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Ref. No.

Date : 04/12/2018

TO WHOMSOEVER IT MAY CONCERN:-

TITLE-VERIFICATION REPORT AND LEGAL OPINION IN RESPECT OF PLOT ADMEASURING 1,000.00 SQ. MTS. BEARING NEW SURVEY No. 104/2-L OF VILLAGE HONDA, TALUKA SATTARI, DESCRIBED HEREIN BELOW FOR: Shri SANDEEP ATMARAM KERKAR, R/O: NARAYAN NAGAR, HONDA, TALUKA SATTARI, GOA.

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I. DESCRIPTION OF THE PROPERTY:-

SCHEDULE (I)

ALL THAT piece or parcel of land, viz., Plot No. 104/2E, admeasuring .1,000.00 sq. mts., or thereabouts, forming part of the larger property known as **"PENEVORIL"**, comprising of four properties known as **"PENEM-PISDONGOR-PONSULEM AND CHERICHO TEMBO"**, situated at Village Honda, within the local limits of the Village Panchayat of Honda, Taluka and Registration Sub-District of Satari, District of North Goa, in State of Goa, being described in the Land Registration Office, under Description No. 16450 at folio 188 of Book No. B-42 (new) and inscribed under Inscription No. 7601/F-10, not enrolled in the Taluka Revenue Office for the purpose of Matriz and

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surveyed as a whole, during the recent land survey conducted for the purposes of the Records of Rights for the Revenue Village of Honda, under New Survey No. 104 sub division No. 2 (part) and the said Plot No. 104/2E, admeasuring 1,000.00 sq. mts., being surveyed as a separate holding under New Survey No. 104/2-L of Village Honda, Taluka Sattari and being bounded as an independent and distinct entity as per New Survey Plan as follows:-

On or towards the East : by Survey No. 104/2 of Village Honda,

On or towards the West: by Survey No. 104/2-F of Village Honda,

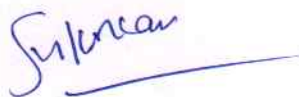
On or towards the North: by public road, and,

On or towards the South: by Survey No. 104/2 of Village Honda.

(The said Plot No. 104/2E, admeasuring 1,000.00 sq. mts., bearing New Survey No. 104/2-L of Village Honda, Taluka Sattari, shall hereinafter, for brevity's sake being referred to as " the said plot ").

II. LIST OF DOCUMENT EXAMINED:-

1. Certificate of Inscription and Description. (with its English translation)
2. Deed of Sale dated 16/12/2002, registered with the Sub-Registrar's Office of Sattari, at Valpoi, under Registration No. 260, at pages 155 to 164 of Book No. I, Volume No. 75 on 27/12/2002.
3. Survey Plan in respect of Survey No. 104/2, issued by the Directorate of Settlement and Land Records, Panaji.



4. Survey Plan in respect of Survey No. 104/2-L, issued by the Directorate of Settlement and Land Records, Panaji.
5. Records of Right Certificate in Form No. I & XIV in respect of the property bearing New Survey No. 104 sub-Division No. 2-L of Village Honda, Taluka Sattari.
6. Conversion Sanad issued by the Deputy Collector & S.D.O., Bicholim Sub-Division, vide its Order No. RB/CNV/SAT/AC-I/01/2016, dated 25/04/2017.
7. Technical Clearance Order issued by the Dy. Town Planner, Town & Country Planning Dept., of Bicholim, vide its letter bearing Ref. No. DC/2250/BICH/TCP-18/525, dated 22/05/2018.
8. Approved Building Plan.
9. Construction License issued by the Village Panchayat of Honda, Sattari, vide its License No. VPH/SAT/713/2018-19, dated 23/08/2018.
10. Nil Encumbrance Certificate No. 81 of 2018, issued by the Sub-Registrar's Office of Sattari, at Valpoi, on 20/11/2018.

III. SEARCH REPORT:-

1. I have carefully examined the documents mentioned hereinabove and have also taken thorough searches in the records of various public offices and from the same it transpires that the said entire property " PENEVORIL ", originally belonged to one Shri Narana Sinai Burculo also known as Narayan Sinai Budkule and the same stands duly inscribed in his name, under Inscription No. 7601/F-10.



2. The said Shri Narayan Sinai Budkule, expired without any Will of Gift or any other disposition of his last wishes and leaving behind Smt. Shantabai Sinai Budkule, as his widow and moiety-holder and the following children as his universal heirs:-

- i. Shri Bhiku Narayan Sinai Budkule,
- ii. Shri Manohar Narayan Sinai Budkule,
- iii. Shri Xamba Narayan Sinai Budkule, and,
- iv. Smt. Cussuma alias, Laxmibai Waman Dessai.

3. The said Shri Manohar Narayan Sinai Budkule, expired on 13/11/1985, upon whose death a Deed of Succession & Qualification of Heirs, came to be drawn on 24/12/1985, before the Civil Registrar-cum-Sub-Registrar & Notary, Ex-Officio of Bicholim, at page 10 onwards of Book No. 292, wherein, the said Smt. Vimala Manohar Budkule was declared as his widow and moiety-holder and following children as his sole and universal heirs:-

- i. Smt. Mangala Madhav Nory, married to Shri Madhav Vithal Nory,
- ii. Smt. Shubhangi Vivek Borkar, married to Shri Vivek S. Borkar, and,
- iii. Miss Himangi Manohar Budkule (now married).

4. Thereafter, the said Smt. Shantabai Narayan Sinai Budkule, also expired on 22/02/1989, leaving behind a Testamentary Will recorded in the office of the Ex-Officio Notary Public of Ilhas, at Panaji, at pages 26 onwards of Book No. 51, executed by her way back on 14/08/1981.

