

R. A. GAWAS
S.L.L.A.
Advocate High Court

210, Maruti Bhawan,
Near National Theater
Panaji, Goa.
Phone No: 9420194453

To,

Date: 1st February 2018

M/s. G.R. Constructions,
a partnership firm,
having its office at 12, G. Vimal Nagar C/O. Ltd.,
near Road Canal, Thane
401 007.

Sub :- Legal Opinion

Dear Sir,
As requested, by the M/s. G.R. Constructions, I do hereby give my
site search report of the below mentioned property:

DESCRIPTION OF THE PROPERTY:

At first mentioned Property known as "PRAKASHED SOBER" also
known as "SHACHO SOBER" admeasuring an area of 1327 Sq. Mts situated
at Mapusa, Bardez, Goa, with in the jurisdiction of Mapusa Municipal
Council, Sub-district B Taluka, Bardez, North Goa District, State of Goa, and
situated under P. T. Sheet No. 99 Charts No. 20 of Mapusa City, Bardez, Goa
registered in the office of the Land Registration office of Bardez under No
574 at pages 178 of Book B New 2, and is situated under No. 533 at pages
377 of Book G Land and found recorded in the Land Revenue record of
Bardez, Goa with a residential house bearing No 3181A, registered with
Mapusa Municipal Council and situated at Mapusa, Bardez, Goa, Sub-district
B Taluka, Bardez, North Goa District, State of Goa, situated in the said
Property and bounded as under :-

East :- By Pathway.

West :- By Road.

North :- By the Property surveyed under P. T. Sheet No. 99 Charts No.

17.

South :- By the Property surveyed under P. T. Sheet No. 100 Charts No.
10, 2.

That the above mentioned property is known after called as the "said
Property"



DESCRIPTION OF THE DOCUMENTS SUBMITTED :-

1. GRT Deed dated 1.1.1985 registered in the office of Civil Sub Registrar at Bandra, Goa bearing Registration No 509, at pages 208 to 213 of Book No 1, Volume No 238 dated 07th September 1986.
2. Order dated 30th June 2011 passed by the Court of Law the Civil Judge Senior Division Mapusa Goa bearing Register Civil Sub No. 118/1985/A.
3. House Tax receipt of a residential house bearing No 316/A, registered with Mapusa Municipal Council and situated at Mapusa, Bardez, Goa, Sub-District & Taluka, Bandra, North Goa District, State of Goa.
4. Affidavit can undertaking dated 4th May 2011 signed and notarized before Notary Public Shri N.C. Gesteira, Mapusa, Goa bearing No 961/2011.
5. Affidavit can undertaking dated 2nd May 2011 signed and notarized before Notary Public Shri N.C. Gesteira, Mapusa, Goa bearing No 928/2011.
6. Affidavit can undertaking dated 4th May 2011 signed and notarized before Notary Public Shri N.C. Gesteira, Mapusa, Goa bearing No 964/2011.
7. Deed of Sale dated 07th May 2011 bearing Registration No BR2-BR1-00128-2011, CD No. BR20071 dated 10th May 2011, registered in the office of Civil Sub Registrar of Bandra, Goa.
8. No Objection Certificate dated 30th August 2011 for the Development of the said Property issued by one Mr. V.A. Saldanha, Mapusa Goa.
9. Deed of Sale dated 20th February 2012, bearing Registration No BR2-BR1-01004-2012, CD No. BR220451 dated 22nd February 2012, registered in the office of Civil Sub Registrar of Bardez, Goa.
10. Form D of the said Property.
11. Copy of the Approved Plan of construction approved by the North Goa Planning and Development Authority, Puvell Goa, as per Order bearing No NGPDA/M/1071/2657/2012 dated 9th January 2012.
12. Order bearing No NGPDA/M/1071-100/2015 dated 22nd May 2015.
13. License bearing No 75 dated 9th October 2012 granted construction License for the building in the said Property by The Mapusa Municipal Council, Mapusa Goa and renewed license bearing No 64 dated 12th December 2017 by the Mapusa Municipal Council, Mapusa Goa issued up to 31st October 2018.



FLOW OF TITLE:

That as per the Gift Deed dated 2.1.1988 registered in the office of Civil Sub Registrar at Banteo, Goa bearing Registration No 599, at pages 288 to 293 of Book No 1, Volume No 228 dated 19th September 1988, the said Property and the House was originally belonged one late Sri Pruthi De Braganza, who had Gift the said Property and the House to Mr Bruno Sebastian Lobo, son of Late Maria Salvador Lobo, Indian National, married, service, residing at H. No 508, Sells road, Ferns, Banteo Goa. After the said Deed of Gift, the said Property and the House stand transferred on the name of Mr Bruno Sebastian Lobo and his name stand recorded in the Form D of the said Property bearing P. T. Sheet No 49 (Datta No 20) of Mapam City, Banteo, Goa and the House for the assessment of the House Tax stand transfer on its name with Mapam Municipality Council, Mapam Goa.

