



ANANT C. PANSEKAR

B. A. (Hons.) L.L.B.

ADVOCATE & NOTARY PUBLIC



Office : S-4, 2nd Floor, Fatima Chambers, Dr. Atmaram Borkar Road, Opp. Hotel Samrat, Panaji, Goa Ph. No. 6542154

1

TITLE REPORT/ LEGAL OPINION OF THE PROPERTY
BELONGING TO SHRI. PRAKASH RAGHUNATH MAHAMBRE
and OTHERS.

Shri. Prakash Raghunath Mahambre, resident of St. Inez, Panaji-Goa and another, have placed in my hands the documents pertaining to the property and after scrutiny of the same, my opinion on the property described below is as under:

FIRST OPINION

DESCRIPTION OF THE PROPERTY UNDER REFERENCE

ALL THAT PLOT OF LAND, admeasuring 470 Sq. Mts. Approximately which is forming a part of the larger property known as property "OZERI" alias "UZNORI" admeasuring 783 Sq. Mts. Approximately situated within the Municipal limits of Marmugao Municipality, Taluka and Sub-District of Mormagao, South Goa District of State of Goa, which Property is described in the Land Registration Office of Salcet under No. 43882 of Book B 114 [NEW] and enrolled in the Land Revenue Office under Matriz No.262 and presently Surveyed under Chalta No. 80 of P.T. Sheet No. 73 of Vasco city. The said Plot of Land is bounded as under:

ON THE EAST	:	By Chalta No. 81
ON THE WEST	:	By Chalta No. 76
ON THE NORTH	:	By Existing Road
ON THE SOUTH	:	By Chalta No. 88 & 169

ANANT C. PANSEKAR

B. A. (Hons.) L.L.B.

ADVOCATE & NOTARY PUBLIC

Office : S-4, 2nd Floor, Fatima Chambers, Dr. Almaram Borkar Road, Opp. Hotel Samrat, Panaji, Goa Ph. No.: 6642154

2

2. DOCUMENTS PERUSED

- a) Inventory Proceeding in Portuguese Language and its English translation filed in the Court of Civil Judge Senior Division of Mormugao upon the demise of Rugunata Porob Mambro.
- b) Public Will dated 20/04/1998 before the Civil Registrar Cum Sub Registrar and Notary Ex -Officio, Ilhas, drawn in Book No. 116 at page 82 onwards dated 27/06/2003 registered No. 285.
- c) Form 'D', of Chalta No. 80 of P. T. Sheet No. 73 of Property Card of Vasco City.
- d) Survey Plan of Chalta No. 80 of P. T. Sheet No. 73 of Property Card of Vasco City.
- e) No Objection Certificate dated 22/02/07 issued by the Mormugao Planning and Development Authority, Vasco-da-Gama under No. MPDA/A-M-20/06-07/2244.

3. FLOW OF TITLE

- 1) That the Plot under reference alongwith entire Property was originally belonged to late Rugunata Porob Mambro of Vasco-da-Gama who expired intestate on 28/11/1961 at Vasco-da-Gama,
- 2) It is Seen from Portuguese Language and its English

ANANT C. PANSEKAR

B. A. (Hons.) L.L.B.

ADVOCATE & NOTARY PUBLIC

Office : S-4, 2nd Floor, Fatima Chambers, Dr. Almamam Borkar Road, Opp. Hotel Samrat, Panaji, Goa Ph. No.: 6642154

3

Late Shri. Rugunata Porob Mambro in the Court of Civil Judge Senior Division of Mormugao That Plot under reference alongwith entire Property was allotted to Smt. Sudabai Rogunata Mambro alias Sudhabai Rogunata Porobo Mambro alias Sudhabai Raghunath Mahambre, under Item No. 6 of the said Inventory Proceeding,

- 3) That it is seen from the Public Will dated 20/04/1998 before the Civil Registrar Cum Sub Registrar and Notary Ex - Officio, Ilhas, drawn in Book No. 116 at page 82 onwards dated 27/06/2003 registered No. 285 that the said Smt. Sudabai Rogunata Mambro alias Sudhabai Rogunata Porobo Mambro alias Sudhabai Raghunath Mahambre bequeathed and devised the said Plot under reference along with entire Property to her son Shri. Prakash Raghunath Mahambre.
- 4) That the said Smt. Sudabai Rogunata Mambro alias Sudhabai Rogunata Porobo Mambro alias Sudhabai Raghunath Mahambre expired on 03/03/2003, upon which the Public will executed by her mentioned above came into force.
- 5) That the said Smt. Kiran Mahambre has acquired right, title, interest and share in the Plot under reference along with entire Property being moiety shareholder of Shri. Prakash Mahambre.
- 6) That an area admeasuring 313 Sq. Mts from the entire Property was acquired by PWD Dept. Govt. of Goa for

