

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

LAW CONSULTANTS & ADVOCATES

GROUND FLOOR, TENDULKAR BLDG.
BEHIND CHODANKAR INDUSTRIES, MARKET RD.
SHANTINAGAR, PONDA, GOA, 403401, (M): 9422446492.
EMAIL: psptendolkar@rediffmail.com

DATE: 7/02/2022

SEARCH REPORT & LEGAL OPINION

1. OPINION SOUGHT BY:

Shri. Mahesh Ganesh Joshi,
Proprietor M/S. GURUPRASAD BUILDERS

2. DESCRIPTION OF THE PROPERTY:

(A) ALL that portion of land admeasuring 580sq.mts. in which there exist an old mud house bearing house no.E74, and forming part of the property known as GALL @ GORBHATT BAGAYAT GALL @ BABAKHAN POTVI @ SANTACRUZ, situated at ward Durgabhat, within the are and jurisdiction of Ponda Municipal Council of Taluka and sub district of Ponda of South Goa District of State of Goa, which land as a whole is registered in the Land registration office of Ilhas under no.2733of book B-7(new) and wholly recorded for matriz records under no.2 and forming part of survey no.152/1-B of village Ponda and which portion as a distinct unit is bounded on The **EAST** by plot sold to one Rohidas Sawant, **WEST** by plot of land of 250 sq.mts of the same property and now forming remaining part of the land under survey no.152/1-B of Ponda and Municipal road, **NORTH** by 1.00mts.passage,after which lies property of Dr. Sansguiri and **SOUTH** by plot of land admeasuring 250sq.mts sold to one Verlekar and survey no.152/2 of village Ponda, Goa.

AND

(B) ALL that portion of land admeasuring 250sq.mts. in which there exist an old mud house bearing house no.E74 and forming part of



the property known as GALL @ GORBHATT BAGAYAT GALL @ BABAKHAN POTVI @ SANTACRUZ, situated at ward Durgabhat, within the are and jurisdiction of Ponda Municipal Council of Taluka and sub district of Ponda of South Goa District of State of Goa, which land as a whole is registered in the Land registration office of Ilhas under no.2733of book B-7(new) and wholly recorded for matriz records under no.2 and forming part of survey no.152/1-B of village Ponda and which portion as a distinct unit is bounded on The **EAST** by the remaining portion of property of John Gomes now purchased by the owners herein and now forming part of new survey no.152/1-B of village Ponda, Goa, **WEST** By Municipal road, Ponda Durgabhat, **NORTH** by remaining land of Shri John Gomes and **SOUTH** by land sold to Padmanabh Verlekar.

Both the portions described at (A) and (B) above totally admeasures 830 sq.mts and presently surveyed distinctly under new survey no.152/1-B of village Ponda, Taluka Ponda, Goa.

3. DOCUMENTS INSPECTED:


- (i) Land registration office.
- (ii) Deed of gift, dated 3/3/1976.
- (iii) Deed of sale and Release, dated 10/9/1981.
- (iv) Deed of sale, dated 26th March 1992.
- (v) Surveyed under new survey no.152/1-B.
- (vi) Inventory proceedings No.83/2019/A.
- (vii) Inventory proceedings No.82/2019/A.
- (viii) Agreement, dated 2/11/2021.
- (ix) Sanad No.AC/PON/SG/CONV/39/2020/343, dated 5/05/2021.

4. SEARCH REPORT:

- (i) There exist a property known as GALL @ GORBHATT BAGAYAT GALL @ BABAKHAN POTVI @ SANTACRUZ, situated at ward Durgabhat, within the are and jurisdiction of Ponda Municipal



Council of Taluka and sub district of Ponda of South Goa District of State of Goa, which land as a whole is registered in the Land registration office of Ilhas under no.2733 of book B-7(new) and wholly recorded for matrix records under no.2 and forming part of survey no.152/1-B of village Ponda and which portion as a distinct unit is bounded on The **EAST** by plot sold to one Rohidas Sawant, **WEST** by plot of land of 250 sq.mts of the same property and now forming remaining part of the land under survey no.152/1-B of Ponda and Municipal road, **NORTH** by 1.00mts.passage, after which lies property of Dr. Sansguiri and **SOUTH** by plot of land admeasuring 250sq.mts sold to one Verlekar and survey no.152/2 of village Ponda,Goa.

