

# ADV. ATMARAM S. DESAI

Office Add: 4<sup>th</sup> floor office no.7 Buildmore Business Park Ximer Khorlim Mapusa-Bardez,

Mobile No. 9823993994 Email id-[siddheshdesai59@gmail.com](mailto:siddheshdesai59@gmail.com)



Date: 11/11/2025

## **TITLE REPORT/ LEGAL OPINION OF THE PROPERTY BELONGING TO SSAS REALTY PROPERTIES LLP.**

To,

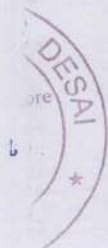
**SSAS Realty Properties LLP.,**

having its registered office address at 3<sup>rd</sup> Floor, Site No. 26, New BEL Road, Near MS Ramaiah Hospital, Opposite Indian Oil Petrol Bunk, Bengaluru have placed in my hands the documents pertaining to the property belonging to SSAS REALTY PROPERTIES LLP, bearing survey no. 7/2- A of Village Bordem, Bicholim, Goa, under the reference and after scrutiny of the same, my opinion on the property described below is as under:

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## **DESCRIPTION OF THE LARGER PROPERTY** **UNDER REFERENCE**

All that Property known as "HUDRO" bearing Survey No.7 Sub Division No.2, admeasuring an area of 3100.00 sq. mts. situated at Village Bordem, Taluka Bicholim and the same is bounded as under: -

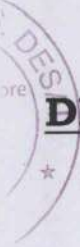
|              |                                                          |
|--------------|----------------------------------------------------------|
| ON THE NORTH | By the property surveyed under Survey No.7/1-A           |
| ON THE SOUTH | By the property surveyed under Survey No.7/3 and 7/3-A   |
| ON THE EAST  | By Public Road                                           |
| ON THE WEST  | By the property surveyed under Survey No.12/2 and 12/17; |

*Desai*

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## **DESCRIPTION OF THE INTERESTED PROPERTY**

All that property admeasuring an area of 1550.00 sq mts surveyed under Survey No.7/2- A of Village Bordem, forming part of the Larger Property known as "HUDRO" bearing SurveyNo.7 Sub Division No.2, admeasuring an area of 3100.00 sq mts situated at Village Bordem, Taluka Bicholim and the same is bounded as under: -

|              |                                                         |
|--------------|---------------------------------------------------------|
| ON THE NORTH | By the property surveyed under Survey No.7/1-A          |
| ON THE SOUTH | By the property surveyed under Survey No.7/2            |
| ON THE EAST  | By Public Road                                          |
| ON THE WEST  | By the property surveyed under Survey No.12/2 and 12/17 |

*Asj*

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## **DOCUMENTS PERUSED**

1. Manual Form. I and XIV, Form I and XIV dated 15/03/2017 in respect of Survey No.7/2 of Village Bordem admeasuring an area of 3100 sq. mts.
2. Form IX
3. Form III Index of Land
4. Final Order dated 04/05/2022 passed by the Civil Judge Junior Division at Bicholim, Goa in the Inventory Proceedings No.157/2019/C.
5. Order dated 09/10/2023 passed by the Civil Judge. Junior Division 'C' Court at Bicholim, in Regular Civil Suit No.62/2022/C.
6. Partition Order dated 28/02/2024 passed by the Inspector of Survey and Land Records at Bicholim in Case No.9/ISLR/PART/BICH/BOR/417/23.

*[Handwritten signature]*

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7. Zoning Information dated 14/03/2024 under Ref No. TCP/zon-1674/BORDEIVI/BICH/24/2019 issued by the Office of the Deputy Town Planner, Town and Country Planning, Bicholim-Sattari.
8. Form I and XIV dated 14/07/2024 in respect of Survey No.7/2-A of Village Bordem, admeasuring an area of 1550 sq. mts.
9. Letter dated 28/08/2024 under Ref No.1/01-MATRIZ/MB/2024/3399, issued by the Office of the Mamlatdar of Taluka Bicholim.
10. Letter dated 04/09/2024 under Ref No.14-DSLR-RTI-Rec-1/975-14/2024/3374 issued by the Office of the Directorate of Settlement and Land Records at Panaji, Goa.
11. Public Notice in the 2 Local Newspapers Namely "THE NAVHIND TIMES" dated 24/09/2024 and "TARUN BHARAT" dated 24/09/2024.
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12. Nil Certificate of Encumbrance on the said property bearing certificate no NEC/6/2025/75 and bearing receipt no. 2024-25/6/2625.
13. Deed of Sale dated 23/05/2025, registered before the Office of the Sub-Registrar of Bicholim, Goa, under Registration No. BICH-1-989-2025.
14. Form I and XIV in respect of Survey No.7/2-A of Village Bordem admeasuring an area of 1550 sq. mts. bearing mutation no. 43959.

