



Adv. Nilaksh A. S. Marathe

LLB (Hons.)

Date: 24/01/2025

TITLE OPINION OF SCHEDULE PROPERTY

This opinion is issued at the request of JYOTI REALTORS PVT. LTD., a private limited company, having its registered office at 1st floor, Damodar Chamber, Isidorio Baptista Road, Margao-Goa, with respect to the “**SCHEDULE PROPERTIES**”.

SCHEDULE I

ALL THAT portion of land, admeasuring an area of 1635 sq. mts., surveyed under Chalta No. 82 of P. T. Sheet No. 154 (old Chalta no. 41 of P. T. Sheet no. 154), forming part of the property named “MORODA”, situated at Borda within Margao Municipality Area, Taluka and Sub District of Salcete, District South Goa, State of Goa, described in the Land Registration Office of Salcete under No. 36702 at folio 179 of Book B Number 94 New Series and enrolled in Taluka Revenue Office of Salcete under No. 636 and bounded as under:

On the North: By Plot with Chalta No. 54 of P. T. Sheet No. 154;

On the South: By Plot with Chalta No. 43 of P. T. Sheet No. 154;

On the East : By property of heirs of Vasant Raiker; and

On the West : By Plot with Chalta No. 53 of P. T. Sheet No. 154.

(Hereinafter referred to as “SAID PLOT 1”)





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SCHEDULE II

ALL THAT portion of land, admeasuring an area of 932 sq. mts., surveyed under Chalta no. 54 of P. T. Sheet No. 154 forming part of the property named "MORODA", situated at Borda within Margao Municipality Area, Taluka and Sub District of Salcete, District South Goa, State of Goa, described in the Land Registration Office of Salcete under No. 36702 at at folio 179 of Book B Number 94 New Series and enrolled in Taluka Revenue Office of Salcete under No. 636 and bounded as under:

On the North: By Plot with Chalta No. 20,64,26,27,28 of P. T. Sheet No. 154;

On the South: By Plot with Chalta No. 53,41 of P. T. Sheet No. 154;

On the East : By Public Road; and

On the West : By Plot with Chalta No. 47 of P. T. Sheet No. 154.

(Hereinafter referred to as "SAID PLOT 2")

SCHEDULE III

ALL THAT portion of land, admeasuring an area of 573 sq. mts., surveyed under Chalta No. 53 of P. T. Sheet No. 154 forming part of the property named "MORODA", situated at Borda within Margao Municipality Area, Taluka and Sub District of Salcete, District South Goa, State of Goa, described in the Land Registration Office of Salcete under No. 36702 at at folio 179 of Book B Number 94 New Series and enrolled in Taluka Revenue Office of Salcete under No. 636 and bounded as under:





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On the North: By Plot with Chalta No. 54 of P. T. Sheet No. 154;
On the South: By Plot with Chalta No. 43 of P. T. Sheet No. 154;
On the East : By Plot with Chalta No. 41 of P. T. Sheet No. 154; and
On the West : By Nalla.

(Hereinafter referred to as "SAID PLOT 3")

DOCUMENTS PERUSED FOR LEGAL OPINION:

1. Land Registration Certificate No. 36702 along with Land Inscription Certificate No. 48534, English translation;
2. Deed of Succession dated 24/02/1994;
3. Judgement dated 03/07/2000 in the Regular Civil Suit No. 164/86/1 filed in the Court of Civil Judge Senior Division Margao;
4. Judgement and Order dated 13/03/2003 in Case No. MUND/MAR/1/97 (JM-V) filed in the Court of the Joint Mamlatdar V of Salcete at Margao Goa;
5. Deed of Sale dated 10/03/2012;
6. Deed of Sale dated 12/03/2012;
7. Deed of Sale dated 10/03/2012;
8. Power Of Attorney dated 23/02/2012 (two in nos.);
9. Certificate of Incorporation dated 05/07/1995;
10. South Goa Planning & Development Authority, Margao Goa, issued a Development Permission Order under Ref. No. SGPDA/P/5645,





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11. Conversion Sanad dated 10/10/2022 under Ref. No. CAD1SAL07-22-73/13121, allowing the non-agricultural use of a property surveyed under Chalta Nos. 53 & 54 of P. T. Sheet No. 154 and Conversion Sanad dated 18/11/2022;
12. Construction Licence under Ref. No. CONSTLIC/MARGAO/2024-2025/20, is issued by Margao Municipal Council and approved plan;
13. Order was passed in Case No. LRC/PART/Margao/215/2020/II/423 by the Court of the Dy. Collector & S. D. O.-II, Margao;
14. Form D for Chalta Nos. 53,54 and 82 of P. T. Sheet No. 154 of City Survey of Margao;
15. Nil Encumbrance Certificates.