ANANT C. PANSEKAR

B. A. (Hons.) L.L.B.

ADVOCATE & NOTARY PUBLIC

Office : S-4, 2nd Floor, Fatima Chambers, Dr. Atmaram Borkar Road, Opp. Hotel Samrat, Panaji, Goa Ph. No.: 6642154

4

Sudhabai Rogunata Porobo 'Mambro alias Sudhabai
Raghunath Mahambre,

- 7) That from the aforesaid clear that Shri. Prakash Mahambre and Smt. Kiran Mahambre are the lawful owners of the Plot of Land under reference.
- 8) It is seen from translation Copy of Matríz Certificate that the Property under reference is registered in the name of Mrs. Ursula Mascarenhas E Fernandes.
- 9) It is seen from Form 'D', of Chalta No. 80 of P. T. Sheet No. 73 of Property Card of Vasco City that the name of Mr. Prakash Raghunath Mahambre is recorded in Holder's Column of Form 'D' of Property Card of Vasco City with respect to property under reference.
- 10) It is seen from the Survey Plan of Chalta No. 80 of P. T. Sheet No. 73 of Property Card of Vasco City that the Property under reference is demarcated in the Survey Plan
- 11) It is seen from No Objection Certificate dated 22/02/07 issued by the Mormugao Planning and Development Authority, Vasco- da- Gama under No. MPDA/A-M-20/06-07/2244, that they do not have any objection for sale of Property under reference.

ANANT C. PANSEKAR

B. A. (Hons.) L.L.B.

ADVOCATE & NOTARY PUBLIC

Office : S-4, 2nd Floor, Fatima Chambers, Dr. Atmaram Borkar Road, Opp. Hotel Samrat, Panaji, Goa Ph. No.: 6642154

5

4. OPINION

In the above circumstances I am of the opinion that the title of Shri. Prakash Mahambre and Smt. Kiran Mahambre to the Plot under reference is clean clear and marketable subject to production of Nil Encumbrance Certificate from appropriate Authority.

Place: Panaji- Goa

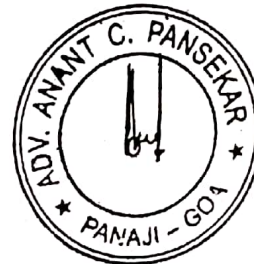
Dated: 20/02/2007

Yours Faithfully,



[A. C. PANSEKAR]

ADVOCATE





ANANT C. PANSEKAR

B. A. (Hons.) L.L.B.

ADVOCATE & NOTARY PUBLIC



Office : S-4, 2nd Floor, Fatima Chambers, Dr. Almaram Borkar Road, Opp. Hotel Samrat, Panaji, Goa Ph. No.: 6642154

1

**TITLE REPORT/ LEGAL OPINION OF THE PROPERTY BELONGING TO SHRI.
KRISHNA SALKAR and OTHERS.**

Shri. Krishna V. Salkar and others residents Vishwambhar Apartment, Mangor Hill, Vasco- Da- Gama, Goa, have placed in my hands the documents pertaining to the property along with the old building under reference and after scrutiny of the same, my opinion on the property described below is as under:

FIRST OPINION

DESCRIPTION OF THE PROPERTY UNDER REFERENCE

ALL THOSE 3 PLOTS OF LAND, admeasuring 2080 Sq. Mts. bearing chalta No. 81, 168 & 169 of P.T. Sheet No. 73 of City Survey Marmugao:

a] Plot of land: Admeasuring 60 Sq. Mts. bearing Chalta No.81 P.T. Sheet No. 73 known as "OSTORI FIRST PLOT" described under No. 22391 of new series in the office of Land Registrar of Salcet and enrolled in the Taluka Revenue Office of Salcet under Matriz No. 263.

b] Plot of land: Admeasuring 1395 Sq. Mts. bearing Chalta No.169 P T Sheet No.73, known as "SACORNA" neither described in the Office of Land Registrar of Salcet nor enrolled in the Taluka Revenue Office of Salcet for Matriz.

