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Date: 04/10/2025

LEGAL OPINION

As per the request of M/s Chandrakanta Construction, a Partnership Firm, having principal place of business at Bepquegal, Curchorem – Goa, I am submitting my legal opinion with regard to and in connection with the “Subject” hereunder mentioned:

Subject: ALL THAT Plot of Land admeasuring an area of 975 sq. mts. along with old dilapidated residential house thereon, being part of the property known as “AFORAMENTO COLOMBO TICANA VORIL MORDI” or “AGCHIMORDI ” situated at Cacora, within jurisdiction of Curchorem Cacora Municipal Council, Taluka and Sub-District of Quepem, District of South Goa, State of Goa, described in the land Registration Office of Quepem under no.23856 at page 62v of the Book B-64, enrolled in the Taluka Revenue Office under Matriz No.683, surveyed under no.4/4 of Village Cacora. (For Short “THE SAID PLOT”)

1. Documents scrutinized.

- a. Agreement for Development and Sale dated 29/06/2022 registered under Book:-1 Document, Registration Number QPM-1-604-2022, Date: 26-Sep-2022 in the Office of the Sub-Registrar of Quepem - Goa.
- b. Judgment, Order & Decree dated 20/02/2019 in Regular Inventory Proceeding No.17/2017/B passed by the Civil Judge Junior Division at Quepem – Goa.
- c. Land registration records under no.23856 at page 62v of the Book B-64 in Portuguese language along with its English Translation.
- d. Matriz Records bearing nos.683 issued by the Head of the Taluka Revenue Office, Quepem – Goa in Portuguese language along with its English Translation.



- e. Power of Attorney dated 17/09/2022 registered under Book:- POA Register Document, Registration Number QPM-POA Register-4-2022, Date: 26-Sep-2022 in the Office of the Sub-Registrar of Quepem - Goa.
- f. Survey Form I & XIV concerning survey no.4/4 of Village Cacora Taluka Quepem.
- g. Technical Clearance Order bearing no.TPQ/CT/7843/Q-Cacora/4/4/2024/973 dated 12/04/2024 from Town & Country Planning Department, Quepem – Goa.
- h. Construction License bearing no. CONSTLIC/CCMC/2024-2025/6 dated 16/05/2024 issued by Curchorem Council Municipal Council, Curchorem – Goa.

2. Description of the Property

ALL THAT Plot of Land admeasuring an area of 975 sq. mts. along with old dilapidated residential house thereon, being part of the property known as "AFORAMENTO COLOMBO TICANA VORIL MORDI" or "AGCHIMORDI" situated at Cacora, within jurisdiction of Curchorem Cacora Municipal Council, Taluka and Sub-District of Quepem, District of South Goa, State of Goa, described in the land Registration Office of Quepem under no.23856 at page 62v of the Book B-64, enrolled in the Taluka Revenue Office under Matriz No.683, surveyed under no.4/4 of Village Cacora is bounded:

On the East : By road.

On the West: By property surveyed under no.1.

On the North: By the property surveyed under no.4/1.

On the South: By road.

3. Report.

I have carefully examined the documents listed in Para 1 hereinabove and taken search of the records in the public offices in respect of the said Plot of Land admeasuring an area of 975 sq. mts. & the property known as "AFORAMENTO COLOMBO TICANA VORIL MORDI" or "AGCHIMORDI". The said Plot of land admeasuring an area of 975 sq. mts. is very well identified and situated at



Cacora, within jurisdiction of Curchorem Cacora Municipal Council, Taluka and Sub-District of Quepem, District of South Goa, State of Goa & surveyed under no. 4/4 of Village Cacora.

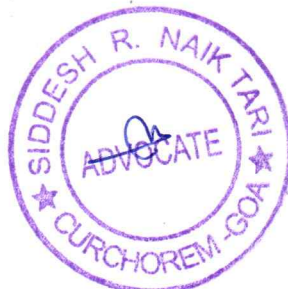
I now proceed to give my opinion on the documents mentioned herein above furnished to me and after careful examination of the said documents, in the light of the purpose of examination of the said documents the legal effect of the said documents can be found thus;

On perusal of the above listed documents I, confirm that the said property as per the land registration records under no.23856 at page 62v of the Book B-64 originally belonged to Shri Ambrosio Nicolau Dantas & his wife Smt. Ritinha Lobo e Dantas.

Upon the death of Shri Ambrosio Nicolau Dantas & his wife Smt. Ritinha Lobo e Dantas, their only son Shri Antonio Crispino Dantas & his wife Smt. Ana Ditosa Fernandes expired leaving behind their heirs namely Mr. Rhemus Dantas, Mrs. Reena Dantas and her husband Mr. Sujay Subhash Naik as per the Judgment, Order & Decree dated 20/02/2019 in Regular Inventory Proceeding No.17/2017/B passed by the Civil Judge Junior Division at Quepem – Goa wherein the said plot has been allotted to Mr. Rhemus Dantas (Half share) and Mrs. Reena Dantas & her husband Mr. Sujay Subhash Naik (Half share).

Survey Form I & XIV of Survey no. 4/4 of Village Cacora Taluka Quepem shows the name of Mr. Rhemus Dantas, Mrs. Reena Dantas and Mr. Sujay Subhash Naik in the column of occupants. (A column wherein invariably the name of the owner of the property is recorded)

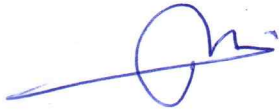
By Agreement for Development and Sale dated 29/06/2022 Mr. Rhemus Dantas, Mrs. Reena Dantas and Mr. Sujay Subhash Naik have agreed to convey and transfer the said plot to M/s Chandrakanta Construction, a Partnership Firm for the purpose of development of the said plot by constructing a multi storied building named as “KANTA’S DANTAS AVANTE” and also executed Power of Attorney dated 17/09/2022 in favor of Partners of M/s Chandrakanta Construction, a Partnership Firm.



M/s Chandrakanta Construction obtained Technical Clearance Order bearing no.TPQ/CT/7843/Q-Cacora/4/4/2024/973 dated 12/04/2024 from Town & Country Planning Department, Quepem – Goa and Construction License bearing no. CONSTLIC/CCMC/2024-2025/6 dated 16/05/2024 issued by Curchorem Council Municipal Council, Curchorem – Goa for construction of the commercial cum residential building on the said Plot.

4) Conclusion:

- A. The Title of Mr. Rhemus Dantas, Mrs. Reena Dantas and Mr. Sujay Subhash Naik to the said Plot of Land admeasuring an area of 975 sq. mts. along with old dilapidated residential house thereon, being part of the property known as “AFORAMENTO COLOMBO TICANA VORIL MORDI” or “AGCHIMORDI” surveyed under no.4/4 of Village Cacora Taluka Quepem is clean and clear.
- B. M/s Chandrakanta Construction, a Partnership Firm are entitled to construct a multi storied building named as “KANTA’S DANTAS AVANTE” on the said plot and to sell the commercial & residential premises along with proportionate undivided share in the land to prospective purchasers.



Siddesh R. Naik Tari
Advocate

