

Savio Monteiro

LL.M. (USA) | Advocate

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To,

Date: 28/11/2022

SALKAR ROYAL ENCLAVE

Vallabh Shivram Salkar,

R/o flat No. FL-13,

H. No. 2910, "AHILYA",

Sastiwada, Bordem,

Bicholim – Goa

***Subject: Due Diligence Report of the properties bearing
survey no.12/10 and 12/11 of village Bordem
Bicholim Goa, admeasuring 2241 sq. mts and
75 sq.mts belonging to Mr. Vallabh Shivram
Salkar.***

TITLE REPORT

I have been handed over the original/certified copies of the following documents in respect to property bearing survey no. 12/10 and 12/11 of village Bordem Bicholim Goa:

- a) Survey Records Form I & XIV bearing Survey No. 12/10 and 12/11 of village Bordem Bicholim-Goa.



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- b) Manual Form I & XIV
- c) Form I and XIV
- d) Form IX
- e) Form III
- f) Survey Record
- g) Description Certificate No.4695
- h) Inscription Certificate No.9399
- i) Deed of Sale dated 15/07/1903
- j) Deed of Gift dated 18/07/1988
- k) Deed of Sale dated 18/07/1988
- l) Deed of Sale dated 10/11/1995
- m) Deed of Sale dated 30/06/1997
- n) Order dated 28/10/2009, in the Inventory
Proceedings bearing No223/2007/A
- o) Order dated 23/11/2021, in the Inventory
Proceedings bearing No.23/2021/A
- p) Deed of renunciation dated 09/02/2007
- q) Deed of Sale dated 01/10/2009
- r) Deed of Succession dated 07/02/2022



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s) Deed of Sale dated 07/12/2021

PERMISSIONS:

- t) No Objection certificate for water supply for the proposed construction of residential cum commercial building in the property bearing survey no.12/10 and 12/11 situated at Bordem, Bicholim issued Asst. Engineer Sub-Div I(W.S) D XXIV(PHE) PWD, Bicholim- Goa dated 13/04/2022.
- u) No Objection certificate from sanitary point of view for the proposed construction of residential cum commercial building in the property bearing survey no.12/10 and 12/11 situated at Bordem, Bicholim issued Govt of Goa Directorate of Health services dated 05/04/2022.
- b) Conversion Sanad No. RB/CNV/BICH/AC-II/04/2022/5370 dated 05/09/2022 Office of the Additional Collector -III, Panaji, Goa.



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- v) Office of the Dy Town and Country Planning Department have granted Technical Clearance dated 25/03/2022 bearing no. DC/7908/BordemBich/TCP/22/543.
- w) The Bicholim Muncipal Council has granted Construction License dated 21/11/2022, bearing no. CONSTLIC/BICHOLIM/2022-2023/26.
- x) Nil Encumbrance Certificate dated 15/11/2022 bearing No. 414/2022.
- y) Nil Encumbrance Certificate dated 16/11/2022 bearing No. 413/2022

DESCRIPTION OF THE SCHEDULE PROPERTIES:

(Description of the Larger Property)

All that property is known as "SASTI VADDO" or "SASTIVADDENTIL XIR SIRISTO" also known as "SASTI WADO" admeasuring 4775 square meters which is described in the land registration office of Bicholim under no. 4695 at folio 321 of Book-12 new and found to be enrolled for Matriz Predial in the Taluka



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Revenue Office of Bicholim under Matriz No.116, 594, 595, and 596 and which is presently surveyed under survey no.12/10 of Village Bordem of Bicholim Taluka.

(Description of the Said Property I)

All that property is known as "SASTI VADDO" or "SASTIVADDENTIL XIR SIRISTO" also known as "SASTI WADO" admeasuring 2241 square meters which is described in the land registration office of Bicholim under no. 4695 at folio 321 of Book-12 new and found to be enrolled for Matriz Predial in the Taluka Revenue Office of Bicholim under Matriz No.116, 594, 595, and 596 and which is presently surveyed under survey no.12/10 of Village Bordem of Bicholim Taluka, and bounded as under:

East: By property bearing survey no. 12/10-A of Village Bordem Bicholim Goa.

West: By Public Road.

North: By property bearing survey no. 12/10-A of Village Bordem Bicholim Goa.



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South: By property bearing survey no. 12/12 of Village Bordem
Bicholim Goa.

(Description of the Said Property II)

All that distinct property is known as "SASTIVADDO" alias
"SASTIVADDENTIL XIR-SIRISTO" admeasuring 75 square meters,
which is neither described in the land registration office of
Bicholim and nor enrolled in the Taluka Revenue Office of
Bicholim and is presently surveyed under survey no.12/11 of
Village Bordem of Bicholim Taluka, and the same is bounded as
under:

East: By property bearing survey no. 12/10 of Village Bordem
Bicholim Goa.