c] Plot of land: admeasuring 625 Sq. Mts. bearing Chalta No. 168 and P.T. Sheet No. 73, described in the Office of Land Registrar of Salcet under NO. 16780 of Book B-42, and No. 20252 of Book B-52, enrolled in the Taluka Revenue Office under



ANANT C. PANSEKAR

B. A. (Hons.) L.L.B.

ADVOCATE & NOTARY PUBLIC

Office : S-4, 2nd Floor, Fatima Chambers, Dr. Atmaram Borkar Road, Opp. Hotel Samrat, Panaji, Goa Ph. No.: 6642154

2

"HOTEL KAVERI" constructed on the said Plots of Land, situated within the Municipal Limits of Marmugao Municipal Council, Taluka and Sub District of Marmugao, South Goa District of State of Goa. The said Plots of Land alongwith Old Building known as "HOTEL KAVERI" are bounded as under:

ON THE NORTH	:	By Public Road
ON THE SOUTH	:	By comunidade Property
ON THE EAST	:	By Suvidha Complex
ON THE WEST	:	By Raghunath Parobo Mhambra and Comunidade of Marmugao

2. DOCUMENTS PERUSED

I. Translation of Description of a] Plot of land.

II. translation of Description of c] Plot of land, that the Plot of land under reference is Described under No. 16780 at Fls 52 V of Book B-43 new series and 20252 of Book 52.

III. Inscribed in the name of Visnum Sinai Dempo alias Visnum Guiry Sinai Dempo.

IV. Conveyance of Sale dated 19/1/1976 duly registered before the Sub Registrar of Mormugao under Registration No. 27 at pages 164 to 169 of Book I Volume 26 dated 10/2/1976.

V. Conveyance of Sale dated 31/3/1976 duly registered before the



ANANT C. PANSEKAR

B. A. (Hons.) L.L.B.

ADVOCATE & NOTARY PUBLIC

Office : S-4, 2nd Floor, Fatima Chambers, Dr. Almaram Borkar Road, Opp. Hotel Samrat, Panaji, Goa Ph. No.: 6642154

3

- ☒ VI. Conveyance of Sale dated 9/4/1976 duly registered before the Sub Registrar of Mormugao under registration No. 115 at pages 201 to 209 of Book I Volume 27 dated 27/04/1976.
- ☒ VII. Letter from Administrator of Comunidade of South Goa Margao has regularized an encroachment area.
- ☒ VIII. Deed of Sale cum Mortgage dated 2/8/1976 duly registered before the Sub Registrar of Mormugao under registration No. 298 at pages 128 to 132 of Book I Volume 34 dated 28/11/1977.
- ☒ IX. Deed of Succession dated 10/08/1999 was executed before the Sub Registrar of Marmugoa at Vasco-Da-Gama
- ☒ X. Deed of Relinquishment dated 4/05/2000 in the Office of Notary Public and Ex-Officio Marmugao drawn at pages 162 to 164 of Notary Book of Deeds No. 165.
- ☒ XI. Form 'D', of a] Chalta No. 81 of P.T. Sheet No. 73, b] Chalta No. 168 of P.T. Sheet No. 73 and c] Chalta No. 169 of P.T. of Property Card of Vasco City.
- ☒ XII. Survey Plan of a] Chalta No. 81 of P.T. Sheet No. 73, b] Chalta No. 168 of P.T. Sheet No. 73 and c] Chalta No. 169 of P.T. of Property Card of Vasco City.
- ☒ XIII. 3 Nil Encumbrance certificates dated 7/5/2007 issued by Sub Registrar of Mormugao, Vasco- da- Gama with respect to Plots of Land Surveyed under a] Chalta No. 81 of P.T. Sheet No. 73, b]



ANANT C. PANSEKAR

B. A. (Hons.) L.L.B.

ADVOCATE & NOTARY PUBLIC

Office : S-4, 2nd Floor, Fatima Chambers, Dr. Atmaram Borkar Road, Opp. Hotel Samrat, Panaji, Goa Ph. No.: 6642154

4

XIV. Public Notice in the daily local News Paper "Navhind Times" dated 8/05/07 and Tarun Bharat dated 09/05/07

XV. No Objection Certificate dated 6/2/07 under No. MPDA/A-S-19/06-07/2117 issued by the Mormugao Planning and Development Authority, Vasco- Da- Gama

3. FLOW OF TITLE

1. A] Plot of Land

- a) It is seen from Translation of Description of a] Plot of land, that The Plot of land under reference is described under No. 22391.
- b) That the said entire Property was originally belonged to Shri. Latino Andrade Henriques and his wife Smt. Carmelina Brigida C. Godinho,
- c) That the said Shri. Latino Andrade Henriques and his wife Smt. Carmelina Brigida C. Godinho sold an a] Plot of Land to Vishvambora Crisna Sinai Salcar vide Conveyance of Sale dated 19/1/1976 duly registered before the Sub Registrar of Mormugao under Registration No. 27 at pages 164 to 169 of Book I Volume 26 dated 10/2/1976.

