



Ref. no.

Date:- 23/03/2021

LEGAL OPINION ON TITLE

This Legal Opinion on Title is prepared at the instance of and in respect of the property described in the Schedule written below and this Opinion is prepared strictly on the basis of the copies of the below mentioned documents produced before me for verification and information provided in respect to the said property described in Schedule-I written below and in the following manner;

SCHEDULE-I

(DESCRIPTION OF THE SAID PROPERTY)

All that property known as "CHIVARI" admeasuring 2140 sq. mts., bearing survey no. 413/1 of Anjuna Village, bearing old cadastral survey no.1900 recorded in the name of Maria Menezes, Goa, within the jurisdiction of the Village Panchayat of Anjuna, Sub-District of Bardez, North-Goa District, Goa and this property shall hereinafter refer to as the SAID PROPERTY and it is bounded as under;

NORTH:- by remaining portion of the property;

SOUTH:- by Anthony James de Souza;

EAST: by remaining portion of the property by Caetano de souza;

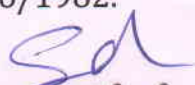
WEST:- by Village Panchayat Road.

This property bearing Survey no. 413/1 of Anjuna Village, Bardez Goa described in Schedule-I above shall hereinafter be referred to as 'SAID PROPERTY'.

LIST OF DOCUMENTS PERUSED :

1. Registered Sale deed dated 26/02/1982, bearing Registration No. 487, at page 2 to 7, Book I, Volume No. 176, dated 14/06/1982.

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2. Inventory proceeding bearing no. 153/2019/B was initiated before Honourable Civil Judge Senior Division at Mapusa and order dated 8th April 2019.
3. Registered Sale Deed dated 27/09/2019, bearing registration no. BRZ-1-3107-2019, Book no.I, dated 30/09/2019 duly registered before the Sub-Registrar of Bardez at Mapusa.
4. NO OBJECTION CERTIFICATE dated 03/02/2021 bearing No.NOC/49(6)/1402/ANJ/TCP-21/523 issued by The Town & Country Planning Department, Bardez Goa.
5. Registration Certificate Issued by the Office of Registrar of Firms, Bardez to M/S Shree Infra, dated 19/02/2021, bearing Registration no. BRZ-F34-2021.
6. Manual Form I and XIV of the property bearing Survey No. 413/1 of Village Anjuna, Bardez Goa.
7. Computerized Form I and XIV of the property bearing Survey No. 413/1 of Village Anjuna, Bardez Goa.
8. Form III of the property bearing Survey No. 413/1 of Village Anjuna, Bardez Goa.
9. Survey Plan of the Said property.
10. Deed of Admission and Reconstitution of Partnership dated 02/03/2021 along with Registration Certificate issued by Registrar of Firms of Bardez, bearing Amendment no.BRZ-FA7-2021.
11. Conversion Sanad issued by the Office of Deputy Collector & Sub Divisional Officer, Mapusa, Bardez Goa, dated 15/12/2006, bearing No. CNV/BAR/42/2006/3278 for the property bearing Survey No. 413/1(part) admeasuring 500 sq. mts.

12. Conversion Sanad issued by the Additional Collector-III, North Goa District, Mapusa, Bardez Goa, dated 1/12/2020, bearing No. 4/230/CNV/AC-III/2019/1098 for the property bearing Survey No. 413/1admeasuring 1640 sq. mts.
13. N.O.C. issued by Directorate of Health Services, Primary Health Centre, Siolim dated 22/02/2021, bearing No. PHCS/NOC-Const/20-21/2673.
14. Approved plan of the project dated 23/12/2020.
15. Construction license issued by Village Panchayat of Anjuna-Caisua, Bardez Goa, bearing Construction license No. VP/ANJ-CAI/2020-2021/3827, dated 09/03/2021.
16. Payment Receipt bearing No. 63 paid to the Village Panchayat of Anjuna-Caisua, on account of proposed construction of residential cum commercial complex in Survey No. 413/1
17. Payment Receipt bearing No. 64 paid to the Village Panchayat of Anjuna-Caisua, on account of labour cess towards construction license No. VP/ANJ-CAI/2020-2021/3827 dated 09/03/2021.
18. Sale Deed dated 22/02/2021, bearing registration no. BRZ-1-791-2021, Dated 23/02/2021, duly registered before the Sub-Registrar of Bardez at Mapusa.

OPINION ON TITLE:

1). That upon perusal of the above referred documents it is seen that the said property was recorded in the name Mr. Gregorio Coutinho in the Manuel Form I and XIV of the said property bearing survey no. 413/1 of Village Anjuna Bardez Goa , who was claiming to be the owner in exclusive possession of the said Property.


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2.) That upon perusal of the registered Sale deed dated 26/02/1982 it is seen that the said property was sold by the above said original owner Mr. Gregorio Coutinho, claiming to be the sole and exclusive owner of the said property sold the said property in favour of Ambrose Albuquerque and his wife Monica Albuquerque. In this manner the said Mr. Ambrose Albuquerque and his wife Mrs. Monica Ambrose Albuquerque become exclusive owners in possession of the said property.

3). Upon perusal of conversion Sanad dated 15/12/2006, bearing No. CNV/BAR/42/2006/3278 obtained for the property bearing Survey No. 413/1(part) admeasuring 500 sq. mts. and the TCP approvals along with Construction license granted by the Village Panchayat of Anjuna to the Ambrose Albuquerque and his wife Mrs. Monica Ambrose Albuquerque , it is seen that it is seen that the purchaser of the said property acted upon the above referred Sale Deed dated 26/02/1982 , has acted upon the same and has done acts in furtherance thereto and constructed a residential house therein which was existing therein pursuance to the construction license.

