

Anant Alias Aniket H. Prabhu

Advocate

18/07/2025

To,

S. K. G ESTATES PRIVATE LIMITED
Office at B-47,(First Floor),
Pitama Marg, Defence Colony,
New Delhi, 110024

Sir,

Kindly find enclosed the Title Opinion of Senior Advocate Sudin M. S. Usgaokar with respect to the title of S. K. G ESTATES PRIVATE LIMITED, to a distinct plot of land called "Naikwado" also known as "Balgum Navem" admeasuring 2250 sq mts., bearing Survey No. 481/1-A, situated in the ward Naikawada of Village Calangute, Taluka and Sub District Bardez, District of North Goa, State of Goa.



ANANT ALIAS ANIKET H. PRABHU

18/07/2025

To,

Adv. Anant alias Aniket H. Prabhu

Panaji - Goa.

TITLE OPINION

1. This opinion relates to the title of your client S. K. G ESTATES PRIVATE LIMITED to a distinct plot of land called "Naikwado" also known as "Balgum Navem" admeasuring 2250 sq mts. The said plot admeasuring 2250 sq mtrs formed a part of the larger property called "Naikawado" also known as 'Balgum Navem', admeasuring 3295 sq mtrs, situated in the ward Naikawada of Village Calangute, Taluka and Sub District Bardez, District of North Goa, State of Goa, situated within the limits of Village panchayat Calangute. (The said distinct plot is hereinafter referred to as the "said property"). The said property is surveyed under No.481 Sub-Division No.1-A for Village Calangute. The said larger property is enrolled for Matriz Predial under No. 1318 and bears Description No.10066 at pages 123 (V) of Book B-26 (new) in the Land Registration Office.

The said property is bounded on all four sides as under:

North : By a property bearing Survey No. 481/1-A-1
South : By properties bearing Survey Nos. 482/13, 482/14 and 482/2
East : By a property bearing Survey No. 481/2
West : By properties bearing Survey Nos.481/1-B and 481/1



2. Following documents were furnished for scrutiny:
 - a. Deed of Sale dated 03/11/1979.
 - b. Deed of Gift dated 29/05/2012.
 - c. Deed of Sale dated 21/10/2015
 - d. Deed of Sale dated 28/08/2018
 - e. Description Certificate.
 - f. Inscription Certificate.
 - g. Survey Form I & XIV.

I have carefully perused the above documents and opine as under: -

3. The Records reveal that the said larger property was a part of an entire property bearing Survey No. 481 Sub –division No. 1 of village Calangute, Bardez, Goa, admeasuring 6540 sq mts (after exclusion of 610 sq mts purchased by the Mundkars alongwith dwelling houses standing thereon).

4. The Description Certificate bearing No.10066 shows that the said entire property called “Balguem Navem” with the boundaries mentioned therein shows in the marginal note that the same was inscribed under No.40756 and the Inscription Certificate No.40756 shows that on 02/01/1963, the said entire property bearing description No.10066 was inscribed in favour of Dr. Manuel Jose de Grace e Costa.

5. By the Deed of Sale dated 03/11/1979, duly registered with the Sub Registrar of Bardez under No.94 of Book I, Vol. 141 dated 17/01/1980, one Mr. Edward Flaviano Britto and his wife Mrs. Frances Britto sold the said entire property to Mr. Willy Paul Barreto and his wife Loretta June Edward Barreto. In the recitals of the said Deed of Sale, it is mentioned that by Deed

of Sale dated 27/08/1965 recorded by Notary Public of Bardez Adv. Pinto Menezes in Book No.675 at page 80 (R), said original owners Dr. Manuel Jose da Costa and his wife Avonne Reis da Costa had sold the said entire property to said Mr. Edward Flaviano Britto who in turn sold it to Mr. Willy Paul Barreto and his said wife Loretta by the said Deed of Sale dated 03/11/1979.

6. By a Deed of Gift dated 29/05/2012, duly registered with the Sub-Registrar of Bardez at Mapusa under Book – I Document Registration No.BRZ-BK 1-02707-2012 CD No.BRZ-D337 dated 25/06/2012, the said Willy Paul Barreto and his wife Loretta Barreto gifted the said entire property to their three children viz. Mr. Rabindra Barreto, Mr. Willy Theodore Barreto and Ms. Karen Barreto, who duly accepted the same. The gift was made consisting four plots of the said entire property and out of the four plots, one plot each was gifted to said Rabindra and Willy and two plots were gifted to said Karen.