OPINION

**DEVOLUTION OF TITLE PERTAINING TO SAID PLOT 1 AND SAID
PLOT 2**

- That Land Registration Certificate No. 36702, issued by the Office of the Sub-Registrar, Salcete, provides a detailed description of the property known as "MORODA." This certificate is recorded at folio 179 of Book B, Number 94, New Series, and inscribes the property in favor of Shri Dattaram Shivram Sardessai, also known as Dattarama Shivram Naique Prataprao Sardessai. This ownership is confirmed under Land Inscription Certificate No. 48534, Book G-58, 17V.





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- That Shri Dattaram Shivram Sardessai (alias Dattarama Shivram Naique Prataprao Sardessai) passed away on 19/12/1986 at Bombay. He left behind a widow and moiety holder, Smt. Gangabai Poi alias Xalini Sardessai (also known as Shalini Sardessai), and five children as his sole and universal heirs:

- (i) Smt. Nayantara Sardessai, married to Vijaykumar Narayan Lawande
- (ii) Smt. Jyoti Sardessai, married to Hanuman Narayan Lawande
- (iii) Shri Milind Sardessai, married to Shuba Sakhardande
- (iv) Kum. Nutan D. Sardessai, unmarried;
- (v) Shri Prashant Sardessai, married to Sujal Bhatkuly;

As declared vide Deed of Succession dated 24/02/1994 drawn by the Ex-Officio Notary of Salcete at page 63 onwards of Deed of Book No.1357

- That Said Plot 1, surveyed under Chalta No. 82 of P.T. Sheet No. 154 (old Chalta No. 41), with an area of 2060.00 sq. mts., was partially allotted in favor of: (i) Shri Rozario Noronho: i.e. area of 225 sq. mts. under Regular Civil Suit No. 164/86/1 in the Court of Civil Judge Senior Division Margao (Judgment dated 03/07/2000); (ii) Smt. Luiza Noronha: i.e. 200 sq. mts. under Case No. MUND/MAR/1/97 (JM-V) in the Court of Joint Mamlatdar V of Salcete (Judgment dated 13/03/2003).
- That Vide Deed of Sale dated 12/03/2012, duly registered in the Office of Sub-Registrar of Salcete under no. MGO-BK1-01509-2012, CD No. MGOD58 dated 13/03/2012, said (i) Smt. Gangabai Poi alias Xalini





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Sardessai alias Shalini Sardessai (ii) Smt. Nayantara Sardessai and her husband Vijaykumar Narayan Lawande, (iii) Smt. Jyoti Sardessai and her husband Hanuman Narayan Lawande, (iv) Shri Milind Sardessai and his wife Shuba Sakhardande, (iv) Kum. Nutan D. Sardessai, unmarried, major and (v) Shri Prashant Sardessai and his wife Sujal Bhatkuly sold the **SAID PLOT 1** unto JYOTI REALTORS PVT. Ltd.

- That Vide Deed of Sale dated 10/03/2012, duly registered in the Office of Sub-Registrar of Salcete under no. MGO-BK1-01513-2012, CD No. MGOD58 dated 13/03/2012, said (i) Smt. Gangabai Poi alias Xalini Sardessai alias Shalini Sardessai (ii) Smt. Nayantara Sardessai and her husband Vijaykumar Narayan Lawande, (iii) Smt. Jyoti Sardessai and her husband Hanuman Narayan Lawande, (iv) Shri Milind Sardessai and his wife Shuba Sakhardande, (iv) Kum. Nutan D. Sardessai, unmarried, major and (v) Shri Prashant Sardessai and his wife Sujal Bhatkuly sold the **SAID PLOT 2** unto JYOTI REALTORS PVT. Ltd.
- That in the above deeds, Smt. Gangabai Poi alias Xalini Sardessai alias Shalini Sardessai, Smt. Nayantara Sardessai, Shri. Vijaykumar Narayan Lawande, Smt. Jyoti Sardessai, Mr. Hanuman Narayan Lawande, Kum. Nutan D. Sardessai, Smt. Sujal Bhatkuly are presented by their attorney Shri Prashant Sardessai vide Power of Attorney dated 23/02/2012 (two in nos.) duly executed before the Notary Advocate Meera Medhekar under Reg. No. 1997, No. 1998 dated 23/02/2012.





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- On 19/01/2021, an Order was passed in Case No. LRC/PART/Margao/215/2020/II/423 by the Court of the Dy. Collector & S. D. O.-II, Margao, partitioning the Said Plot 1 and allotting a new Chalta No. 82 of P. T. Sheet No. 154, with an area of 1635 square meters.