4). That subsequently, the said Mr. Ambrose Albuquerque and his wife Mrs. Monica Ambrose Albuquerque, both expired on 31/03/2007 and 04/07/2016 respectively and upon their death an Inventory proceeding bearing no. 153/2019/B was initiated before Honourable Civil Judge Senior Division at Mapusa bearing Inventory proceeding no. 153/2019/B by their only son Mr. Anthony Alastair Graham Albuquerque Alias Anthony Alastair married to Mrs. Liana Maria Vaz Alias Liana Maria Vaz E Albuquerque Alias Liana Maria Albuquerque as their sole and universal heirs; wherein the said property was allotted to Mr. Anthony Alastair Graham Albuquerque Alias Anthony Alastair, and his Wife Mrs. Liana Maria Vaz Alias Liana Maria Vaz E Albuquerque Alias Liana Maria Albuquerque vide an order dated 8th April 2019. In this manner the said Mr. Anthony Alastair Graham Albuquerque Alias Anthony Alastair, and his Wife Mrs. Liana Maria Vaz Alias Liana Maria Vaz E Albuquerque Alias Liana Maria Albuquerque became absolute owners in possession of the said property.

- 5). Upon perusal of Conversion Sanad issued by the Additional Collector-III, North Goa District, Mapusa, Bardez Goa, dated 01/12/2020, bearing No. 4/230/CNV/AC-III/2019/1098 for the property bearing Survey No. 413/1 admeasuring 1640 sq. mts., it is seen that conversion Sanad was obtained towards the balance area of the said Property.
- 6). That upon perusal of the Registered Sale Deed dated 27/09/2019, bearing registration no. BRZ-1-3107-2019, Book no.I, dated 30/09/2019 duly registered before the Sub-Registrar of Bardez at Mapusa the said Mr. Anthony Alastair Graham Albuquerque Alias Anthony Alastair, and his Wife Mrs. Liana Maria Vaz Alias Liana Maria Vaz E Albuquerque Alias Liana Maria Albuquerque, initially sold a part of the above said property admeasuring 1237 square meters to Mr. Dheeraj Chhabra, Mr. Dhieresh Chhabra and Mr. Hitesh Hasija.
- 7). It is seen that the NO OBJECTION CERTIFICATE issued by The Town & Country Planning Department, Bardez Goa was obtained for the transfer/sale of the Said Plot admeasuring 1237 sq. mts. of the said property.
- 8). That upon perusal of the Registered Sale Deed dated 22/02/2021, bearing registration no. BRZ-1-791-2021, Dated 23/02/2021, duly registered before the Sub-Registrar of Bardez at Mapusa, the said Mr. Anthony Alastair Graham Albuquerque Alias Anthony Alastair, and his Wife Mrs. Liana Maria Vaz Alias Liana Maria Vaz E Albuquerque Alias Liana Maria Albuquerque, sold the remaining area of the said property admeasuring 903 square metres to M/S SHREE INFRA, a Partnership Firm.
- 9). It is seen that NO OBJECTION CERTIFICATE dated 03/02/2021 bearing No.NOC/49(6)/1402/ANJ/TCP-21/523 issued by The Town & Country Planning Department, Bardez Goa was obtained for the transfer/sale of the Said Plot admeasuring 903 sq.mts. of the said property.
- 10). It is seen that based on their respective sale deeds, necessary mutation was carried out in the survey records of the said Property described in Schedule-I and the names of Mr. Dheeraj Chhabra, Mr. Dhieresh Chhabra and

Mr. Hitesh Hasija and **M/S SHREE INFRA**, whose names are duly recorded in form I and XIV of the said property.

11). That upon perusal of a Registered Partnership of Shree Infra along with a Deed of Admission and Reconstitution of Partnership dated 02/03/2021, it is seen that the said Mr. Dheeraj Chhabra, Mr. Dhieresh Chhabra and Mr. Hitesh Hasija who are the owners of part of the above said property admeasuring 1237 square meters acquired by a Registered Sale Deed dated 27/09/2019 were admitted as partners of M/S SHREE INFRA, a Partnership Firm and brought in/ introduced their part of the above said property admeasuring 1237 square meters in favour of M/S SHREE INFRA, in a Partnership Firm and accordingly M/S SHREE INFRA, a Partnership Firm came to be reconstituted. The Registrar of Firms of Bardez has duly certified that the Partnership firm registered on 19/02/2021 has been duly amended on 23/03/2021 by issuing certified extract of the Registrar of Firms of Bardez. In this manner the said M/S SHREE INFRA, a Partnership Firm who is the absolute owner in possession of the said property described in schedule written-I below.

12). Registration Certificate Issued by the Office of Registrar of Firms, Bardez to **Shree Infra**, dated 19/02/2021, bearing Registration no. BRZ-F34-2021, It is seen that the said partnership firm was duly registered.

13). Upon perusal of TCP approval, Panchayat Licence and NOC from Health department, it is seen that the said property has valid and subsisting approvals and licenses to carry out development in the Said Property.

OPINION:

I am therefore of the opinion that M/s **SHREE INFRA** has acquired ownership right pursuant to the above referred Registered Sale Deeds commencing from Sale Deed dated 26/02/1982, Sale Deed dated 27/09/2019 and Sale Deed dated 22/02/2021 and their title over all that Property known as "CHIVARI" admeasuring 2140 sq. mts., bearing survey no. 413/1 of Anjuna Village, Bardez Goa is absolutely clear and marketable.

The above mentioned documents relied upon for the preparation of this title report have been returned back to the client.



Shri. Shanker P. Chodankar

Advocate

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