2. B] Plot of Land

- a) That an area of 980 Sq. Mts. From the b] Plot of Land was originally belonged to Smt. Mary Eanswide Pereira e Fernandes and Francisco Egidio Fernandes.
- b) That the said Smt. Mary Eanswide Pereira e Fernandes and Francisco Egidio Fernandes sold an area of 980 Sq. Mts from b] Plot of Land to Shri. Vishvambora Crisna Sinai Salcar vide 2 Conveyance of Sale i]



ANANT C. PANSEKAR

B. A. (Hons.) L.L.B.

ADVOCATE & NOTARY PUBLIC

Office : S-4, 2nd Floor, Fatima Chambers, Dr. Atmaram Borkar Road, Opp. Hotel Samrat, Panaji, Goa Ph. No.: 6642154

5

201 of Book I Volume 27 dated 27/04/1976 and ii] Conveyance of Sale dated 9/4/1976 duly registered before the Sub Registrar of Mormugao under registration No. 115 at pages 201 to 209 of Book I Volume 27 dated 27/04/1976.

- c) That the balance area of 415 Sq. Mts of b] Plot of Land belonged to Comunidade of Mormugao.
- d) That the said property was in possession and enjoyment of Shri. Vishvambora Crisna Sinai Salcar as encroachment area.
- e) That the Administrator of Comunidade of South Goa Margao has regularized an encroachment area of 415 Sq. Mts.

3. C] PLOT OF LAND

- a) It is seen from translation of Description of c] Plot of land, that the Plot of land under reference is Described under No. 16780 at Fls 52 V of Book B-43 new series and 20252 of Book 52 Inscribed in the name of Visnum Sinai Dempo alias Visnum Guiry Sinai Dempo.
- b) That the Plot of Land under reference was originally belonged to Joint Hindu family of Dempos. Subsequently, the said Property came in possession of M/s Dempo Properties Investments Pvt Ltd as per Deed of Dissolution.
- c) That the said M/s Dempo Properties Investments Pvt Ltd sold the Plot of Land under reference to M/s Zuari Real Estate Company Pvt Ltd vide Deed of Sale dated 22/3/1973.



ANANT C. PANSEKAR

B. A. (Hons.) L.L.B.

ADVOCATE & NOTARY PUBLIC

Office : S-4, 2nd Floor, Fatima Chambers, Dr. Atmaram Borkar Road, Opp. Hotel Samrat, Panaji, Goa Ph. No.: 6642154

6

vide Deed of Sale cum Mortgage dated 2/8/1976 duly registered before the Sub Registrar of Mormugao under registration No. 298 at pages 128 to 132 of Book I Volume 34 dated 28/11/1977.

4. It is seen from aforesaid documents that a] Plot of Land, b] Plot of Land and c] Plot of Land belonged to Vishvambhar Crisna Sinai Salkar.
5. That the said Vishvambhar Crisna Sinai Salkar combined all three Plots of Land and constructed Residential cum Commercial Building on the said Property after taking necessary permission from the concerned Authorities by name "HOTEL KAVERI".
6. That the said Vishvambhar Crisna Sinai Salkar during his lifetime has formed a Private Company under the name and style "KRISHNA KALA KENDRA PVT. LTD" and the said Property along with Building was transferred in the name of said Co. as its share capital.
7. That upon the demise of Vishvambhar Crisna Sinai Salkar a Deed of Succession dated 10/08/1999 was executed before the Sub Registrar of Marmugoa at Vasco-Da-Gama by which his widow has acquired right title, interest and share in the Property alongwith Building existing therein being moiety shareholder and 2] Krishna Salkar, 3] Ramakant Salkar, and 3] Madhavi e Lina Salkar 4] Manjula V. Salakar have acquired right title interest and share in the Property alongwith Building existing therein being successor/legal heirs of Vishvambhar Crisna Sinai Salkar.
8. That the said Manjula V. Salakar and her husband Vinay Ananta Naik and Smt. Madhavi e Lina Salkar and her husband Shri. Vassudev Tamba have renounced/relinquished all their undivided undefined right, title, interest and the share in the Properties left behind my

