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1.OPINION SOUGHT BY:

Nikita Sudesh Gadkar
Residence of Ponda-Goa.

2.DESCRPTION OF THE PROPERTY:

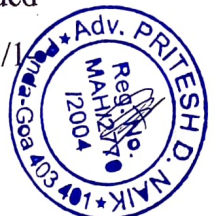
ALL THAT Plot of Land bearing Plot No. 8 admeasuring an area of 652 Sq. Mtrs., formed after sub-division of the said property bearing Survey No. 153/1-B Betora Village, Ponda Taluka, and forming portion of the said entire property named as "CAZRACHI ADD", situated at Betora within the Village Panchayat of Betora-Nirancal-Conxem Taluka and Sub-District of Ponda and District of North-Goa, State of Goa and described in the Land Registration Office of Ilhas under no. 2039 at Folios 128 of Book B-24 (old) excluding the residential house with orchard existing therein and inscribed under no. 15572 and not enrolled in the Taluka Revenue Matriz records and the same property is bounded in terms of survey records as under: North : By Plot No. 1 formed after sub-division of Survey No. 153/1-B, South : By 10 meters wide road, East : By 10 meters wide road, West : By Plot No. 7 formed after sub-division of Survey No. 153/1-B.

3.DOCUMENTS INSPECTED

1. Description of Assets dated. 11/10/1935.
2. True Translation dated. 14/02/1942.
3. Special Civil Suit No. 47/95/A.
4. Special Civil Suit No. 29/79.



5. Regular Civil Suit No. 278/2000 (Spl. Civil. Suit No. 47/95/A).
6. Special Power of Attorney dated. 18/06/2006.
7. Power of Attorney dated. 14/12/2004.
8. General Power of Attorney executed on 18/01/2005 under Reg. No. 48/05 before Notary S. G. Joshi.
9. Power of Attorney executed on 01/12/2000 under Reg. No. 1349/2000 before Notary S. G. Joshi.
10. Instrument of Power of Attorney executed on 01/07/2005 under Reg. No. 6591 before Notary Ganaraj S. Shirsat.
11. Deed of Sale dated. 26/07/2006.
12. Memorandum of Understanding executed on 11/1/2001 under Reg. No. 20461 before Notary Caitano G. D'Costa.
13. Agreement of Sale executed on 01/07/2005 under Reg. No. 6590 before Notary Ganaraj S. Shirsat.
14. Final NOC under Ref. No. TPP/181/Betora/Sub-div/153/1-B/156/1-E/2020-23/1943 dated. 21/08/2023.
15. Sanad under Ref. No. CAD3PON09-22-54/209 dated. 27/03/2023.
16. Final NOC from Town and Country Planning Department at Ponda under Ref. No. TPP/181/Betora/Sub-Div/153/1-B/156/1-E/2022-23/1943 dated. 21/08/2023, Final NOC dated. 05/10/2023 under Ref. No. VP/BNCC/Land Dev./2023-24/1279 from Village Panchayat of Bethora-Nirancal-Conxem-Codar.
17. Settlement Zone and the Town and Country Planning Department at Ponda has issued Final NOC under Ref. No. TPP/181/Betora/Sub-Div/153/1-B/156/1-E/2022-23/1943 dated. 21/08/2023.
18. Deed of Sale dated. 23/11/2023 registered before Sub-Registrar of Ponda under Registration No. 2023-PON-1957 dated. 24/11/2023.
19. Form I & XIV of Survey No. 153/1-B of Village Bethora
20. NOC from the Town and Country Planning Department has issued Technical Clearance order under Ref. No. TPP/238/Betora/153/1



- B/8/2024/3091 dated. 12/12/2024 and also revised same under Ref. No. TPP/238/Construction/Betora/153/1-B/8/2024/3586 dated. 04/12/2025.
21. NOC from Directorate of Health Service for the proposed construction of residential-cum-commercial building and compound wall who have verified the site granted the said NOC from the sanitary point of view vide its Letter bearing no. DHS/2024/DHS0901/00052/150 dated. 20/12/2024.
22. Construction Licence for the construction of a residential-cum-commercial building and compound wall vide Licence bearing no. VP/BNCC/Const. Licence/15/2024-25/1758 dated. 16/01/2025 along with the accompanying plan and revised NOC vide Licence bearing no. VP/BNCC/Const. Licence/14/2025-26/2206 dated. 15/01/2026 along with the accompanying plan.
23. NIL Certificate of Encumbrance on property under Certificate no. NEC/11/2025/758.

4. SEARCH REPORT:

The title history of last 30 years from this date shows the following chain of transactions:

That there exists within the jurisdiction of the Village Panchayat of Bethora-Nirankal-Conxem, a landed property known as “CAZRACHI ADD”, situated at Bethora Taluka and Sub-District of Ponda District of South-Goa, State of Goa, which property is hereinafter referred to as the said entire property.

