEREAS after the purchase of the said Plot Mr. Bharat Thakran included his name in the occupant's column of Form 1 & XIV of survey no. 98/2-A and accordingly he is the absolute owner in possession of the said Plot.

That I have visited the relevant offices and I confirm that whatever stated by me is true and correct and these documents are sufficient enough to prove the ownership of the vendor and hence they have got right to sell or dispose of the property according to their wish.

I, Adv. Sonam B. Gaonkar, do hereby on scrutiny of the documents as mentioned earlier certify that the Vendors have every right and power and authority to deal in any manner in respect of above mentioned Plot which is free from any encumbrances, lien or charges of whatsoever nature and which are free from creation of any right of whatsoever Nature in favour of any third party

Place: Panjim-Goa.

Date: 11/02/2023


Adv. Sonam B. Gaonkar

Adv. Sonam B. Gaonkar
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