DEVOLUTION OF TITLE PERTAINING TO SAID PLOT 3

- That Said Plot 3 originally belonged to one Smt. Nayantara Vijaykumar Lawande whose name was originally figuring in the records of Survey FORM D.
- That Vide Deed of Sale dated 10/03/2012, duly registered in the Office of Sub-Registrar of Salcete under no. MGO-BK1-01505-2012, CD No. MGOD58 dated 13/03/2012, said Smt. Nayantara Sardessai and her husband Vijaykumar Narayan Lawande, sold the **SAID PLOT 3** unto JYOTI REALTORS PVT. Ltd.
- That in the above deed, Smt. Nayantara Sardessai, Shri. Vijaykumar Narayan Lawande, are presented by their attorney Shri Prashant Sardessai vide Power of Attorney dated 23/02/2012, duly executed before the Notary Advocate Meera Medhekar under Reg. No. 1998 dated 23/02/2012.





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COMMON TITLE DOCUMENTS

- That a Certificate of Incorporation has been issued by the Registrar of Companies, Goa, Daman & Diu, under registration 24-01887, dated 05/07/1995, confirming the formation of the company named JYOTI REALTORS PVT. LTD.
- That upon the purchase of all the Said Plots 1, 2 and 3, JYOTI REALTORS PVT. LTD. Obtained following permissions for construction of the project:
 - (i) Conversion Sanad dated 10/10/2022 under Ref. No. CAD1SAL07-22-73/13121, allowing the non-agricultural use of a property surveyed under Chalta Nos. 53 & 54 of P. T. Sheet No. 154 and Conversion Sanad dated 18/11/2022 allowing the non-agricultural use of a property surveyed under Chalta Nos. 82 of P. T. Sheet No. 154 is issued by the Additional Collector-I, South Goa. This Sanad was issued in accordance with the applicable provisions for conversion;
 - (ii) On 21/04/2022, the South Goa Planning & Development Authority, Margao Goa, issued a Development Permission Order under Ref. No. SGPDA/P/5645, permitting the amalgamation of property and construction of a building in the property bearing Chalta Nos. 82, 53 and 54 of P. T. Sheet No. 154.
 - (iii) Construction License under Ref. No. CONSTLIC/MARGAO/2024-2025/20, is issued by Margao Municipal Council thereby permitting





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construction of building in the property surveyed under Chalta Nos. 53,54 and 82 of P. T. Sheet No. 154 of City Survey of Margao.

- That as per Form D of Chalta Nos. 53,54 and 82 of P. T. Sheet No. 154 of City Survey of Margao Goa, the name JYOTI REALTORS PVT. LTD. is recorded in occupants column of the Said Form.
- That as per Nil Encumbrance Certificates no. NEC/2/2025/2, NEC/2/2024/3005, NEC/2/2024/3006, shows that there are • no encumbrances on the SAID PLOTS 1, 2 and 3.

OBSERVATION CUM CERTIFICATE

I have been requested to provide my professional legal opinion solely with reference to the documents cited herein, in order to ascertain the title chain of the Said Plots. After a careful examination of the photocopies of the aforementioned documents and a detailed review of the title, I am of the opinion that, as per the available records, the Said Plots are currently owned and possessed by JYOTI REALTORS PVT. LTD. Furthermore, JYOTI REALTORS PVT. LTD. holds all the necessary permissions required for the proposed building construction, as outlined in the documentation.

As part of my due diligence, I have conducted comprehensive searches at the Sub-Registrar's office Salcete, Goa, concerning the subject property. Based on the results of these searches, I can confirm that, to the best of my knowledge, there are no encumbrances, liens, or third-party claims recorded against the said





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PLOTS 1,2 and 3 as of the date of this opinion. The title appears to be free from any legal disputes, encumbrances, or other hindrances.

It is important to note that the legal due diligence has been conducted solely on the basis of the documents provided for my review and the search results obtained. The undersigned does not accept any responsibility or liability to any third parties, as this opinion is limited to the scope of the documents provided and the searches conducted.

While every effort has been made to ensure the accuracy of this opinion, it is based on the information available at the time of review. I do not guarantee that there are no encumbrances or claims that may arise in the future, nor do I assume any responsibility for any liabilities that may emerge after the date of this opinion.

In conclusion, based on an exhaustive review of the pertinent documentation and the diligent searches undertaken, it is my considered professional opinion that the title to the subject property is currently vested in JYOTI REALTORS PVT. LTD.. No encumbrances, claims, or legal disputes have been identified in relation to the property at this time. Furthermore, the title to the SAID PLOT 1, 2 and 3 is clear and marketable, as substantiated by the scrutiny of the documents and records reviewed in the course of this due diligence process.

Sincerely

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