



100005457695

FORM I & XIV

नमुना नं १ व १४

Page 1 of 1

Date : 26/04/2016

Taluka **MORMUGAO**Survey No. **13**

तालुका

सर्वे नंबर

Village **Dabolim**Sub Div. No. **5**

गांव

हिस्सा नंबर

Name of the Field **-NIL-**

Tenure

शेताचे नांव

सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0001.42.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0001.42.00

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0001.42.00

Remarks शेरा

Assessment : Rs. 0.00 आकार	Foro Rs. 0.00 फोर	Predial Rs. 0.00 प्रेदियाल	Rent Rs. 0.00 रेंट
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S.No.	Name of the Occupant कळवेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Mohidin Rosorts (P) Ltd.			
2				
3	Siddharth K. Sawaikar		10804	
4	Anita Vinit Bhale		10808	
5	Abdul Azim Shaikh Mohidin		12861	
6	Mohammed Iqbal Shaikh Mohidin		13711	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	-----Nil-----			

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार -----Nil-----		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation पिकासाठी उपलब्ध नसलेला Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation निंबनाचा प्राति	Remarks शेरा
	-----Nil-----									

End of Report

For any further inquiries, please contact the Mamlatdar of the concerned Taluka.

Mamlatdar of Mormugao
Vasco-da-Gama

PRASAD S. NAIK
ADVOCATE & NOTARY

Chamber:
R-6, Marelda Residency,
Laymati, Davorlim,
Salcete, Goa.

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Date: 21/03/2018

LEGAL OPINION AND CERTIFICATE OF TITLE

The present legal opinion and certificate of title is being given at the request of Mr. Mohammed Iqbal Shaikh Mohidin resident of Vasco-da-Gama, Goa in respect of the plot of land which is fully described herein below:-

DESCRIPTION OF THE PLOTS:

1. All that Plot of land identified as PLOT NO. 5, admeasuring 363 sq. mts. forming part of Survey No. 13/5 of Village Dabolim, situated at Dabolim, Goa.
2. All that Plot of land identified as PLOT NO. 6, admeasuring 389 sq. mts. forming part of Survey No. 13/5 of Village Dabolim, situated at Dabolim, Goa.
3. All that Plot of land identified as PLOT NO. 7, admeasuring 411 sq. mts. forming part of Survey No. 13/5 of Village Dabolim, situated at Dabolim, Goa.
4. All that Plot of land identified as PLOT NO. 8, admeasuring 1064 sq. mts. forming part of Survey No. 13/5 of Village Dabolim, situated at Dabolim, Goa.

The abovedescribed plots are formed out of the larger property named ASSOY situated at Dabolim Village Village of Mormugao Taluka, South Goa.

Boundaries of Plot No. 5:

East: By Survey No. 14 of Dabolim Village;

West: By 10 mts. wide road;

North: By Plot No. 6; and

South: By Plot No. 4.

Boundaries of Plot No. 6:

East: By Survey No. 14 of Dabolim Village;



West: By 10 mts. wide road;

North: By Plot No. 7; and

South: By Plot No. 5.

Boundaries of Plot No. 7:

East: By Survey No. 14 of Dabolim Village;

West: By 10 mts. wide road;

North: By Plot No. 8; and

South: By Plot No. 6.

Boundaries of Plot No. 8:

East: By Survey No. 14 of Dabolim Village;

West: By Plot No. 9;

North: By Survey No. 13/4 of Dabolim Village; and

South: partly by 10 mts. internal road and partly by Plot No. 7.

DOCUMENTS SCRUTINIZED:

1. Xerox Copy of Deed of Sale dated 31/03/1989, registered in the Office of the Sub-Registrar of Mormugao under Reg. No. 469 at pages 479 to 494 of Book No. I, Vol. No. 38 dated 08/12/1989.
2. Xerox Copy of Development Permission dated 11/05/2010 issued by the Mormugao Planning and Development Authority, Vasco-da-Gama, Goa.
3. Xerox Copy of Sanad dated 27/04/2010 issued by the Collector, South Goa.
4. Xerox Copy of Deed of Conveyance dated 15/01/2011 registered in the Office of the Sub-Registrar of Mormugao under Reg. No. 98 at pages 22 to 42 of Book No. I, Vol. No. 1221 dated 20/01/2011.
5. Xerox Copy of Deed of Conveyance dated 15/01/2011 registered in the Office of the Sub-Registrar of Mormugao under Reg. No. 104 at pages 148 to 168 of Book No. I, Vol. No. 1221 dated 20/01/2011.
6. Xerox Copy of Deed of Conveyance dated 15/01/2011 registered in the Office of the Sub-Registrar of Mormugao under Reg. No. 100 at pages 64 to 84 of Book No. I, Vol. No. 1221 dated 20/01/2011.
7. Xerox Copy of Deed of Conveyance dated 15/01/2011 registered in the Office of the Sub-Registrar of Mormugao under Reg. No. 97 at pages 1 to 21 of Book No. I, Vol. No. 1221 dated 20/01/2011.



8. Xerox Copy of the Form I & XIV of the property bearing Survey No. 13/5 of Village Dabolim.

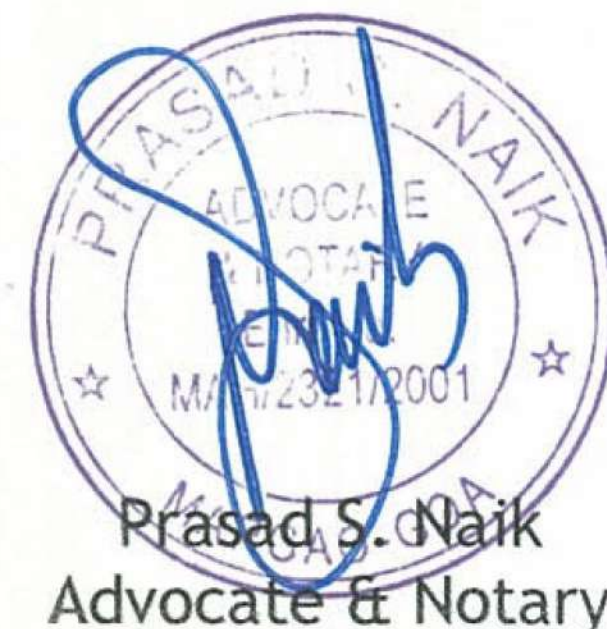
SCRUTINY OF DOCUMENTS:

1. The said land admeasuring about 14200 sq. mts., was purchased by Mohidin Resport (P) Ltd. from its erstwhile owners namely Luis Fonseca da Costa and his wife Albertina Rosario D'Souza vide Deed of Sale dated 31/03/1989.
2. The said company developed the said property by sub-dividing the same into various plots after obtaining necessary permission from PDA.
3. The Board of Directors of the said company proposed to wind up the said company and appoint an Official Liquidator.
4. The Liquidator decided to divide the sub-divided plots amongst the contributories/shareholders and transfer in their names.
5. Accordingly vide 4 Deed of Conveyance all dated 15/01/2011 detailed hereinabove the said Plot No. 5, 6, 7 and 8 were transferred in favour of Mr. Mohammed Iqbal Shaikh Mohidin was one of the contributories/shareholders of the said company.

OPINION:

From the scrutiny of the abovementioned documents, I have to report and certify as under:-

The said Plot No. 5, 6, 7 and 8 are presently owned by Mr. Mohammed Iqbal Shaikh Mohidin and his title to the same is valid, absolute and marketable and the same can be traced for a period of last more than 13 years.


Prasad S. Naik
Advocate & Notary