

LINUS EMMANUEL

ADVOCATE/NOTARY

Office 1 & 2, Ground Floor, Models Celeste,
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LEGAL OPINION

THIS LEGAL OPINION on title is based on the copies of documents, which were made available to me for scrutiny, and pertains to the following property:

I. SAID PROPERTY:

ALL THAT PROPERTY known as "PREDIO CANDELARIA" alias "BICANAGUE" alias "PREDIO CONDELARIA", bearing survey no. **86/2** of Village Pilerne, admeasuring **9,875** sq.mtrs, situated at Pilerne, Bardez, Goa, within the limits of the Village Panchayat of Pilerne, described under Description No 7093 of Book B-19 in the Land Registration Office of Ilhas, enrolled in the Taluka Revenue Office under Matriz No.710 and bounded as under:

On or towards the EAST : by survey no 85/0;

On or towards the WEST : by the road;

On or towards the NORTH : by survey no 86/3;

On or towards the SOUTH : by survey no 86/1.

- II. TITLE HOLDERS: FAIR GREEN VENTURES LLP, registered under the Limited Liability Partnership Act, 2008 with ROC-Hyderabad under No. **AAL-4830** on **21-12-2017** at Hyderabad, Telangana,



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having its registered office address at M1, H. No. 2-1-251,
Godama Mansion, Nallakunta, Hyderabad, TG, 500044

III. FACTS:

1. The SAID PROPERTY described under Description No 7093 at page 35 of Book B-19 in the Land Registration Office of Ilhas originally belonged to Francisco Xavier Ludgere Assis da Silva, his wife and others against whom execution proceedings came to be filed by Advocate Govind Xete Orti in the Court of the Judge of the Civil Court at Panaji.
2. In the Judicial Auction held on 27-06-1962 in the aforesaid execution proceedings in the Court of the Judge of the Civil Court at Panaji, the SAID PROPERTY came to be successfully bid for by Dr Antonio Filipe Rosario Pinto and therefore allotted to him and consequently the SAID PROPERTY came to be inscribed in his favour under No 24970 at page 177 of Book No G-38 on 25th September, 1962 in the Land Registration Office of Ilhas, at Panaji.
3. The said Antonio Filipe Rosario Pinto and his wife Una Maria Pinto subsequently sold the SAID PROPERTY to (a) Shri Ganpat



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Rama Bhonsale and (b) Shri. Mahadev Rama Bhonsale vide Deed of Sale dated 24-05-1977, registered under No. 400, at pages 125 to 152, Book I, Volume 116 on 22-07-1977 in the Office of Sub-Registrar of Ilhas.

4. The said Shri. Mahadev Rama Bhonsale expired on 18-04-1992, without any WILL or any other disposition of his assets but was survived by his widow and moiety-holder Smt. Mahananda Mahadev Bhonsle and his universal legal heirs, the following, viz:
- i. Shri. Vijay Mahadev Bhonsale
 - ii. Shri. Milind Mahadev Bhonsale
 - iii. Smt Seema Mahadev Bhonsale married to Prajesh Premnath Chodankar

The same has been corroborated vide Deed of Succession dated 03-07-1992 transcribed at pages 14 to 16 of Book No 642 in the Office of Notary-Ex-Officio-Sub-Registrar of Ilhas at Panaji.

5. The predecessors-in-title and co-owners of the SAID PROPERTY (a) Shri Ganpat Rama Bhonsale married to Smt Janki Ganpat Bhonsale as the First Part and the aforesaid (c) Smt. Mahananda Mahadev Bhonsle, (d) Shri. Vijay Mahadev Bhonsale (e) Shri. Milind Mahadev Bhonsale, (f) Smt Seema Mahadev Bhonsale married to Prajesh Premnath Chodankar, as the Second Party,



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then executed a Deed of Partition and Settlement dated 15-05-2006, registered No. 3408 at pages 40 to 80 of Book No. I, Volume No. 1710 on 03-07-2006 in the Office of Sub-Registrar, Bardez.

6. In terms of the said Deed of Partition and Settlement dated 15-05-2006, the SAID PROPERTY listed as Plot No 4 came to be allotted exclusively to Shri. Vijay Mahadev Bhosale, bachelor, at the relevant time and therefore the right, title and interest including possession of the SAID PROPERTY came to be vested in the said Shri. Vijay Mahadev Bhosale.
7. The said Shri. Vijay Mahadev Bhosale then sold the SAID PROPERTY to M/s Happy Circle vide Deed of Sale dated 23-11-2007, registered under No. 5818 at pages 201 to 219 of Book I, Volume No. 2370 on 26-11-2007 in the Office of the Sub-Registrar of Bardez, at Mapusa read with the Deed of Rectification dated 14-05-2019, registered under Book I, No BRZ-1-1738-2019 on 19-06-2019 in the Office of Sub-Registrar of Bardez, at Mapusa.



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8. M/s Happy Circle then mutated its name in the Form I & XIV of the SAID PROPERTY and therefore came to be vested with right, title and interest in the SAID PROPERTY including its possession.
9. M/s. Happy Circle, was originally registered as a Partnership Firm on 24-09-2007, in terms of Deed of Partnership dated 24-09-2007, executed before the Notary Adv Ashok Mashelkar under No 4084/2007 on 24-09-2007 and came to be registered with the Registrar of Firms of Ilhas, at Panaji between the partners of M/s Happy Circle at the relevant time, viz: (i) Smt. Shashikala Vinayak Chodankar and (ii) Smt. Vrushali Parsekar.
10. M/s Happy Circle then came to be reconstituted vide Reconstitution of Partnership Deed dated 20-02-2010, executed before the Notary Adv Shridhar Tamba under No. 36253/2010 on 25-02-2010 and in terms of the said Reconstitution of Partnership Deed dated 20-02-2010, the partner Smt. Vrushali Parsekar, retired from M/s Happy Circle and Mr. Rudresh Vinayak Chodankar, was admitted as a Partner.
11. M/s Happy Circle then executed an Agreement dated 09-09-2010 with one Ozone Leisure and Resorts Pvt Ltd for investment



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in the development of the SAID PROPERTY, which was secured vide a Deed of Simple Mortgage dated 09-09-2010, registered under No 617 at pages 87 to 103 of Book I, Volume 2970 on 21-09-2010 in the Office of the Sub-Registrar of Bardez, at Mapusa.

