



VILAS S. PARAB

B.Sc., L.L.B., P.G.D.A.M.

ADVOCATE

Office : TF-7, Third Floor, Mapusa Heights Bldg., Above Ashapura Tiles, Near Civil Court, Mapusa - Goa. 403 507
(M) : 9511248648

Ref.: LEU/TITLE-REPORT/09/2024

Date : 26/06/2024

TITLE REPORT

(1) **Documents Produced by:-**

Mr. Premnath Bhagwant sawant, resident of Limawado, Socorro, Porvorim, Bardez - Goa has produced before me the below mentioned documents to scrutinize the title of the plots bearing plots Nos. 6 and 8 of the property by Name "DEVASU" bearing Survey No. 16/2 of village Bordem, situated at Bordem, Bicholim - Goa

(2) **Documents Examined:-**

- (i) Original Deed of Sale dated 11/02/2022, registered Before the sub-Registrar of Bicholim under Registration No. BCH-1-115-2022 dated:- 11/02/2022.
- (ii) Deed of Succession registered Before the sub-Registrar of Bicholim under No. 317 at pages 12 to 14 dated:- 27/11/2014.
- (iii) Deed of Relinquishment of rights registered Before the sub-Registrar of Bicholim under No. 312 at pages 77 to 79 dated:- 19/10/2014.
- (iv) Form IX
- (v) Form I & XIV
- (vi) NOC From the Office of Electricity Department Bicholim Dated 21/03/2024.
- (vii) NOC From the Directorate of the Health Services Bicholim Dated 28/03/2024.
- (viii) NOC From the office of PWD Bicholim Dated 28/03/2024.



VILAS S. PARAB

B.Sc., L.L.B., P.G.D.A.M.

ADVOCATE

Office : TF-7, Third Floor, Mapusa Heights Bldg., Above Ashapura Tiles, Near Civil Court, Mapusa - Goa. 403 507
(M) : 9511248648

Ref.: LEG/TITLE-REPORT/09/2024 = 2 =

Date : 26/06/2024

- (ix) Conversion Sanad for Both Plot dated 31/10/2022
- (x) Construction License issued by the Bicholim Municipal Council Dated 30/04/2024

(3) **Officers Searched:-**

- (i) Office of the Sub-Registrar of Bicholim at Bicholim
- (ii) Office of the Mamlatdar at Bicholim
- (iii) Office of the Talathi of village Bordem
- (iv) Office of the Electricity Department at Bicholim
- (v) Office of the PWD at Bicholim
- (vi) Office of the Directorate of the Health Services Bicholim
- (vii) Office of the Deputy Collector & Sub-Divisional Officer Bicholim.
- (viii) Office of the Bicholim Municipal Council

(4) **Description Of The Property:-**

All those two plots bearing plot Nos. 6 having an area of 351 sq. mts which is separately surveyed under Survey No. 16/2-Q and plot No. 8 having an area of 343 sq. mts which is separately surveyed under Survey No. 16/2-R which plots are part of the property by Name "DEVASU" originally bearing Survey No. 16/2 of village Bordem, situated at Bordem, Bicholim - Goa, Taluka Bicholim, Sub-District of Bicholim, State of Goa both plots totally having an



VILAS S. PARAB

B.Sc., L.L.B., P.G.D.A.M.

ADVOCATE

Office : TF-7, Third Floor, Mapusa Heights Bldg., Above Ashapura Tiles, Near Civil Court, Mapusa - Goa. 403 507
(M) : 9511248648

Ref.: LET/TITLE - REPORT/09/2024
= 3 =

Date: 26/06/2024

area of 694 sq.mts. and that plot No. 6 having present Survey No. 16/2-Q is bounded as under:

NORTH: By Plot No. 4

SOUTH: By Plot No. 8

EAST : By Survey No. 16/2-A

WEST : By 8.00 meters wide road

Similarly plot No. 8 is having present Survey No. 16/2-R bounded as under:-

NORTH: By Plot No. 6

SOUTH: By Plot No. 10

EAST : By Survey No. 16/2-A

WEST : By 8.00 meters wide road

The said two plots are amalgamated for the purpose of doing construction and accordingly construction License is issued by the office of the Bicholim Municipal Council and accordingly construction is proposed to be carried out in the said plots which shall be hereinafter be referred to as the "**SAID CONSTRUCTION**".

Flow of Title:-

I have examined the documents mentioned at Sr.No.2 above and carried out searches in the offices mentioned at Sr.No.3 hereinabove.

