

PAVITHRAN. A. V.

ADVOCATE

B.A., LL.M,

S-3, IInd Floor, Bhanav Apartments,
Next to Axis Bank, Near Mahalaxmi
Temple, Panaji-Goa 403 001.
Tel. No: 9552590929 (Office)

Date: 13th August, 2024

OPINION OF TITLE

MR. VIVEK KAMALAKNT AKHADKAR, has referred to me the property documents, to verify the title, in respect of All That landed property "BELA VISTA", admeasuring 975.00 sq. mts, situated at Corlim, within the limits of Village Panchayat of Corlim, Taluka Tiswadi, Registration and Sub District of Ilhas, District of North Goa, State of Goa, registered in the Land Registration Office under No.21637 at page 66 reverse of Book B-58 New, registered in Taluka Revenue Office under Matriz No.130 and surveyed under No.8/8 of village Corlim, Tiswadi Taluka.

DESCRIPTION OF THE PROPERTY UNDER SCRUTINY:

All That landed property "BELA VISTA", admeasuring 975.00 sq. mts, situated at Corlim, within the limits of Village Panchayat of Corlim, Taluka Tiswadi, Registration and Sub District of Ilhas, District of North Goa, State of Goa, registered



in the Land Registration Office under No.21637 at page 66 reverse of Book B-58 New, registered in Taluka Revenue Office under Matriz No.130 and surveyed under No.8/8 of village Corlim, Tiswadi Taluka and bounded as follows:

On the East: By internal access road of Comunidade and surveyed under Survey no.4/1;

On the West: By the public PWD road;

On the North: By the property of Venktesh P Naik having Survey no.8/7; and

On the South: By the property of Custodio Estracio having Survey no.8/9.

DOCUMENTS VERIFIED

The following documents have been placed before me for verification of title:-

- Deed of Sale dated 07.01.1983
- Extract of Inventory Proceedings No.192/2022/E
- Deed of Succession dated 12.08.2022



- Judgment and Decree dated 22.05.2023 passed by the Hon'ble Civil Judge Junior Division in Inventory Proceedings No.192/2022/E
- Conversion Sanad dated 09.10.2023
- Agreement for Development, Construction and Sale dated 30.01.2024
- Form I & XIV
- Survey Plan;

FLOW OF TITLE OF THE PROPERTY:

There exist landed property "BELA VISTA", admeasuring 975.00 sq. mts, situated at Corlim, within the limits of Village Panchayat of Corlim, Taluka Tiswadi, Registration and Sub District of Ilhas, District of North Goa, State of Goa, registered in the Land Registration Office under No.21637 at page 66 reverse of Book B-58 New, registered in Taluka Revenue Office under Matríz No.130 and surveyed under No.8/8 of village Corlim, Tiswadi Taluka, (hereinafter referred to as said larger property).



The said property originally belonged to Maria Magdalena Afonso and the said property is inscribed in favour of Maria Magdalena Afonso in the year 1965.

The said Maria Magdalena Afonso alias Magdalena Afonso alias Calorina Afonso was married to Domnic Coutinho. Thus said Smt. Maria Magdalena Afonso alias Magdalena Afonso alias Calorina Afonso and Shri. Domnic Cotinho became the owner of the said property.

The said Shri. Domnic Coutinho expired leaving behind him hos moiety holder Smt. Maria Magdalena Afonso alias Magdalena Afonso alias Calorina Afonso and his sole and universal legal heirs only son Mr. Damaciano Agustino Coutinho and his wife Mrs. Connie Coutinho.

The Panaji Planning and Development Authority granted No Objections for the sale of the said property vide its Letter No.PDA R3556/1950/82 dated 21.12.1982.



Vide Deed of Sale dated 07.01.1983 the said Smt. Maria Magdalina Alfonso alias Calorina Afonso, Mr. Damaciano Agustino Coutinho and Mrs. Connie Coutinho sold the said property Bela Vista to Smt. Calorina Mascarenhas alias Carolina Mascarenhas alias Carolina Colaco, which Deed was registered in the Office of the Sub Registrar of Ilhas at Panaji Tiswadi Goa under Registration No.773 at pages 204 to 209, Book No. I, Volume no.185 on 01.10.1983.

