

## **ADV. PANDURANG N. PARAB**

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Curchorem Goa.403706,

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Date:-14/11/2019

### **TO WHOMSOEVER IT MAY CONCERN**

Ref: Legal Scrutiny and title clearance report in respect of Plot,bearing survey No. 519/3-B,of Village Cacora, Taluka Quepem Goa,

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At the request of Mr. Gauribhushan Shivdas Karpe, S/o, late Shri. Shivdas Karpe, aged 57 yrs, R/o. Dattaprasad, Madyegal, Cacora, Taluka Quepem Goa, I have carried out the necessary scrutiny of the documents of the title Deeds and the search of the relevant records in respect of the Said of Plot,as described herein below and has to give my legal scrutiny report thereon s under:-

### **DESCRIPTION OF THE PLOTS:-**

**ALL THAT** immovable property, admeasuring an area **of 2677 sq mtrs**, surveyed under survey No.519/3-B,of village Cacora, within the limits of Village Curchorem Cacora Municipal Council Curchorem Goa, being a part of the as property knows as "**PRIMEIRI ADICAO-BANSAI MORODA**", situated in the Village of Cacora, Taluka of Quepem , District of South Goa, in the State of Goa, within the limits of Curchorem Cacora Municipal Council of

Curchorem Goa, Described in the land Registration under No.7245 of Quepem land registration office, under Matriz No.529, and the **SAID PROPERTY** bounded are as under:-

- On the East** : By the Property surveyed under survey no.522/1 of Cacora Village
- On the West** : By the Curchorem Quepem Public road
- On the North** : Partly by the property bearing Survey No.520/2,520/4,of Cacora Village
- On the South** : Partly by the property bearing Survey No.519/3,519/3-A,of Cacora Village

Sr No.	Date	Description of Documents	Weather original or Xerox Copy
1.	22/02/2018	Copy of Deed of Sale , Registered on Book 1 Document, Under Reg No.QPM-BK1-00387-2018,CD No. QPMD11, dated 04/04/2018, registered in the office of the Sub Registrar of Quepem, <b>as a Plot No.1A</b> , admeasuring an area of 890 sq mtrs, forming part of land surveyed under No 519/3 of village Cacora, Taluka Quepem Goa.	<b>Xerox Copy</b>

2.	22/02/2018	Copy of Deed of Sale , Registered on Book 1 Document, Under Registration No.QPM-BK1- 00372-2018,CD No. QPM11,on 22/03/2018 registered in the office of the Sub Registrar of Quepem, <b>as</b> <b>a Plot No.1B</b> , admeasuring an area of 895 sq mtrs, forming part of land surveyed under No. 519/3 of village Cacora, Taluka Quepem Goa.	<b>Xerox Copy</b>
3.	22/02/2018	Copy Deed of Sale , Registered on Book 1 Document, Under Registration No.QPM-BK1- 00374-2018,CD No. QPM11,on 26/03/2018,registered in the office of the Sub Registrar of Quepem, <b>as a Plot No.1C</b> , admeasuring an area of 892 sq mtrs, forming part of land surveyed under No. 519/3 of village Cacora, Taluka Quepem Goa.	<b>Xerox Copy</b>

4.	27/11/2018	order and judgment of the Dy. Collector Cum SDM at Quepem, dated 27/11/2018, the aforesaid 3 Plots as a Plot No 1A, 1B and 1C, partitioned and issued new survey No.519/3-B, of Village Cacora, of Taluka Quepm Goa, admeasuring an area 2677 sq mtrs	<b>Xerox Copy</b>
5.	26-03-1942,	Deed of Gift and acceptance dated 26-03-1942, entered at pages 49 of Notarial Book No269 and pages 1 to 3 of Book No 270 of the Noatary of Quepem Shri. P .A.D'oliveira Pegado.	<b>Xerox Copy</b>
6.	29/01/1993	Deed of Declaration of Succession dated 29/01/1993 drawn by the Sub Registrar of Cum Ex-Officio Notary of Quepem at pages 17 to 18 of Notarial Book no.572.	<b>Xerox Copy</b>