From the documents examined by me and the searches carried out, the flow of the title to the property is as under:-



VILAS S. PARAB

B.Sc., L.L.B., P.G.D.A.M.

ADVOCATE

Office : TF-7, Third Floor, Mapusa Heights Bldg., Above Ashapura Tiles, Near Civil Court, Mapusa - Goa. 403 507
(M) : 9511248648

Ref.: LEY/TITLE-REPORT/09/2024
= 4 =

Date : 26/06/2024

The SAID PLOTS are part of the larger which originally admeasured an area of 10,682 sq.mts which originally belonged to Shri. Ramchandra Deu pal alias Pol and his wife Smt. Taramoti alias Chandrabhaga Pol alias Pal.

That said Ramchandra Deu Pal alias Pol and his wife Smt. Taramoti alias Chandrabhaga Pol alias Pal expired leaving behind Shri Deu Ramchandra Pal married to Smt. Laxmi Deu Pal and Smt. Sunanda Uttam Raut married to Shri Uttam Raut.

That the wife of Shri Deu Ramchandra Pal i.e. Smt. Laxmi Deu Pal expired leaving behind Shri Deu Ramchandra Pal as moiety holder and the legal heirs namely Mr. Rajendra Deu Pal married to Mrs. Niti Rajendra Pal and Mr. Amey Deu Pal married to Mrs. Nimisha Amey Pal.

Similarly , upon the death of said Shri. Ramchandra Deu pal alias Pol, and Smt. Taramoti alias Chandrabhaga Pol alias Pal and Smt. Laxmi Deu Pal, the Deed of Declaration and Succession came to be executed and drawn which is registered in the office of Sub-Registrar of Bicholim Taluka, Bicholim-6 under No. 317 at pages No. 12 to 14 dated 27/11/2014 whereby Smt. Sunanda Uttam Raut married to Shri Uttam Raut, Shri. Deu Ramchandra Pal, Mr. Rajendra Deu Pal married to Mrs. Niti Rajendra Pal and Mr. Amey Deu Pal were declared and qualified to be the legal heirs of late Shri. Ramchandra Deu pal alias Pol. Smt. Taramoti alias Chandrabhaga Pol alias Pal and Smt. Laxmi Deu Pal.

That Smt. Sunanda Uttama Raut alias Manika Ramchandra Deu Pal, and her husband Shri. Uttama Raut vide Deed of



VILAS S. PARAB

B.Sc., L.L.B., P.G.D.A.M.

ADVOCATE

Office : TF-7, Third Floor, Mapusa Heights Bldg., Above Ashapura Tiles, Near Civil Court, Mapusa - Goa. 403 507
(M) : 9511248648

Ref.: LET TITLE - REPORT/09/2024
= 5 =

Date : 26/06/2024

Relinquishment of rights made on 19/10/2011 which is registered in the office of Sub-Registrar of Bicholin Taluka, Bicholim-Goa under No. 312 of page 77 to 79 drawn in the Book of Deeds have relinquished their right in all the estate left behind by late Shri Ramchandra Deu pal alias Pol, Smt. Taramoti alias Chandrabhaga Pol alias Pal in favour of Shri Deu Ramchandra Pal, Mr. Rajendra Deu Pal married to Mrs. Niti Rajendra Pal and Mr. Amey Deu Pal who is subsequently married to Nimisha Amey Pal and as such Shri Deu Ramchandra Pal, Mr. Rajendra Deu Pal and his wife Mrs. Niti Rajendra Pal, Mr. Amey Deu Pal and his wife Nimisha Amey Pal became the absolute owners of the said property and such sold the said two plots to Mr. Premnath Bhagwant sawant.

Legal Opinion:-

After perusing all the documents mentioned at Serial No.2 and after carefully studying the flow of title, I am therefore to opine that Mr. Premnath Bhagwant sawant, resident of Limawado, Socorro, Porvorim, Bardez - Goa is the absolute owners in possession of the SAID PLOTS. Apart from the flow of title as mentioned hereinabove, the certified copy of Form I and XIV of shows the name of Mr. Premnath Bhagwant sawant and construction License has been also issued for construction of residential complex on the said plots and as such the said property has clean, clear and marketable title.

Date: 24th June 2024

(ADV. V.S. PARAB)

VILAS S. PARAB

B. SC., L.L.B., P.G.D.A.M.

ADVOCATE

Office
B/202, Second Floor, Saldanha Business Towers
Near Civil & Criminal Court,
Mapusa, Goa - 403 507