Residence : OM SAI, Behind K.T.C. Bus Stand, Amona Road, Marcela - Goa. Ph.: 2287828 / 9823590838



ANANT C. PANSEKAR

B. A. (Hons.) L.L.B.

ADVOCATE & NOTARY PUBLIC

Office : S-4, 2nd Floor, Fatima Chambers, Dr. Atmaram Borkar Road, Opp. Hotel Samrat, Panaji, Goa Ph. No.: 6642154

7

their father/ Father-In-Law Vishvambhar 'Crisna Sinai Salkar' in favour of other Co-owners vide Deed of Relinquishment dated 4/05/2000 in the Office of Notary Public and Ex-Officio Marmugao drawn at pages 162 to 164 of Notary Book of Deeds No. 165.

9. Thus from the aforesaid it is clear that the said 1] Smt. Laxmibai V. Salcar 2] Krishna Salkar, 3] Ramakant Salkar are the lawful owners of the Property alongwith Building under reference and Mrs. Shami Salkar has acquired right in the said Property being moiety shareholder of Krishna Salkar.
10. It is seen from Form 'D', of a] Chalta No. 81 of P.T. Sheet No. 73, b] Chalta No. 168 of P.T. Sheet No. 73 and c] Chalta No. 169 of P.T. of Property Card of Vasco City that the name of Laxmibai V. Salkar, Shri. Krishna salkar, Ramakant Salkar is recorded in Holder's Column of Form 'D' of Property Card of Vasco City with respect to Plot of Land under reference.
11. It is seen from the Survey Plan of a] Chalta No. 81 of P.T. Sheet No. 73, b] Chalta No. 168 of P.T. Sheet No. 73 and c] Chalta No. 169 of P.T. of Vasco City that the Property under reference is demarcated in the Survey Plan.
12. It is seen from the 3 Nil Encumbrance certificates dated 7/5/2007 issued by Sub Registrar of Mormugao, Vasco- da- Gama with respect to Plots of Land Surveyed under a] Chalta No. 81 of P.T. Sheet No. 73, b] Chalta No. 168 of P.T. Sheet No. 73 and c] Chalta No. 169 of P.T. of Vasco City that there are No encumbrances affecting the Property under reference for the period from 01/11/1968 to 19/02/2007 and thus the property under reference is free from any encumbrance of whatsoever nature.



ANANT C. PANSEKAR

B. A. (Hons.) L.L.B.

ADVOCATE & NOTARY PUBLIC

Office : S-4, 2nd Floor, Fatima Chambers, Dr. Atmaram Borkar Road, Opp. Hotel Samrat, Panaji, Goa Ph. No.: 6642154

8

13. That I have also invited objection if any from the Public in general by publishing a Public Notice in the daily local News Paper "Navhind Times" dated 8/05/07 and Tarun Bharat dated 09/05/07 inviting therein objections if any towards the purchase of the property under reference. However no person have filed their objections within the period of notice which suggests that no person has any objection for the sale of the said property under reference.
14. It is seen from No Objection Certificate dated 6/2/07 under No. MPDA/A-S-19/06-07/2117 issued by the Mormugao Planning and Development Authority, Vasco- Da- Gama that they do not have any objection for sale of Property under reference.


4. OPINION

In the above circumstances I am of the opinion That 1] Laxmibai V. Salkar, 2] Shri. Krishna salkar, 3] Shami Salkar and 4] Ramakant Salkar have absolute valid and marketable title to the Property under reference.

Place: Panaji- Goa

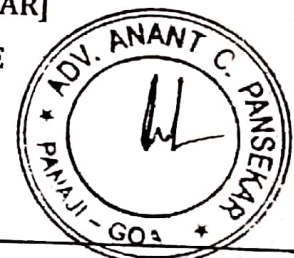
Dated: 1/05/2007

Yours Faithfully,


01/05/2007

[A. C. PANSEKAR]

ADVOCATE



Residence : OM SAI, Behind K.T.C. Bus Stand, Amona Road, Marcela - Goa. Ph.: 2287828 / 9823590838