West: By property bearing survey no. 12/10 of Village Bordem
Bicholim Goa.

North: By property bearing survey no. 12/10 of Village Bordem
Bicholim Goa.

South: By property bearing survey no. 12/12 of Village
Bordem Bicholim Goa.



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(Hereinafter collectively referred to as the **SAID PROPERTY**).

TITLE SCRUTINY:

1. The said property was earlier part of a larger property originally belonged to Govinda Vassudeva Sinau Carapurcar and his wife Subdorabai, Panduronga Sinay Borcar, and his wife krishnabai and Purshotoma Sinay Brocar.
2. The said to Govinda Vassudeva Sinau Carapurcar and his wife Subdorabai, Panduronga Sinay Borcar, and his wife krishnabai and Purshotoma Sinay Brocar sold the said larger property to Crisna Naique Puroito vide Deed of Sale dated 15/07/1903 dawn on page 64 onward of the book no.50 recorded in the office of Civil Registrar-cum-Sub Registrar and Notary Ex-Officio of the Comarca of Bicholim.
3. The said Crisna Naique Puroito was married to Indira Crisna Naique Puroito.



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4. Upon the death of Indira Crisna Naique Puroito wife of Crisna Naique Puroito, an orphanological inventory was instituted to partition her estate and accordingly orphanological inventory cum partition deed was instituted to partition the said larger property and the same came to be allotted to Jivotomo Crisna Naique alias Jivottam Krishna Naik and the same stand as inscribed in favor of Jivotomo Crisna Naique alias Jivottam Krishna Naik.
5. The said larger property is inscribed the name of Jivotomo Crisna Naique alias Jivottam Krishna Naik stands inscribed in his favor under Inscription of transfer no No.9399 at page No.187V, of Book G-13 of the land records of the District of Bicholim.
6. Form III and Form IX it appears that one Jivotomo Crisna Naique alias Jivottam Krishna Naik is recorded in the Occupant of the said property since before survey of the said property.



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7. Manual Form I & XIV of the said property also shows the name Jivotomo Crisna Naique alias Jivottam Krishna Naik as Occupants.
8. The said Jivottam Krishna Naik was married to Radhabai Jivoottam Naik.
9. A civil suit was filed by Jivottam Krishna Naik and his wife Radhabai Jivoottam Naik being a regular civil suit No.59/79 against Shri Ganpat alias Vaman Ramnath Naik and others in respect to the said larger property. Whereby the said civil suit came to be disposed-off, in terms of a compromise decree drawn on 13/08/1987.
10. In pursuance of the aforesaid compromise, decree dated 13/08/1987 the said Jivottam Krishna Naik and Radhabai Jivoottam Naik gifted a strip of land admeasuring an area of 240 sq.mts as access to His Holiness Shrimad Vidhyadhiraj Tirtha Shripad Vader Swami vide Deed of Gift dated 18/07/1988.



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11. The said Mr. Jivottam Krishna Naik and his wife Radhabai Jivottam Naik further conveyed a part of the larger property of SAID PROPERTY in favor of His Holiness Shrimad Vidhyadhiraj Tirtha Shripad Vader Swami vide three deeds of Sale dated, 18/07/1988 admeasuring an area of 212 sq.mts, Deed of sale dated 10/11/1995 admeasuring an area of 160 sq.mts and Deed of sale dated 30/06/1997 admeasuring an area of 140 sq.mts of the said larger property. **PROPERTY** in favour of Shri. Tulshidas Tukaram Naik. *However there is mistake in the said Sale Deed dated 21/12/2021 with respect to the reference of the sale deed dated 18/07/1988 on page 3rd para. In the said Deed it is mentioned as "13/08/1987" instead of "18/07/1988" which seems to be an error.*
12. The said His Holiness Shrimad Vidhyadhiraj Tirtha Shripad Vader Swami on becoming the exclusive owner in possession of the part of the larger property



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SAID PROPERTY admeasuring an area 1114 sq.mts, applied for mutation and thereafter got their area partitioned in order to have an independent subdivision holding for the same bearing survey no. 12/10-A of Village Bordem of Bicholim Taluka.

