

**p. s. p. tendolkar  
& associates**

**LAW CONSULTANTS & ADVOCATES**

GROUND FLOOR, TENDULKAR BLDG.  
BEHIND CHODANKAR INDUSTRIES, MARKET RD.  
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DATE: 24/11/2021

**SEARCH REPORT & LEGAL OPINION**

**1. OPINION SOUGHT BY:**

M/S. SHAMRAO BUILDERS,  
F-38, First Floor, Ponda Commerce Centre, Ponda, Goa.

**2. DESCRIPTION OF THE PROPERTY:**

All that subdivided plot being plot no.1 admeasuring 1000sq.mts. bounded as under :

East : by internal road of 10mts.width,

West : by sub divided plot no.2

North : by internal road of 10mts.width,

South: by Marcaim – Ponda road,

And forming a distinct and subdivided part of all that landed property known as “Bandola Soniaxi Bag” also known as “Lohar Bhat” situated at Bandora within the area and jurisdiction of the village Panchayat of Bandora, the said bigger property being described in the Land Registration Office of Ilhas at Panaji under no.5916 of book B15 (new) and surveyed in the record of rights for village Bandora under no.62/6 and 151/2, said bigger property being bounded as under :

East : by the property coconut grove Folny Bhat of Pandurang  
Purushottam Sinai Kavlekar,

West : by coconut grove of ironsmith,

North : by spilling waters,

South: by paddy field of Comunidade of Bandora and of  
Sadassiva Naique Sardessai.



### **3. DOCUMENTS INSPECTED:**

- i) Land Registration Certificate.
- ii) Deed of sale, dated 7/2/1994.
- iii) Deed of succession, dated 30/8/1994.
- iv) Deed of sale dated 4<sup>th</sup> January 1995.
- v) Survey records of land, surveyed under new survey nos.151/2 and 62/6 of village Bandora.
- vi) Deed of Relinquishment, dated 18.02.2011.
- vii) Panchayat NOC No.VPB/Final-NOC/2017-18/295, dated 16/5/2017.
- viii) Letter no.Tpp/347/Band/151/2/2016/1357, dated 19/10/2016, from Town & Country Planning Department.
- ix) Non agricultural use vide Sanad No.RB/CNV/PON/91/2003, dated 13/12/2010.
- x) Construction Licence, dated 16/11/2021.

### **4. SEARCH REPORT:**

- (i) There exist a property known as "Bandola Soniaxi Bag" also known as "Lohar Bhat" situated at Bandora within the area and jurisdiction of the village Panchayat of Bandora, and described in the Land Registration Office of Ilhas at Panaji under no.5916 of book B15 (new) and surveyed in the record of rights for village Bandora under no.62/6 and 151/2, and bounded as under :
 

East : By the property coconut grove Folny Bhat of Pandurang Purushottam Sinai Kavlekar,

West : by coconut grove of ironsmith,

North : by spilling waters,

South : by paddy field of Comunidade of Bandora and of Sadassiva Naique Sardessai.
- (ii) In the land registration office the said land is inscribed in the name of Shri Satchidanand Saraswati Muth of Queula to the

extent of three fourth and the remaining one fourth is inscribed in the name of Shri Raghuvir Mangesh Sinai Priolkar.

- (iii) By deed of sale, dated 7/2/1994 and registered in the office of the sub registrar Ponda under no.301 on 28/2/1994 said Shri. Raghuvir Priolkar, a widower alongwith his son and daughter in law sold and conveyed their said one fourth share to Mrs. Ranjita Ramrai Shet.
- (iv) By deed of succession and qualification of heirs, dated 30/8/1994 and registered in the office of the office of the Notary Ex officio at page 39 (overleaf) of notarial book No.382, the vendors in the said deed of sale, dated 7/2/1994 are qualified to be the moiety holder and heirs of late Smt. Anandibai Priolkar, wife of said Shri Raghuvir Priolkar.
- (v) By another deed of sale dated 4<sup>th</sup> January 1995 and registered in the office of sub registrar Ponda under no.202 on 10/3/1995, said Shrimath Satchidanand Saraswati Swami sold and conveyed their said three fourth (3/4<sup>th</sup>) share to aforesaid Smt. Ranjita Shet.
- (vi) By virtue of said two deeds said Smt. Ranjita Shet acquired the ownership of the said land, alongwith her husband being moiety holder.
- (vii) In the course of survey conducted under the Goa Land revenue Code, the said entire land is surveyed under new survey nos.151/2 and 62/6 of village Bandora, Taluka Ponda, Goa and the same stands inscribed in the name of said Smt. Ranjita R. Shet, who was married to Shri Ramrai Mar Shet.
- (viii) Said Shri. Ramrai Marshet expired and upon his death all his ownership rights in the said plots devolved upon hi heirs viz. Shri Ritesh Ramrai Shet married to Jyosna Sudham Naik, Smt. Rita Ramrai Shet @ Rita Ramrai Shetye, married to Shri Santan Fernandes and Shri Rupesh Ramrai Shet, married to Monica Lodhiya.

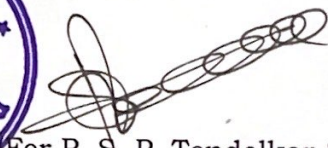
- (ix) In terms of Deed of Relinquishment of Rights, dated 18.02.2011 executed before the Office of Notary Ex-Officio at Ponda drawn at pages 89 to 90 of Notarial Book of Deeds no.404, said Smt. Rita Shetye and her husband Shri. Santan Fernandes, surrendered their right in the said property in favour of co heirs.
- (x) As aforesaid said (1a) Mrs. Ranjeeta Ramrai Shet alias Ranjita Ramrai Shet, (1b) Mr. Ritesh Ramrai Shet, (1c) Mrs. Richa Ritesh Shet, (1d) Mr. Rupesh Ramrai Shet, own and are the absolute owners of the subdivided plots of the said portion.
- (xi) A portion of said land and surveyed under survey no.151/2 is sub divided into smaller plots after obtaining final NOC from the village panchayat of Bandora bearing no.VPB/Final-NOC/2017-18/295, dated 16/5/2017 pursuant to permission from Town and Country Planning Department vide letter no.Tpp/347/Band/151/ 2/2016/1357,dated 19/10/2016.
- (xii) The said portion is converted to non agricultural use vide Sanad No.RB/CNV/PON/91/2003, dated 13/12/2010.
- (xiii) The owners intend to develop one of such subdivided plots being plot No.1 admeasuring 1000sq.mts as described above by undertaking construction of building/s thereon comprising in it the residential premises in the form of flats and commercial premises in the form of shops as also provide parking spaces after obtaining all the required permissions such as building licence, development permissions, permission for cutting of trees, cutting of hill/land, NOC from health department, Water supply, Electricity department etc. as may be required for undertaking such construction.
- (xiv) Said owner Mrs. Ranjeeta have obtained licence for construction of a building on said plot No.1 being licence No.VPB/2021-2022/9/538, dated 16/11/2021.



**6. OPINION:**

As aforesaid said (1a) Mrs. Ranjeeta Ramrai Shet alias Ranjita Ramrai Shet, (1b) Mr. Ritesh Ramrai Shet, (1c) Mrs. Richa Ritesh Shet, (1d) Mr. Rupesh Ramrai Shet, own and are the absolute owners of the said subdivided plot no.1 admeasuring 1000sq.mts and the concerned authorities have issued the licence for construction of the building on said plot no.1.



  
(For P. S. P. Tendolkar & Associates)