<b>7.</b>	10/08/1995	deed of partition dated 10/08/1995 duly registered in the sub Registrar of Quepem under registration no 49 at pages 473 to 572 of Book I, Volume No.188,dated 07/02/1996 s	<b>Xerox Copy</b>
<b>8.</b>	29/07/1999	deed of rectification dated 29/07/1999 duly registered under registration no.511at pages 29 to 72ofBook No.I, Volume No.201,dated 06/10/1999.	<b>Xerox Copy</b>
<b>9.</b>	07/04/2015	deed of succession dated 07/04/2015 drawn in notarial book deeds no 599 at pages 73 to 75 onwards in the office of the civil Registrar cum Sub registrar and Notary Ex-officio, Quepem Goa.	<b>Xerox Copy</b>
<b>10.</b>	21-12-2012	Deed of Succession dated 21-12-2012 drawn in notarial Book No.714 at pages 15 to 16 V onwards in the office of the Civil Registrar Cum Sub registrar and notary Ex-Officio Panjim Ilhas Goa.	<b>Xerox Copy</b>

11.		Inscription and Description of Land	<b>Xerox Copy</b>
12.		Matriz Certificate	<b>Xerox Copy</b>
13.	13/11/2019	Nill Encumbrance Certificate Up to Date	<b>Original Copy</b>
14.	23/10/2019	Construction Licence issued by Curchorem Cacora Municipality	<b>Xerox Copy</b>
15.		Sanad issued by Collector	<b>Xerox Copy</b>
16.	25/06/2019,	Approval From town and country Planning Department	<b>Xerox Copy</b>

**TRACING OF THE PARTIES TITLE TO THE PROPERTY**

That there exists in the village Cacora within the limits of Municipal council of Curchorem cacora taluka and sub-district of Quepem, district of South Goa, in the state of Goa, a property being the land identified as "Primeira Adicao of the Eastern side of the property BANSAL MORODA" hereinafter referred to as the ENTIRE PROPERTY.

That the ENTIRE PROPERTY described in the hereinafter was originally owned by Dr.Cuxa Roguvir Sinai Curchorcar married to Smt. Sushilabai Cuxa sinai Curchorcar and his brother Mr. Lovu Roguvir Sinai Curchorcar alias Lovu Sinai Curchorcar married to Ratnabai Lovu Sinai Curchorcar By virtue of Deed of Gift and acceptance dated 26-03-1942, entered at pages 49 of Notarial Book No269 and pages 1 to 3 of Book No 270 of the Noatary of Quepem Shri. P .A.D'oliveira Pegado.

That said Mr Lovu Roguvir Sinai Curchorcar alias Lovu Sinai Curchorcar and his wife Ratnabai Lovu Sinai Curchorcar expired on 28/08/1989 and 01/04/1971 respectively leaving behind them their sole and universal heirs Five sons namely(i) Satish Lovu Sinai Kudchadkar married to Smt Hema Satish Sinai Kudchadkar(ii)Shri.Nitin Lovu Sinai Kudchadkar married to Vidya Nitin Sinai Kudchadkar(iii)Shri. Shantesh Lovu SinaiKudchadkar married to Mrinalini Shantesh Sinai Kudchadkar(iv)Shri. Anand Lovu Sinai Kudchadkar married to Geeta Anand Sinai Kudchadkar and (v)Shri. Umesh Lovu Sinai Kudchadkar married to Bharati Umesh Sinai Kudchadkar as declared under Deed of Declaration of Succession dated 29/01/1993 drawn by the Sub Registrar of Cum Ex-Officio Notary of Quepem at pages 17 to 18 of Notarial Book no.572.

That vide deed of partition dated 10/08/1995 duly registered in the sub Registrar of Quepem under registration no 49 at pages 473 to 572 of Book I, Volumn No.188,dated 07/02/1996 said De Cuxa Roguvir Sinai Curchorcar and his wife Smt Sushilabai Cuxa Sinai Curchorcar and all the heirs of Mr Lovu Roguvir Sinai Curchorcar alais Lovu Sinai Curchorcar and his Wife Ratnabai Lovu Sinai Curchorcar partitioned the Entire property among themselves in mutually agreed terms and the condition recorded under the said deed of partition.

That the said deed of partition was rectified between the aforesaid parties by a deed of rectification dated29/07/1999 duly registered under registration no.511at pages 29 to 72 of Book No. I, Volume No.201,dated 06/10/1999.