That from the above mentioned Deed of Gift, it is confirmed that the said Property and the House was belongs to Mr Bruno Sebastian Lobo, residing at H. No 558, Sells road, Ferns, Banteo Goa and he is the owner of the same.

That as per the Deed of Sale dated 10th May 2001 bearing Registration No 882 (BTS-02128-2001, CD No. 482017) dated 10th May 2001, registered in the office of Civil Sub Registrar of Banteo, Goa, the said Property and House was purchased by M/S Gaganjit Developers, a Partnership firm duly registered under the Partnership Act 1932, having its registered office at 2, Datta Baparte, Opp. Eshay Club, Tag Nagar, Link Road, Borne West, Marthal, 400 103 India represented therein by its Partners (1) Mr Dhanu Haridwar Path resident at A/752, Haridwar Prastha, new Link road, Khandarpada, Dufaur (M), Marthal 400084, and (2) Mr Ganesh Kumbhar Path resident at G/01, Ronschorda Bham, Opp. Gagan Sagar CHS Eshay Road, Bantol (M), Marthal 400091.

That previously the original owner of the said Property namely Mr Bruno Sebastian Lobo filed the civil suit in the Court of Hon'ble Civil Judge Senior Division Mapam Goa bearing Regular Civil Suit No. 118/1985/A, against one Sri Gananthan Sabaram Abellur and his other family members for Permanent Injunction and for other consequential reliefs in relation to the said Property and the House. In the said Civil suit one Sri V. A. Salgueiro, Advocate Mapam Goa, had appeared as the Advocate for said Sri Gananthan Sabaram Abellur and his other family members.

As per the record of the said Civil suit, the Sri Gananthan Sabaram Abellur and his other family members had raised the issue of the statutory

of Bardes, Goa, with said legal heirs of late Shri Ganeshji Sankarji Abolekar add the said Property to M/S D. N. Constructions and after the said Deed of Sale, M/S D.N.Constructions become the absolute owner of the said Property and the house situated in the said Property.

After the said Deed of Sale, the name of M/S D.N. Constructions, is included in the Form No D of the said Property.

That M/s D.N. Constructions after the said Deed of Sale obtained the approved plans of construction from the North Goa Planning and Development Authority, Panaji Goa, as per Order bearing No NGPDA/M/1071/2057/2012 dated 9th January 2012 and the same is transferred in their name as per Order bearing No NGPDA/M/1071/2020/2015 dated 22nd May 2015.

The North Municipal Council, Margao Goa, issued the Licence bearing No 75 dated 8th October 2012 granted construction Licence for the building in the said Property and the same is renewed as per renewal Licence bearing No 461 dated 12th December 2017 by the Margao Municipal Council, Margao Goa up to 7th October 2018.

That on the request of M/S D.N. Constructions and I had carried out the necessary search in the office of the Civil Sub Engineer of Bardes at Margao Goa to find out any encumbrance if created by any previous owners of the said Property over the said property and after duly search of necessary registers of encumbrance from the said office for last 30 years, I have not find any registered documents in the said office, through which any encumbrance is created as on date over the said property.

CERTION :-

In the light of the above, I certify that the said M/S D. N. Constructions, a proprietorship firm, having its office at 12- G, Mirnal Nagar QRS, Uda, Mira Road (East), Thane-401 107, have and hold absolute, valid and marketable title to the said Property known as "SHIRDIKACHO SGRVOT" also known as "SHIRDIKACHO SGRVOT" admeasuring an area of 1127 Sq. Mts situated at Margao, Bardes, Goa, with in the jurisdiction of Margao Municipal Council, Sub district B Taluk, Bardes, North Goa District, State of Goa, and surveyed under P. T. Sheet No 99 Chabha No 20 of Margao City, Bardes, Goa registered in the office of the Land Registration office of Bardes under No 574 of Folios 770 of Book B New 2, and is situated under No 631 of Folios 377 of Book G Land not found recorded in the Land Revenue record of Bardes, Goa.



That my opinion is based upon the Documents mentioned herein above
and I have not referred any other Documents of the said Property.
Place - Panaji Goa

Mr. B. A. Gama

Date :- 07 February 2018


Advocate High Court

MR. B. A. GAMA
B.A., LL.B.
Advocate & Notary Public
Panaji, Goa