## **FLOW OF THE TITLE**

1. There exists a property known as "HUDRO" bearing Survey No.7 Sub Division No.2, admeasuring an area of 3100.00 sq. mts. situated at Village Bordem, Taluka Bicholim, herein after referred to as the Said Larger Property.
2. The said Larger Property originally belonged to Mr. Vithal Gopal Manjrekar and his name is found recorded in Manual

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Form I and XIV, Form III and Form IX, which shows that, Mr. Vithal Gopal Manjrekar has been in the possession of the that said larger Property known as "HUDRO" bearing Survey No.7 Sub Division No.2, admeasuring an area of 3100.00 sq. mts. situated at Village Bordem, Taluka Bicholim for more than 50 years.

3. Form I and XIV dated 15/03/2017 in respect of Survey No.7/2 of Village Bordem admeasuring an area of 3100 sq. mts. shows the name of Vithal Gopal Mandrekar in the Occupants Column.
4. That the said Vithal Gopal Manjrekar was also known as Vithal Gopal Mandrekar and was married to one Mrs. Premavati Vithal Manjrekar under the Regime of Communion of assets prevailing in the State of Goa.
5. The said Vithal Gopal Manjrekar alias Vithal Gopal Mandrekar expired on 19/01/2013 and his wife said Premavati Vithal Manjrekar predeceased him on 14/07/1994, without any will or disposition of their last

*Adi*

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wish, leaving behind their following children as their sole and universal heirs: -:

- a. Shri Pundalik Vithal Mandrekar married to Mrs. Rekha Pundalik Mandrekar;
  - b. Shri Vinayak Vithal Mandrekar married to Mrs. Sukanti Vinayak Mandrekar;
  - c. Shri Shivaji Vithal Mandrekar married to Mrs. Saurubai Shivaji Mandrekar.
6. That on the death of Vithal Gopal Manjrekar alias Vithal Gopal Mandrekar and Mrs. Premavati Vithal Manjrekar, an Inventory Proceedings bearing no. 157/2019/C was initiated before the Court of the Civil Judge Junior Division C at Bicholim, Goa.
7. That In the said Inventory Proceedings bearing Case No.157/2019/C, the said Larger Property was listed as item No.1 in the List of Assets and came to be allotted to the following persons in the following proportion: 1/3" share to Shri Pundalik Vithal Mandrekar and his wife Mrs. Rekha Pundalik Mandrekar; 1/3" share Shri Vinayak Vithal

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Mandrekar and his wife Mrs. Sukanti Vinayak Mandrekar; 1/3" share Mr. Shivaji Vithal Mandrekar and his wife Mrs. Saurubai Shivaji Mandrekar.

8. That the above allotment was confirmed vide Final Order dated 04/05/2022 passed by the Civil Judge Junior Division at Bicholim, Goa in the Inventory Proceedings No.157/2019/C and hence, Shri Pundalik Vithal Mandrekar married to Mrs. Rekha Pundalik Mandrekar, Shri Vinayak Vithal Mandrekar married to Mrs. Sukanti Vinayak Mandrekar, Mr. Shivaji Vithal Mandrekar married to Mrs. Saurubai Shivaji Mandrekar became the absolute owners in possession of the said larger property known as "HUDRO" bearing Survey No.7 Sub Division No.2, admeasuring an Area of 3100.00 sq. mts situated at Village Bordem, Taluka Bicholim.
9. That Compromise Terms were drawn and decreed as on 9/10/2023 in Regular Civil Suit NO.62/2022/C, between Shri Vinayak Vithal Mandrekar and his Mrs. Sukanti Vinayak Mandrekar and Shri Pundalik Vithal Mandrekar and his wife
- Adj

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Mrs. Rekha Pundalik Mandrekar Mr. Shivaji Vithal Mandrekar and his wife Mrs. Saurubai Shivaji Mandrekar, wherein the Hon'ble Court directed ISLR Office Bicholim to carry out partition of the property bearing Survey No.7/2 of Bordem Village of Bicholim Taluka as per Consent Terms filed as on 09/10/2023.