That by virtue of the aforesaid Deed of partition dated 10/08/1995 and the Deed of rectification dated 29/07/1999, a distinct and sub divided plot identified as a plot No 1 admeasuring an area 2540. Sq mtrs from the Entire property was allotted to (i) Satish Lovu Sinai Kudchadkar married to Smt Hema Satish Sinai Kudchadkar (ii) Shri. Nitin Lovu Sinai Kudchadkar married to Vidya Nitin Sinai Kudchadkar (iii) Shri. Shantesh Lovu Sinai Kudchadkar married to Mrinalini Shantesh Sinai Kudchadkar (iv) Shri. Anand Lovu Sinai Kudchadkar married to Geeta Anand Sinai Kudchadkar and (v) Shri. Umesh Lovu Sinai Kudchadkar married to Bharati Umesh Sinai Kudchadkar, hereinafter referred to as said plot

That subsequent to execution of Deed of Partition and Deed of Rectification Mr Satish Lavu Shenvi Kudchadkar expired on 24/12/2013 leaving behind him his widow and moiety share member and the sole and universal heirs declared vide deed of succession dated 07/04/2015 drawn in notarial book deeds no 599 at pages 73 to 75 onwards in the office of the civil Registrar cum Sub registrar and Notary Ex-officio, Quepem Goa.

That Subsequent to execution of Deed of Partition and Deed of Rectification Mr Nitin Lavu Sheni Kudchadkar also expired on 20/04/2012, leaving behind him widow and moiety sharer member as a declared vide Deed of Succession dated 21-12-2012 drawn in notarial Book No. 714 at pages 15 to 16 onwards in the office of the Civil Registrar Cum Sub registrar and notary Ex-Officio Panjim Ilhas Goa.



That presently Mr Gauribhushan Karpe had purchased property admeasuring an are 2677 Sq mtrs, by virtue of Following Deed of Sale are as Follows:-

- i. Vide Deed of Sale , Registered on Book 1 Document, Under Registration No.QPM-BK1-00387-2018,CD No. QPMD11,on 04/04/2018 in the office of the Sub Registrar of Quepem, purchased part of the **"SAID ENTIRE PROPERTY", as a Plot No.1A**, admeasuring an area of 890 sq mtrs, forming part of land surveyed under No 519/3 of village Cacora, Taluka Quepem Goa.
- ii. Vide Deed of Sale , Registered on Book 1 Document, Under Registration No.QPM-BK1-00372-2018,CD No. QPMD11,on 22/03/2018 in the office of the Sub Registrar of Quepem, purchased part of the **"SAID ENTIRE PROPERTY", as a Plot No.1B**, admeasuring an area of 895 sq mtrs, forming part of land surveyed under No. 519/3 of village Cacora, Taluka Quepem Goa.
- iii. Vide Deed of Sale , Registered on Book 1 Document, Under Registration No.QPM-BK1-00374-2018,CD No. QPMD11,on 26/03/2018 in the office of the Sub Registrar of Quepem, purchased part of the **"SAID ENTIRE PROPERTY", as a Plot No.1C**, admeasuring an area of 892 sq mtrs, forming part of land surveyed under No. 519/3 of village Cacora, Taluka Quepem Goa. for the sake of brevity hereinafter referred to as the **"SAID PROPERTY,**

That Mr Gauribhushan Karpe, initiate suit before the Dy. Collector Cum SDM at Quepem, for partitioned the said property and as per the order and judgment of the Dy. Collector Cum SDM at Quepem, dated 27/11/2018, the aforesaid property partitioned and issued new survey No.519/3-B, of Village Cacora ,of Taluka Quepm Goa.

That Gauribhushan Karpe, adopting construction licence from Curchorem Cacora Municipality, sanad, of the plot approval from town and county planning department to construct multistoried buildings Flats and Shops in the aforesaid property.

**CERTIFICATE OF TITLE AND ENCUMBRANCE**

As per the Scrutiny of the Documents, the title deeds and such of available records revels that Mr. Gauribhushan Karpe is the sole and exclusive legal owner in possession of the aforesaid property, admeasuring an area 2677 sq mtrs, bearing survey No.519/3-B, of Village Cacora ,of Taluka Quepm Goa.

I have caused necessary searches in the office of Sub-Registrar of Quepem, and it is found that the aforesaid Property is free from encumbrances, charges, liens whatsoever and there appears no any registered mortgaged in the aforesaid office.

**OPINION**

On the basis of the Scrutiny of the documents, I certify that Mr. Gauribhushan Karpe, is the absolute owner in possession and enjoyment of the Said Property.

That Mr. Gauribhushan Karpe ,have got a valid, clear and absolute and marketable title over the Said property shown above .

Date:-14/11/2019.

Thanking You,

Yours faithfully



Advocate

**Adv. Pandurang N. Parab**  
M.Com. L.L.B.  
Gurcholem - Goa