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- (ii) In the land Registration office the said land is inscribed in favour of Rita Maria Fernandes under no.9528 at book C-26 page 180.
 - (iii) The charge over said property recorded was released by as per the endorsement dated 10th November 1964.
 - (iv) By deed of gift, dated 3/3/1976 and registered under no.105 at pages 162 to 167 of Book I volume 35 Smt. Luisa Gomes, widow of Jose Francisco Dias and daughter of said Rita Maria Fernandes, gifted the said property to her daughter Teresa Piedade Dias and her husband John @ Joao Gomes.
 - (v) The said John Gomes and his wife Smt. Teresa by a Deed of sale and Release, dated 10/9/1981 duly registered in the Sub-Registrar office under register no.137 at folios 315 to 325 of Book No.1, vol.73 dated 4/5/1984 sold and conveyed an area of 250.00sq.mts of the said above mentioned land alongwith their residential house jointly to Shri. Chandrakant Purushottam Parkar, Shri. Damodar Purushottam Parkar and Shri. Suresh Purushottam Parkar.
 - (vi) By another deed of sale, dated 26th March 1992 and registered under no.332 at pages 119 to 145 f book I volume 282, said John Gomes and his wife Smt. Tereza sold and conveyed jointly to said Shri. Chandrakant Purushottam Parkar, Shri. Damodar

Purushottam Parkar and Shri. Suresh Purushottam Parkar, an adjoining portion of the said property and admeasuring 580sq.mts., alongwith a house standing thereon owned by said Shri. John Gomes and his wife Tereza.

- (vii) As aforesaid by above referred deeds said Shri. Chandrakant, Shri. Damodar and Shri. Suresh acquired ownership right in said total area of 830sq.mts, which now forms a single unit and surveyed under new survey no.152/1-B of village Ponda, taluka Ponda.
- (viii) In the survey records the said entire portion under new survey no.152/1-B is recorded in the names of said Chandrakant, Damodar and Suresh.
- (ix) Smt. Malinibai Chandrakant Parkar, wife of said Chandrakant Parkar expired and in the inventory proceedings No.83/2019/A instituted in the court of Civil judge Senior Division Ponda, by her son Shri. Alankar, her sons and daughters viz. Mr. Ajay Kanta @ Chandrakant Shet Parkar @ Ajay Chandrakant Shet Parkar, Shri. Purushottam Kanta @ Chandrakant Shete Parkar @ Puruhottam Chanrakant Parker, Mr. Alankar Kanta @ Chandrakant Shet Parkar @ Alankar Chandrakant Parkar, Mrs. Archana Ravindra Deulkar and Mrs. Jenin @ Bharati Damodar Shete Shirodkar @ Smt. Damini Damodar Shirodkar were listed as the heirs and her rights were allotted to her children and their spouses viz. (2) Mr. Ajay Kanta @ Chandrakant Shet Parkar @ Ajay Chandrakant Shet Parkar, (3) Smt. Pallavi Ajay Shet Parkar, (4) Shri. Purushottam Kanta @ Chandrakant Shete Parkar @ Puruhottam Chanrakant Parker, (5) Mr. Indira Purushottam Shet Parkar @ Indira Purushottam Parkar, (6) Mr. Alankar Kanta @ Chandrakant Shet Parkar @ Alankar Chandrakant Parkar, (7) Smt. Harjeet Alankar Parkar, (8) Shri. Ravindra Harishchandra Deulkar, (9) Mrs. Archana Ravindra Deulkar, (10) Shri. Damodar Shet Shirodkar @ Shri. Damodar K. Shirodkar, (11) Mrs. Jenin @ Bharati Damodar Shete Shirodkar @ Smt. Damini Damodar



Shirodkar and the remaining half was allotted to her husband said Shri. Kanta @ Chandrakant Purushottam Shet Parkar.