7. Survey Form I & XIV of the year 2012 showed the names of Rabindra Barreto and Willy T. Barreto in the column of occupants showing their lawful and physical possession of the said entire property. There were also names of two other persons one Pandari Shet Shirodkar and Mrs. Mitra Uday Natekar in the column of occupant.

8. Records revealed that the said two other persons were mundkars and they had purchased the mundkarial areas, (i) through the intervention of the Mamlatdar, the competent authority under the Mundkar Act and (ii) by direct sale with the owners.

9. The survey under the Goa Land Revenue Code was promulgated (finalised) in the village of Calangute on 31/03/1985 as given in the book "The Goa Land Revenue Code, 1968" by N. D. Agrawal, second edition. Therefore, lawful possession of the said Barreto brothers for more than 40 years till 2015 was confirmed. The entry in the Survey Records is presumed to be correct as per Section 105 of the Goa Land Revenue Code, 1968, till the contrary is proved.

Quote:

"105. Presumption of correctness of entries in record of rights and register of mutations. — An entry in the record of rights, and a certified entry in the register of mutation shall be presumed to be true until the contrary is proved or a new entry is lawfully substituted therefor."

10. By a Deed of Exchange/Partition executed on 21/10/2015 and registered before the Sub-Registrar of Bardez under Registration No. BRZ-BK1-08454-2015, of Book No. 1 CD No. BRZD773 dated 27/10/2015, the portion owned by Ms. Karen Barreto was partitioned from the said entire property and surveyed under Survey No. 481/1-A as admeasuring 3295 sq. mts. (the said larger property) and the portion owned by the both Barreto brothers Mr. Rabindra Barreto and Mr. Willy Theodore Barreto was surveyed under Survey No. 481/1-B.

11. On the same day by the Deed of Sale dated 21/10/2015 registered before the Sub Registrar of Bardez under Registration No. BRZ-BK1-08456-



2015, of Book No. 1 CD No. BRZD773 dated 27/10/2015, Miss Karen Barreto as the seller, Mrs Loretta June Barreto alias June Barreto as the confirming party, Mr. Rabindra Barreto and his wife Mrs. Margaret Barreto, Mr. Willy Theodore Barreto and his wife Mrs. Velanie Lisa Fernandes E Barreto as the consenting parties, sold the said larger property to M/S NIRVAIR DEVELOPERS LLP having its office at VIIPS Centre, First Floor, 2 LSC, Masjid Moth, Greater Kailash II, New Delhi, 110048, represented by its designated Partners Mr. Sanjeev Dhingra and Mr. Prashant Bajaj.

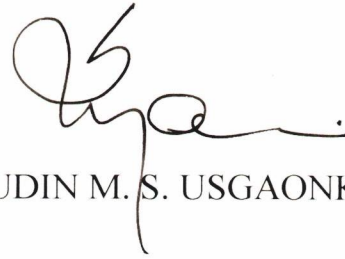
12. By the Deed of Sale dated 28/08/2018, registered before the Sub Registrar of Bardez under Registration No. BRZ-BK1-03848-2018, of Book No. 1, CD No. BRZD882 dated 30/08/2018, the said M/s NIRVAIR DEVELOPERS LLP sold the distinct part of the said larger property i.e. the said property to S. K. G ESTATES PRIVATE LIMITED, (incorporated under Companies Act, 2013) having its registered office at B-47, (First Floor), Pitama Marg, Defence Colony, New Delhi, 110024, represented by its Director Mr. Tarun Kohli authorised by resolution dated 22/08/2018 passed by the Board of Directors of the Company.

13. Eventually the name of S. K. G ESTATES PRIVATE LIMITED was mutated in the Survey Form I and XIV for the said property.



CONCLUSION:

From the above analysis, it is clear that the said owner S. K. G. ESTATES PRIVATE LIMITED. has clear, legal and marketable title to the said property.



SUDIN M. S. USGAONKAR