

To

M V R SEAVIEW HOMES PVT. LTD,
H. No. 15/153/A-2, 1st floor,
Above Audi Goa Showroom ,
Caranzalem, Panaji, Goa , 403 002 .

Dear Sir ,

This has reference to your request for my Legal Opinion / Title Verification in respect to the property bearing Survey No. 244/1-A of the Village of Siolim in Bardez Taluka .

In this connection , I have perused the documents enclosed , comprising of

1. Promulgated Survey Form No. I & XIV of the property bearing Survey No. 244/1 of Village Siolim in Bardez Taluka .
2. Survey Form No. III of the property bearing Survey No. 244/1 of Village Siolim in Bardez Taluka , prepared under the provisions of the Land Revenue Code , 1968.
3. Judgement & Order dated 4.9.2001 made in Inventory Proceedings No. 115/97 by the Civil Judge Senior Division at Mapusa conducted on the death of Shri Padmanabha A. Nagvekar .

Prjt R. Kantak

4. Deed of Sale dated 6.2.2013 registered in the Office of the Sub-Registrar of Bardez under No. BRZ-BK1-01056-2013 CD No. BRZD450 on 21.2.2013 .
5. Deed of Sale dated 6.2.2013 registered in the Office of the Sub-Registrar of Bardez under No. BRZ-BK1-01090-2013 CD No. BRZD451 on 21.2.2013 .
6. Deed of Sale dated 6.2.2013 registered in the Office of the Sub-Registrar of Bardez under No. BRZ-BK1-01091-2013 CD No. BRZD451 on 22.2.2013 .
7. Deed of Sale dated 6.2.2013 registered in the Office of the Sub-Registrar of Bardez under No. BRZ-BK1-01102-2013 CD No. BRZD452 on 25.2.2013 .
8. Deed of Sale dated 2.3.2022 registered in the Office of the Sub-Registrar of Bardez under No. BRZ-1-882-2022 dated 2.3.2022 .
9. Survey Form No. I & XIV of the property bearing Survey No. 244/1-A admeasuring 3475 sq. Mts. of Village Siolim in Bardez Taluka .
14. Conversion Sanad No. RB/CNV/BAR/AC-1/38/2016 dated 22.12.2016 issued by the Addl. Collector - I in respect to an area of 3,475 square metres bearing Survey No. 244/1 . of Village Siolim in Bardez Taluka

Signature

9. Technical Clearance Order No. TPB/9060/SIO/TCP-2024/1016 dated 1.2.2024 issued by the Dy. Town Planner , Town & Country Planning Department , Mapusa , Goa .

10. Construction License No. F.34/VPSS/2023-24/Res/V-SWPool-Compw/1719 dated 11.3.2024 issued by the Village Panchayat of Siolim-Sodiem .

DESCRIPTION OF THE PROPERTY & FLOW OF TITLE

On going through the documents as aforesaid , it is evident that within the limits of the Village of Siolim in the Taluka of Bardez in the State of Goa , there exists different parcels of land comprising property known as PADMANABH FARM or MAINA.

The Survey Form III prepared under the provisions of the Land Revenue Code , 1968 , in respect to the property bearing Survey No. 244/1 of the Village of Siolim in Bardez Taluka indicates the name in the Occupant column as that of Mr. Padmanabh Atmaram Nagvenkar .

The subsequent Form No. I & XIV of the property bearing Survey No. 244/1 of the Village of Siolim in Bardez Taluka depicts as the Occupant , the name of Shri Padmanabh Atmaram Nagvenkar , which is the promulgated Survey record prepared and finalised in terms of the

provisions of the Goa , Daman & Diu Land Revenue Code , 1968 .

It therefore follows that the name of Shri Padmanabh Atmaram Nagvenkar stood recorded in the Record of rights prepared under the provisions of the Goa , Daman & Diu Land Revenue Code , 1968 till his death in the year 1984 , without any objection from any person whomsoever .

Pursuant to the demise of Shri Padmanabh Atmaram Nagvenkar on 7.6.1984 , Inventory proceedings were filed by his son Shri Dattaprakash Padmanabh Nagvenkar in the Court of the Civil Judge , Senior Division at Mapusa , the same being Inventory Proceedings No. 115/97 .These Inventory Proceedings were finally disposed off by the Civil Judge Senior Division at Panaji vide Order dated 4.9.2001 .