13. The said Mr. Jivottam Krishna Naik and his wife Radhabai Jivottam Naik became the owners of the BALANCE PROPERTY I admeasuring 3661 square meters forming part of the SAID LARGER PROPERTY.
14. Inventory Proceedings bearing No. 223/2007/A before Senior Civil Judge, Court at Mapusa – Goa instituted upon the death of Mr. Jivottam Krishna Naik and his wife Radhabai Jivottam Naik, reveals as under:

- a. The said Inventory Proceedings bearing No. 223/2007/A came to be instituted by Mohan Jivottam Naik, before Senior Civil Judge Court at Mapusa – Goa, the said property surveyed under survey no.12/10 admeasuring



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3661 square meters of Bicholim Village which the said property was listed at ITEM NO. II.

b. The inventory it reveals that Mr. Jivottam Krishna Naik and his wife Radhabai Jivottam Naik, both passed away intestate, and without leaving any Will or any other disposition of their last wish, and leaving behind them as their sole and universal heir namely:

i. Mrs. Indu Shrikant Pai Angle married to Mr. Shrikant Pai Angle.

ii. Mr. Umesh Jivottam Naik married to Mrs. Rekha Umesh Naik.

iii. Mrs. Shubhangi Shamsundar Amonkar married to Mr. Shamsundar Laxman Amonkar.

iv. Mohan Jivottam Naik married to Meera Mohan Naik.

c. The said Mrs. Shubhangi Shamsundar Amonkar and her husband Mr. Shamsundar Laxman



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Amonkar and Mrs. Indu Shrikant Pai Angle and her husband Mr. Shrikant Pai Angle relinquished and renounced all their rights, title, and interest in their share to properties in favor of all the other co-heirs by Deed of renunciation duly drawn in the notary book of deeds in the office of the notary ex-officio, Bardez, Mapusa, Goa bearing no. 816 at pages 22 to 23 dated 09/02/2007.

d. Vide Order dated 28/10/2009 passed in Inventory Proceedings bearing No. 223/2007/A, by Civil Judge Senior Division at Mapusa, the said property at Item No. II was allotted via consent terms dated 22/07/2009 and as per chart of partition dated 30/07/2009 to Mr. Umesh Jivottam Naik and his wife to Mrs. Rekha Umesh Naik, Mohan Jivottam Naik and his wife Meera Mohan Naik.



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15. Considering the fact that the Order dated 28/10/2009 passed in Inventory Proceedings bearing No. 223/2007/A by Civil Judge Senior Division at Mapusa and the Survey Records in respect of the said property the said Mr. Umesh Jivottam Naik and his wife to Mrs. Rekha Umesh Naik, Mohan Jivottam Naik and his wife Meera Mohan Naik became owner in possession of the said larger property.
16. That on the basis of the said order dated 28/10/2009, in the Inventory Proceedings bearing No.223/2007/A, said Mr. Umesh Jivottam Naik got his names duly mutated under Mutation No.16197, in the Survey records of "SAID PROPERTY"
17. That Mr. Umesh Jivottam Naik and his wife to Mrs. Rekha Umesh Naik, Mohan Jivottam Naik and his wife Meera Mohan Naik became the exclusive owners in possession of the "SAID PROPERTY I" forming part of the larger property of an area admeasuring 3661 sq. meters bearing survey no.12/10 of



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Bordem Village Bicholim Taluka, sold part of the said LARGER PROPERTY I admeasuring an area of 1462 square meters in favor of Mr. Ramakant Subrao Shetye vide Deed of Sale dated 01/10/2009 registered before the Sub Registrar of Bicholim having registration no.999/09 at pages 166 to 182 dated 5/10/2009.

18. The said Ramakant Subrao Shetye becoming the exclusive owner in possession of the part of the SAID larger PROPERTY I applied for mutation and got an area of 1420 square meters partitioned in order to have an independent sub-division holding for the same bearing survey no. 12/10-B of Village Bordem of Bicholim Taluka.
19. The said Meera Mohan Naik passed away on 17/12/2020 leaving behind his moiety holder Mr. Mohan Jivottam Naik and her sole legal heirs:
 - i. Maneesha Yogesh Bhobe alias Mrs. Maneesha Mohan Naik married to Mr. Yogesh Gurudas Bhobe.



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- ii. Mr. Mandar Mohan Naik married to Mrs. Sneha Mandar Naik.

The same is duly confirmed in by Deed of Succession, dated 07/02/2022, drawn by and before, Ms Shradha Bhobe, Civil Registrar-cum-Sub Registrar, Special Notary Ex-Officio in the Judicial Division, Bicholim at pages 26v to 29 of Notarial deeds Book No.324.

20. The said Mr. Umesh Jivottam Naik and his wife Mrs. Rekha Umesh Naik, Mohan Jivottam Naik, Maneesha Yogesh Bhobe alias Mrs. Maneesha Mohan Naik and her husband Mr. Yogesh Gurudas Bhobe, Mr. Mandar Mohan Naik and his wife Mrs. Sneha Mandar Naik, became owners of the SAID PROPERTY I admeasuring 2241 sq. mts.