10. That as per the compromise decree, Mr. Vinayak Vithal Mandrekar and his wife Mrs. Sukanti Vinayak Mandrekar was allotted 1550.00 sq. mts. in the property surveyed under Survey No.7/2 of Village Bordem.
11. That Mr. Vinayak Vithal Mandrekar and his wife. Mrs. Sukanti Vinayak Mandrekar became the exclusive owners in possession the said property admeasuring 1550 sq. mts. forming part of Survey No.7/2 of Village Bordem.
12. That the Inspector of Survey and Land Records at Bicholim in Case No.9/ISLR/PART/BICH/BOR/417/23 as per the Partition Order dated 28/02/2024 allotted a separate sub division No.2-A for the said property admeasuring 1550.00 sq. mts.



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13. That as per the Zoning Information dated 14/03/2024 under Ref No.TCP/Zon-1674/BORDEM/BICH/24/2019 issued by the Office of the Deputy Town Planner, Town and Country Planning, Bicholim-Sattari states that the said property surveyed under Survey No.7/2-A of Village Bordem falls in "Settlement Zone (M-2 with 100 F.A.R.) and affected by another Panchayat Road.
14. That by Form I and XIV dated 14/07/2024 in respect of Survey No.7/2-A of Village Bordem admeasuring an area of 1550 sq. mts. shows the names of Vinayak Vithal Mandrekar and Sukanti Vinayak Mandrekar in the Occupants Column.
15. That By Letter dated 28/08/2024 under Ref No.1/01-MATRIZ/MB/2024/3399, the Office of the Mamlatdar of Taluka Bicholim informed that the documents are very old and most of the pages of the matrize register are spoiled/mutilated.
16. That By Letter dated 04/09/2024 under Ref No.14-DSLR-RTI-Rec-1/975-14/2024/3374 issued by the Office of the Directorate of Settlement and Land Records at Panaji, Goa, it

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has been informed that the Old Cadastral Plan and Auto de Demarcacao of Village Bordem in Bicholim Taluka are not available in the office records.

17. And that Public Notice were published in the 2 Local Newspapers Namely "THE NAVHIND TIMES" dated 24/09/2024 and "TARUN BHARAT" dated 24/09/2024 and that a sufficient time of 15 days was given to the public to raise their objections if any, however no objections were raised or received.

18. A Nil Certificate of Encumbrance in respect of the SAID PROPERTY was obtained from the Office of the Sub-Registrar, Bicholim, Goa, bearing Certificate No. NEC/6/2025/75 and Receipt No. 2024-25/6/2625, certifying that there were no subsisting encumbrances affecting the title of the SAID PROPERTY for the relevant period.



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19. That the said Shri Vinayak Vithal Mandrekar and Mrs. Sukanti Vinayak Mandrekar, being the absolute owners in possession of the SAID PROPERTY, sold and conveyed the same to SSAS REALTY PROPERTIES LLP, vide Deed of Sale dated 23/05/2025, registered before the Office of the Sub-Registrar of Bicholim, Goa, under Registration No. BICH-1-989-2025.

20. That by virtue of the aforesaid Deed of Sale dated 23/05/2025, SSAS REALTY PROPERTIES LLP became the absolute and exclusive owner in lawful possession of the SAID PROPERTY, with all rights, title and interest therein, free from all encumbrances, subject to the terms and conditions contained in the said Deed of Sale.

21. That pursuant to the execution and registration of the aforesaid Deed of Sale dated 23/05/2025, the revenue records came to be mutated in the name of SSAS REALTY

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PROPERTIES LLP., and its name is duly reflected in the occupant's column of Form I & XIV in respect of the SAID PROPERTY bearing mutation no. 43959.

## **LEGAL OPINION**

Based upon the documents perused, I am of the opinion that SSAS REALTY PROPERTIES LLP is the exclusive owner in possession of Survey No.7/2-A of Village Bordem, admeasuring an area of 1550 sq. mts and have a clear and marketable title to the "SAID PROPERTY".

ADV. ATMARAM S. DESAI