12. M/s Happy Circle then came to be dissolved vide Deed of Dissolution of Partnership dated 23-11-2017, duly executed before the Notary Mr. Benedict D. Nazareth under No. 333/2017 on 23-11-2017 and in terms of the said Deed of Dissolution of Partnership dated 23-11-2017, M/s Happy Circle was dissolved and the business including the assets of M/s Happy Circle was taken over by late Mr. Rudresh V. Chodankar who came to become the sole proprietor of M/s Happy Circle and as a consequence owner of the SAID PROPERTY.
13. Therefore, in terms of Deed of Dissolution of Partnership dated 23-11-2017, the only immovable asset of M/s Happy Circle being the SAID PROPERTY came to be allotted to late Mr. Rudresh V. Chodankar as the sole proprietor of M/s HAPPY CIRCLE as the other partner's share was duly settled and equated in terms of money payable against the balance capital outstanding in the balance sheet of the said Partnership at the time of dissolution.



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14. The Registrar of Firms came to be notified of the said dissolution on 08-12-2017 vide Form VII and the Registrar of Firms and was pleased to endorse the same in the Register of Firms against registration No. 20/2015 of 'HAPPY CIRCLE' to the effect that the same is dissolved w.e.f. 30/11/2017 and a Certificate to that effect has been duly issued on 8/12/2017.
15. The late Mr. Rudresh V. Chodankar was married to Smt. Gowri Rudresh Chodankar alias Sheetal Avinash Haldavanekar under the Regime of Separation of Assets having executed the Antenuptial Agreement dated 30/03/2016 under no. 311 drawn in Book No. 728 at pages 7v onwards of the Notary Ex-Officio of Ilhas/Tiswadai, at Panaji.
16. However, the said late Mr. Rudresh V. Chodankar expired on 24-06-2022 leaving behind as his sole and universal heir, his minor son, Master Aathesh Rudresh Chodankar and leaving behind a Will dated 08-12-2017 transcribed at pages 24 of Book No 270 in the Office of the Sub-Registrar of Tiswadi/Ilhas, at Panaji in terms of which one-half (50%) share (disposable) in his estate was bequeathed to Smt. Gowri Rudresh Chodankar alias Sheetal Avinash Haldavanekar.



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17. Therefore, in terms of the aforesaid, the right, title and interest in the SAID PROPERTY came to be vested in the said Smt. Gowri Rudresh Chodankar alias Sheetal Avinash Haldavanekar and his minor son, Master Aathessh Rudresh Chodankar.
18. The TITLEHOLDER had issued a notice in the English Daily, Navhind Times dated 14-11-2021 and Times of India dated 14-11-2021 and no objections have been received in respect to the present sale.
19. Certificate of Nil Encumbrance dated **11-03-2022** bearing No **528/2022** was issued by the Office of the Sub-Registrar of Bardez, at Mapusa to corroborate that there are nil encumbrances against the SAID PROPERTY.
20. An Inventory Proceedings No 139/2022/A came to be filed in the Court of the Civil Judge Senior Division of Tiswadi, at Panaji, to partition the estate of late Mr. Rudresh V. Chodankar and in the said Inventory Proceedings No 139/2022/A, an Application dated **16-06-2023** was filed seeking leave of the Hon'ble Civil Judge Senior Division of Tiswadi to sell the SAID PROPERTY and to appoint the said Smt. Gowri Rudresh Chodankar alias Sheetal



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Avinash Haldavanekar as legal guardian to represent the share of the minor Master Aathesh Rudresh Chodankar.

21. The Hon'ble Civil Judge Senior Division of Tiswadi was pleased to grant the said Application dated 16-06-2023 vide Order dated **13-10-2023** in the Inventory Proceedings No **139/2022/A** and the said Smt. Gowri Rudresh Chodankar alias Sheetal Avinash Haldavanekar and her minor son, Master Aathesh Rudresh Chodankar were granted permission to sell the SAID PROPERTY to the TITLEHOLDER herein and the said Smt. Gowri Rudresh Chodankar alias Sheetal Avinash Haldavanekar was authorized to execute the sale deed and was further appointed as the legal guardian of the minor Master Aathesh Rudresh Chodankar for the sale of the SAID PROPERTY.
22. The said Smt. Gowri Rudresh Chodankar alias Sheetal Avinash Haldavanekar then conveyed the right, title, interest and possession of the SAID PROPERTY to the TITLEHOLDER herein and consequently executed Deed of Sale dated **07-12-2023** registered under No **BRZ-1-33-2024** on **04-01-2024** in the Office of the Sub-Registrar of Bardez, at Mapusa, for self and as the legal guardian of the minor Master Aathesh Rudresh Chodankar.



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23. There are no mundkarial claims or tenancy rights against the SAID PROPERTY.

IV. LEGAL OPINION:

The TITLEHOLDER is, therefore, vested with absolute right, title and interest including possession of the SAID PROPERTY and is entitled to develop the SAID PROPERTY.

Panaji – Goa

10-01-2024



Adv. LINUS EMMANUEL