The said Smt. Calorina Mascarenhas alias Carolina Mascarenhas alias Carolina Colaco was married to Mr. Joao Agostinho Mascarenhas alias Juao Agostinho Mascarenhas alias Agostiho Masarenhas alias Joao A Mascarenhas under the regime of Communion of Assets governed in the State of Goa and thus both become the absolute owners of the said property.

The said Mr. Joao Agostinho Mascarenhas alias Juao Agostinho Mascarenhas alias Agostinho Mascarenhas alias Joao A Mascarenhas, expired on 15.02.2005 at Mumbai and Mrs. Calorina Mascarenhas alias Carolina Mascarenhas alias



Carolina Colaco expired on 07.02.2010 at Mumbai leaving behind their two sons namely Mr. Johnny Denis Agostinho Mascarenhas alias Johnny Denis Mascarenhas and Mr. Rocky Stephen Mascarenhas as their sole and universal only legal heirs. The above facts are confirmed vide Deed of Succession dated 12.08.2022 recorded at Folio 109 to 113 of Book 755 in the Office of the Civil Registrar cum Sub Registrar of Ilhas at Panaji Goa.

Vide Deed of Gift dated 14.03.2022 the said Mr. Johnny Denis Agostinho Mascarenhas alias Johnny Denis Mascarenhas and his wife Mrs. Bernadette Johnny Mascarenhas alias Bernadette Johnny gifted their 50% share in the said property to their brother/ brother-in-law Mr. Rocky Stephen Mascarenhas, which Deed is registered in the Office of the Sub Registrar of Ilhas at Panaji Goa under Registration No.PNJ-1-679-2022 on 15.03.2022.

Upon the death of the said Mr. Joao Agostinho Mascarenhas alias Juao Agostinho Mascarenhas alias Agostinho Mascarenhas alias Joao A Mascarenhas, and Mrs. Calorina



Mascarenhas alias Carolina Mascarenhas alias Carolina Colaco an Inventory Proceeding no.192/2022/E was initiated before the Civil Judge Junior Division, Panaji Goa. The said property came to be listed as Item No.1 in the said inventory proceedings.

Vide Judgment and Decree dated 22.05.2023 passed by the Hon'ble Civil Judge Junior Division in Inventory Proceedings No.192/2022/E, the said property came to be allotted to Mr. Rocky Stephen Mascarenhas.

By virtue of Deed of Gift dated 14.03.2022 and Judgment and Decree dated 22.05.2023 passed in Inventory Proceedings No.192/2022/E, the said Mr. Rocky Stephen Mascarenhas become the absolute and exclusive owner in possession of the said Property.

On 09.10.2023, the Office of the Collector, North Goa District, Panaji-Goa has issued Conversion Sanad, under No. CAD1TIS07-23-51/3494 for the purpose of residential use to the said property admeasuring 975.00 sq.mts surveyed under Survey No.8/8 of village Corlim.



Vide Agreement for Development, Construction and Sale dated 30.01.2024, the said Mr. Rocky Stephen Mascarenhas agreed to sell the said property Bela Vista, admeasuring 975.00 sq. mts., for development and construction of residential building on said property to Mr. Vivek Kamalakant Akhadkar, as per the terms and condition mentioned in the said agreement, which Agreement is registered in the Office of the Sub Registrar of Ilhas at Panaji Goa, under registration No.PNJ-1-330-2024 on 31.01.2024.

In view of the above mentioned facts and the documents available on record, I am of the opinion that **MR. ROCKY STEPHEN MASCARENHAS** is the absolute owner in possession and has clear and marketable title to the said property "BELA VISTA", admeasuring 975.00 sq.mts, surveyed under survey No.8/8 of village Corlim subject to Agreement for Development, Construction and Sale dated 30.01.2024 with Mr. Vivek Kamalakant Akhadkar.



Pavithran A.V.
Advocate