In terms of the Judgement and Order dated 4.9.2001 , Mutation was then sought by the allottees in the Survey records and the name of Shri Padmanabh Atmaram Nagvenkar was then bracketed and the names of the heirs of Late Padmanabh to whom the properties were allotted , came to be recorded in the Survey records.

The title to the properties allotted in terms of the Judgement & Order made in the Inventory Proceedings consequently came to vest unto the allottees and the possession confirmed in view of the recording of the names in the Survey records .



At Serial Nos. (4) to (7) are the Deeds of Sale in terms whereof portions of the property bearing 244/1 adm. 735 sq. Mts. 244/1 adm. 1240 sq. Mts. , adm. 260 sq. Mts. and adm. 1,240 square metres , all of Village Siolim in Bardez Taluka , i.e. in all 3,475 square metres have been sold by various owners of the property to Paraiso Homes Pvt. Ltd. with Mr. Khushboo Minu Mistry being a Confirming Party to these Sale Deeds . On the registration of the Deed of sale , the title to the properties sold came to vest unto Paraiso Homes Pvt. Ltd.

The Deeds of Sale were made by virtue of the ownership rights that came to vest unto Shri Padmanabh Atmaram Nagvenkar as evident from the Survey records viz . Form No. III and Form No. I & XIV prepared and finalised under the provisions of the Goa , Daman & Diu Land revenue Code , 1968 . With the Deeds of Sale being of the year 2013 , the possession which continued with Padmanabh Atmaram Nagvenkar and later his heirs was then for more than 40 years since the year 1970 .

Paraiso Homes Pvt. Ltd. for this area of 3,475 square metres then comprising of Survey No. 244/1 had applied for and obtained the Conversion Sanad No. RB/CNV/BAR/AC-1/38/2016 dated 22.12.2016 issued by the Addl. Collector – I in respect to an area of 3,475 square metres bearing Survey No. 244/1 . of Village Siolim in Bardez Taluka .

Vide Deed of Sale dated 2.3.2022 registered in the Office of the Sub-Registrar of Bardez under No. BRZ-1-882-2022 dated 2.3.2022 , M/s Paraiso Homes Pvt. Sold unto MVR Seaview Homes Pvt. Ltd. the said area of 3,475 square metres comprising of 4 portions of Survey No. 244/1 . On the registration of this Deed , the title came to vest unto M/s MVR Seaview Homes Pvt. Ltd.

Pursuant to the purchase , MVR Sea View Homes Pvt. Ltd. has through the Inspector of Surveys and Land Records got this area of 3,475 square metres partitioned , pursuant to which the same has been allotted the Survey No. 244/1-A of Siolim Village in Bardez Taluka . The form No. I & XIV of Survey No. 244/1-A stands in the name of M/s MVR Seaview Homes Pvt. Ltd.

MVR Seaview Homes Pvt. Ltd. has then been issued the Technical Clearance Order No. TPB/9060/SIO/TCP-2024/1016 dated 1.2.2024 by the Dy. Town Planner , Town & Country Planning Department , Mapusa , Goa for the carrying of construction on this property bearing Survey No. 244/1-A of Siolim Village in Bardez Taluka .

The Construction License No. F.25/VPSS/2022-23/Res/V-SWPool-Comp W/437 dated 1.6.2022 for the construction of Residential Villas , Swimming Pool and Compound wall has been issued by the Village Panchayat of Siolim-Sodiem.

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In my opinion , therefore , M/s MVR Seaview Homes Pvt. Ltd. have a valid title to the property admeasuring an area of 3,475 square metres comprising of the Survey No. 244/1-A , of the Village of Siolim in Bardez Taluka and also have the necessary permissions from the Town & Country Planning Department Mapusa and the Village Panchayat of Siolim-Sodiem to carry on the construction of the Villas , Swimming Pool and Compound wall on the said area .

Thanking you ,

Yours faithfully,



Ajit R. Kantak
Advocate