21. The SAID PROPERTY II came to be owned and possessed by Mr. Esvanta alias Yeshwant Vasu Maulinka alias Maulinkar, Mrs Yamini Yeshwant Maulinkar alias Maulingkar, Mrs Rupa Pundalik Maulinkar, Mr. Nitesh Pundalik Maulinkar alias Maulingkar alias Maulingkar alias Mvlingkar and his wife Mrs Suvarna Nitesh Maulingkar; Mrs. Priti Pundalik



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Maulinkar alias Maulingkar alias Sanika Sunil Govekar and her husband Mr. Sunil Vasudeo Govekar; Mr. Rupesh Pundalik Maulinkar alias Maulingkar and his wife Mrs Rutika Rupesh Maulingkar which can be duly confirmed vide Order dated 29/11/2021 passed in Inventory Proceedings bearing No. 23/2021/A by Civil Judge Senior Division at Bicholim.

22. The said Mr. Esvanta alias Yeshwant Vasu Maulinka alias Maulinkar, Mrs Yamini Yeshwant Maulinkar alias Maulingkar, Mrs Rupa Pundalik Maulinkar, Mr. Nitesh Pundalik Maulinkar alias Maulingkar alias Maulingkar alias Mvlingkar and his wife Mrs Suvarna Nitesh Maulingkar; Mrs. Priti Pundalik Maulinkar alias Maulingkar alias Sanika Sunil Govekar and her husband Mr. Sunil Vasudeo Govekar; Mr. Rupesh Pundalik Maulinkar alias Maulingkar and his wife Mrs Rutika Rupesh Maulingkar **sold the SAID PROPERTY II** in favour of Mr. Mohan Jivottam Naik vide Deed of Sale dated 07/12/2021 registered before the sub-registrar office of Bicholim, having registration no. BCH-1-932-2021.



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23. In view of the above the said Mr. Umesh Jivottam Naik and his wife Mrs. Rekha Umesh Naik, Mohan Jivottam Naik, Maneesha Yogesh Bhobe alias Mrs. Maneesha Mohan Naik and her husband Mr. Yogesh Gurudas Bhobe, Mr. Mandar Mohan Naik and his wife Mrs. Sneha Mandar Naik on becoming the owners in possession of the said property sold the said property vide Sale Deed dated, 20/12/2021, duly executed before the Sub-Registrar of Bicholim-Goa under Registration No.BCH-1-969-2021, Book 1 document, dated 20/12/2021, in favor of **MR. VALLABH SHIVRAM SALKAR.**
24. In pursuance to Deed dated, 20/12/2021, duly executed before the Sub-Registrar of Bicholim- Goa under Registration No.BCH-1-969-2021, Book 1 document, dated 20/12/2021, said **MR. VALLABH SHIVRAM SALKAR** became absolute owner in possession of the said property admeasuring an area of 2241 square mtrs, bearing survey No.12 of Subdivision No.10 of the village of Bordem of Bicholim Taluka and area of 75 square mtrs, bearing survey No.12 of Subdivision No.11 of the village of Bordem of Bicholim Taluka.



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25. Public Notice dated 29/11/2021 was published in daily newspaper Navhind Times on 30/11/2021 in respect of the SAID PROPERTY, and no objections were received in pursuance to the said Public Notice.
26. In light of the above, considering the fact that, the Inscription certificate and Description certificate, Form IX, Manual Form I & XIV, Inventory Proceedings, bearing No. 223/2007/A, passed by the Civil Judge Senior Division, at Mapusa – Goa, Deed of Sale dated 21/12/2021 and the Survey Records in respect of the SAID PROPERTY, have remained unchallenged and the survey records corresponds to the devolution of title and is consistent with the ownership of the present owners, I am of the opinion that the said **MR. VALLABH SHIVRAM SALKAR** has clear and marketable title in respect of the property bearing Survey No. 12/10 & 12/11, admeasuring an area of 2441 & 75 square of Village Bordem of Bicholim Taluka.



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ENCUMBRANCE ON PROPERTY:-

I have taken search in the Office of the Sub-Registrar of Bicholim-Goa and have not found any registered mortgages in respect of the said property. Nil Encumbrance Certificate bearing No. 414 dated 15/11/2022, in respect of the said PROPERTY is furnished to establish that there is no encumbrance in the said PROPERTY.

CERTIFICATE

From the documents produced from my verification, I hereby certify that **MR. VALLABH SHIVRAM SALKAR** have a clear and marketable title in respect of the said PROPERTY.



(Adv. Savio Monteiro)

Disclaimer:

The legal due diligence report is formulated on the basis of the documents provided to me. I believe that the said documents and contents thereof are true and correct. I am not responsible for establishing the genuineness and accuracy of the same. Accordingly, no representation or warranty, express or implied, is given by me as to the accuracy, relevancy or completeness of the contents of the said documents provided to me in pursuance thereof.