That the said entire property as a whole described in the Land Registration Office of Ilhas under no. 2039 at Folios 128 of Book B-24 (old) excluding the residential house with Orchard and inscribed under no. 15572 in favour of Gopal Hari Vaidya.



That the said entire property surveyed under various survey numbers namely Survey Nos. 151/1, 144/1, 162/1, 156/1, 153/1, 157/1 and 2, 155/2, 158/2, 159/1, 155/1 of Betora Village, Ponda Taluka.

That the said entire property originally belonged to the joint family of Sociedade Familiar of Vaidy's which came to be dissolved in the year 1940 and Inventory Proceedings were initiated upon the death of Pandurang Ramchandra Vaidya and others for the partitioning of the assets of the joint family.

That the said entire property was listed in the list of assets in the said Inventory Proceedings under Item No. 124 and by Final Judgment dated. 14/02/1942, the said entire property was partitioned among the co-owners.

That in the said Inventory Proceedings 1/4th part of the said entire property was allotted to Shri. Shridhar Gopal Vaidya and his wife Smt. Savitribai Shridhar Vaidya which 1/4th portion of the said entire property subsequently inscribed in the name of Shridhar Gopal Vaidya under no. 15575 in the year 1943.

That the said Shridhar Gopal Vaidya expired on 16/08/1974 at Keri Ponda leaving behind his widow Smt. Savitribai Sridhar Vaidya and one daughter by name Smt. Anuradha Sridhar Vaidya married to Shri. Sharadchandra G. Bhagwat.

That the subsequently the said Anuradha Sharadchandra Bhagwat has also expired leaving behind her husband Shri. Sharadchandra G. Bhagwat as her moiety holder and leaving behind her as her children namely Shekhar Sharadchandra Bhagwat unmarried, Shashank Sharadchandra Bhagwat married to Smt. Rajashree Shashank Bhagwat, Shirish Sharadchandra Bhagwat married to Smt. Bhagyashri Shirish Bhagwat as sole and universal successors.



That Late. Sridhar Gopal Vaidya was allotted $1/4^{\text{th}}$ share and remaining $3/4^{\text{th}}$ was allotted as $1/4^{\text{th}}$ each to Srinivas Gopal Vaidya, Hari Gopal Vaidya and Anant Gopal Vaidya in the said entire property remained joint and common between them.

That Smt. Savitribai Sridhar Vaidya alongwith the other co-owners Smt. Sushilabai Hari Vaidya filed a Civil Suit against other co-owners in the Court of Civil Judge Senior Division at Ponda for partition of the said entire property registered as Special Civil Suit No. 29/1979 wherein the Preliminary Decree was passed on 21/06/1980 and accordingly commissioner was appointed for partitioning of the said entire property and on the basis of commissioner report the final decree was passed on 31/10/1989 in the said Civil Suit and thereafter as per the Final Decree the allotment of plots were done on 10/11/1993.

That on the basis of said allotment of plots done by the Civil Court Smt. Savitribai Shridhar Vaidya alongwith the others applied to the Deputy Collector Ponda for carrying out necessary changes in the survey records and to allot separate survey numbers but the said proceedings were challenged by one of the co-owners Ramchandra Srinivas Vaidya and his brother before the Additional Collector Panjim being Case No. LRC/AC/APL/2/95 and the proceedings before the Deputy Collector was consequently stayed.

That one Smt. Meenaxi Uday Vaidya wife of Uday Srinivas Vaidya i.e. one of the co-owners of the said entire property filed a Civil Suit in the Court of Civil Judge, Senior Division at Ponda challenging the Preliminary Decree, Final Decree and allotment of plots made there under in Special Civil Suit No. 29/1979 and obtained stay on further proceedings after considerable efforts a compromise was arrived at between the co-owners of the said entire property and accordingly compromise terms were filed in the Civil Suit No. 47/95/A on 11/01/2001 along with the plan of partition and accordingly consent decree



was passed on 17/07/2001 and Preliminary Decree, Final Decree and allotment made in Special Civil Suit being no. 29/1979 were set aside and fresh allotments of plots were made to each group of co-owners.

That on the basis of the Consent Decree dated. 17/07/2001 and on the basis of specific portions allotted to the each group of co-owners the co-owners jointly applied for carrying out necessary changes in the survey records and to carryout mutation and after carrying out such changes in the survey records Smt. Savitribai Shridhar Vaidya, Shri. Sharadchandra G. Bhagwat and the children left behind by his deceased wife Smt. Anuradha Sharadchandra Bhagwat were allotted the land surveyed under no. 153/1-B admeasuring an area of 14303 Sq. Mtrs., and land surveyed under no. 156/1-B admeasuring an area of 66700 Sq. Mtrs., and the portion of the land allotted to Smt. Savitribai Shridhar Vaidya, Shri. Sharadchandra G. Bhagwat and the children left behind by his deceased wife Smt. Anuradha Sharadchandra Bhagwat is hereinafter referred to as the said land.