- (x) In terms of allotment made in inventory proceedings instituted after death of wife and son of said Suresh Parkar, being Inventory proceedings No.82/2019/A of the Court of The Civil Judge Senior Division Ponda, Goa, all the rights in said land was allotted to said Shri. Suresh Purushottam Shet Parkar.
- (xi) By agreement, dated 2/11/2021 and registered before Notary Public of Ponda Adv. Nelson Soares on 20/01/2022 said (1) Shri. Chandrakant @ Kanta Purushottm Shet Parkar, (2) Mr. Ajay Kanta @ Chandrakant Shet Parkar @ Ajay Chandrakant Shet Parkar, (3) Smt. Pallavi Ajay Shet Parkar, (4) Shri. Purushottam Kanta @ Chandrakant Shete Parkar @ Puruhottam Chanrakant Parker, (5) Mr. Indira Purushottam Shet Parkar @ Indira Purushottam Parkar, (6) Mr. Alankar Kanta @ Chandrakant Shet Parkar @ Alankar Chandrakant Parkar, (7) Smt. Harjeet Alankar Parkar, (8) Shri. Ravindra Harishchandra Deulkar, (9) Mrs. Archana Ravindra Deulkar, (10) Shri. Damodar Shet Shirodkar @ Shri. Damodar K. Shirodkar, (11) Mrs. Jenin @ Bharati Damodar Shete Shirodkar @ Smt. Damini Damodar Shirodkar, (12) Mr. Suresh Purushottam Shet Parkar, (13) Shri. Surekha Subhash @ Damodar Shet Parkar @ Mrs. Surekha Damodar Shet Parkar (14) Shri. Subhash @ Damodar Purushottam Shet Parkar @ Damodar Purushottam Shet Parkar @ Subhash Purushottam Shet Parkar, have engaged M/s. Guruprasad Builders to develop the said land by undertaking construction of building thereon and in consideration of such construction the said owners have authorised the developer's proprietor Shri. Mahesh Ganesh Joshi to sell premises in said building except Flat No.101, 102, 103 located on first floor, Flat no.201 and 202 located on second floor, and parking premises viz. ST1, ST2, ST3, ST4 and ST5 located on ground floor.



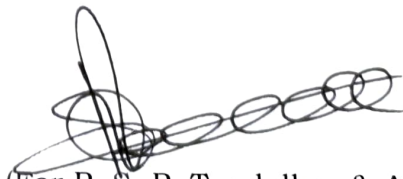
(xii) The said land is converted to non agricultural use vide sanad No.AC/PON/SG/CONV/39/2020/343, dated 5/05/2021.

5. OPINION:

On perusal of above documents and in view of the trace of title as above, I hereby opine that (1) Shri. Chandrakant @ Kanta Purushottm Shet Parkar, (2) Mr. Ajay Kanta @ Chandrakant Shet Parkar @ Ajay Chandrakant Shet Parkar, (3) Smt. Pallavi Ajay Shet Parkar, (4) Shri. Purushottam Kanta @ Chandrakant Shete Parkar @ Puruhottam Chanrakant Parker, (5) Mr. Indira Purushottam Shet Parkar @ Indira Purushottam Parkar, (6) Mr. Alankar Kanta @ Chandrakant Shet Parkar @ Alankar Chandrakant Parkar, (7) Smt. Harjeet Alankar Parkar, (8) Shri. Ravindra Harishchandra Deulkar, (9) Mrs. Archana Ravindra Deulkar, (10) Shri. Damodar Shet Shirodkar @ Shri. Damodar K. Shirodkar, (11) Mrs. Jenin @ Bharati Damodar Shete Shirodkar @ Smt. Damini Damodar Shirodkar, (12) Mr. Suresh Purushottam Shet Parkar, (13) Shri. Surekha Subhash @ Damodar Shet Parkar @ Mrs. Surekha Damodar Shet Parkar (14) Shri. Subhash @ Damodar Purushottam Shet Parkar @ Damodar Purushottam Shet Parkar @ Subhash Purushottam Shet Parkar, have a clean, clear and absolute and readily marketable title over the said land described above and the same is free from registered encumbrances.

By said agreement, dated 2/11/2021 M/s. Guruprasad Builders is authorised to undertake construction and sale premises except owners premises viz. Flat No.101, 102, 103 located on first floor, Flat no.201 and 202 located on second floor, and parking areas nos.ST1, ST2, ST3, ST4 and ST5 located on ground floor.




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