That M/s Good Luck Developers has purchased from the owners namely Smt. Savitribai Shridhar Vaidya and others a portion admeasuring an area of 75237 Sq. Mtrs., from the said land including the property bearing Survey No. 153/1-B admeasuring an area of 14303 Sq. Mtrs., vide Deed of Sale dated. 10/07/2006 duly registered in the Office of the Sub-Registrar of Ponda at Registration No. 1246 at Pages 1 to 45, Book No. I, Volume No. 985, dated. 26/07/2006.

That the property bearing Survey No. 153/1-B Betora Village, Ponda Taluka is herein referred to as the said property.

That M/s Good Luck Developers applied to the Office of the Additional Collector-III of Ponda for the conversion of the said land to residential use and submitted all the necessary documents required for the said purpose and



the said Office after getting the say from other Government Office granted the said Conversion vide Sanad bearing no. CAD3PON09-22-54/209 dated. 27/03/2023 along with the plan for an area of 10043 Sq. Mtrs., under Survey No. 153/1-B of Village Bethora of Ilhas Goa.

That the M/s Good Luck Developers have developed the said property by subdividing into the sub plots after obtaining necessary permissions such as Final NOC from Town and Country Planning Department at Ponda under Ref. No. TPP/181/Betora/Sub-Div/153/1-B/156/1-E/2022-23/1943 dated. 21/08/2023, Final NOC dated. 05/10/2023 under Ref. No. VP/BNCC/Land Dev./2023-24/1279 from Village Panchayat of Bethora-Nirancal-Conxem-Codar etc.

That the said Plot is earmarked as Settlement Zone and the Town and Country Planning Department at Ponda has issued Final NOC under Ref. No. TPP/181/Betora/Sub-Div/153/1-B/156/1-E/2022-23/1943 dated. 21/08/2023.

That by virtue of Deed of Sale dated. 23/11/2023 registered before Sub-Registrar of Ponda under Registration No. 2023-PON-1957 dated. 24/11/2023 the said M/s Good Luck Developers through its partners Mr. Shaikh Mushtaq and Mr. Shaikh Ismail sold Plot No. 8 admeasuring an area of 652 Sq. Mtrs., bearing Survey No. 153/1-B of Bethora Village, Taluka Ponda to Nikita Sudesh Gadkar and become absolute owner of said Plot.

That Nikita Sudesh Gadkar on purchasing the said Plot got her name inserted in the column of Occupant under Survey No. 153/1-B of Village Bethora under Mutation No. 44092.

That for the purpose of construction of residential-cum-commercial building and compound wall on Survey No. 153/1-B at Bethora Village, Taluka Ponda the said Nikita Sudesh Gadkar obtained necessary NOC from the Town and Country Planning Department has issued Technical



Clearance order under Ref. No. TPP/238/Betora/153/1-B/8/2024/3091 dated. 12/12/2024 and also revised same under Ref. No. TPP/238/Construction/Betora/153/1-B/8/2024/3586 dated. 04/12/2025 and also NOC from Directorate of Health Service for the proposed construction of residential-cum-commercial building and compound wall who have verified the site granted the said NOC from the sanitary point of view vide its Letter bearing no. DHS/2024/DHS0901/00052/150 dated. 20/12/2024.

That Nikita Sudesh Gadkar approached the Office of the Village Panchayat Bethora-Nirancal-Conxem-Codar for construction Licence and the said Office having perused the documents and sanctions granted by the other Offices issued the Construction Licence for the construction of a residential-cum-commercial building and compound wall vide Licence bearing no. VP/BNCC/Const. Licence/15/2024-25/1758 dated. 16/01/2025 along with the accompanying plan and thereafter revised vide Licence bearing no. VP/BNCC/Const. Licence/14/2025-26/2206 dated. 15/01/2026 along with the accompanying plan.

The Sub-Registrar of Ponda searched has been made in Book 1 and the indexes relating thereto for form 07/08/1995 to 07/08/2025 and searched that no act or encumbrance affecting the said property and issued NIL Certificate of Encumbrance on property under Certificate no. NEC/11/2025/758 that said Plot No. 8, admeasuring an area of 652 Sq. Mtrs., bearing Survey No. 153/1-B of Village Betora, Taluka Ponda

The links in the chain of title have been properly established. All the transactions have duly verified from the documents given by the Nikita Sudesh Gadkar.



5. OPINION:

On perusal of the above documents and considering the averments made therein, I do hereby opine that Nikita Sudesh Gadkar has a clean, clear, absolute title, free from any recorded encumbrances over the said Plot along with proposed residential-cum-commercial building described above.

Place: Ponda-Goa

Date : 30/01/2026


(Adv. Pritesh Naik)