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5. In terms of the said Public Will drawn on 14/08/1981, the said Smt. Shantabai Narayan Sinai Budkule, bequeathed her half undivided share in the said entire property, in favour of her sons viz., Shri Manohar Narayan Sinai Budkule and Shri Xamba Sinai Budkule.
6. Upon the death of the said Smt. Shantabai Narayan Sinai Budkule, an Inventory Proceedings No. 7/1989, came to be instituted in the Court of Civil Judge, Senior Division, at Bicholim, wherein a Chart of Assets was drawn and in the same, half of the said property which devolved upon her was listed under Item No. 3.
7. In terms of the Final Order passed in the said Inventory Proceedings No. 7/1989, on 20/12/1989, half of the said property listed under Item No. 3, was allotted to the shares of Smt. Vimala Budkule, widow of late Manohar Narayan Budkule and the other half was allotted to Shri Xamba Narayan Budkule.
8. By virtue of the aforesaid developments, the said entire property "PENEVORIL" devolved upon the following:-
 - i. Shri Bhiku Narayan Sinai Budkule,
 - ii. Smt. Vimala Manohar Budkule, being the widow of late Manohar Budkule and his following legal heirs:
 - a. Smt. Mangala Madhav Nory, married to Shri Madhav Vithal Nory,
 - b. Smt. Shubhangi Vivek Borkar, married to Shri Vivek S. Borkar, and,

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- c. Mrs. Himangi Manohar Budkule alias, Himangi Vinayak Sukhtankar, married to Shri Vinayak K. Sukhtankar,
- d. Shri Xamba alias, Shamba Narayan Sinai Budkule, married to Smt. Sunita Shamba Sinai Budkule;
9. The aforesaid co-owners developed the said entire property into various smaller plots, for the purpose of selling the same to various parties.
10. Thereafter, the said Shri Bhicu Narayan Sinai Budkule also expired, in the status of a bachelor without any ascendants and descendants and leaving behind a Will drawn on 26/10/1993, at pages 85 to 88 of Book No. 94, before the Notary, Ex-Officio of Ilhas, at Panaji, bequeathing all his share in the said entire property, in favour of his nephew, as his testamentary heir, Shri Shailesh alias, Vassant Dinkar Budkule, then a bachelor.
11. In terms of a Deed of Sale dated 16/12/2002, registered with the Sub-Registrar's Office of Satari, at Valpoi, under Registration No. 260, at pages 155 to 164 of Book No. I, Volume No. 75 on 27/12/2002, the said Shri Xamba alias, Shamba Narayan Sinai Budkule and his wife, Smt. Sunita Xamba Sinai Budkule alias, Sunita Shamba Sinai Budkule, Shri Vassant Dinkar Budkule, alias, Shailesh Dinkar Budkule (a bachelor), Smt. Vimal Manohar Budkule (a widow), Smt. Mangala Nory and her husband, Shri N. Krishnan, Smt. Shubhangi Vivek Borkar and her husband, Shri Vivek Shripad Borkar, Smt. Himangi Vinayak Sukhtankar and her husband, Shri Vinayak K. Sukhtankar, sold and transferred a plot of land viz., Plot No.104/2E, admeasuring 1,000.00 sq. mts., of the said entire property bearing New Survey No. 104/2 (part) of Village Honda, in

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favour of the Title-holder abovenamed - Shri Sandeep Atmaram Kerkar.

12. The Vendors were represented in the said Deed of Sale by their Duly Constituted Attorney - Shri Xamba alias, Shamba Narayan Sinai Budkule, vide Power of Attorney dated 18/10/1989, 13/09/1996, 16/10/1989, 19/10/1989 & 25/10/1991 and the Certified copies of all these POA's were presented before the Sub-Registrar's Office of Satari, at Valpoi, at the time of presentation of aforesaid Deed of Sale.
13. After the purchase of the said plot, the said Shri Sandeep Atmaram Kerkar, carried out necessary mutation and partition proceedings and got the said plot partitioned as a separate holding under New Survey No. 104/2-L, as a separate holding, in terms of an Order passed in Case No. 8-48-2013-PART-SAT, on 09/09/2015, by the Deputy Collector & S.D.O., Bicholim.
14. The name of the said Shri Sandeep Atmaram Kerkar, also stands duly recorded in the Occupants' Column of the Records of Rights Certificate, in Form No. I & XIV of said New Survey No. 104/2-L, as the sole occupants thereof, against mutation entry No. 10262.
15. By virtue of above, the said Shri Sandeep Atmaram Kerkar and his wife, have become the absolute and exclusive owners of the said Plot No. 104/2-E, admeasuring 1,000.00 sq. mts., bearing New Survey No. 104/2-L of Village Honda, Taluka Sattari.
16. Thereafter, the said Shri Sandeep Atmaram Kerkar, prepared a plan for the construction of a Residential-cum-Commercial building on

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the said plot, and has obtained appropriate licenses and permissions from the competent authorities.

17. The Deputy Collector & S.D.O., Bicholim, Goa, granted Conversion Sanad, for the said plot bearing New Survey No. 104/2-L, vide its Order No. RB/CNV/SAT/AC-I/01/2016, dated 25/04/2017.
18. The Dy. Town Planner, Town & Country Planning Dept., of Bicholim, issued Technical Clearance Order for the construction of a Residential-cum-Commercial building on the said plot, vide its letter bearing Ref. No. DC/2250/BICH/TCP-18/525, dated 22/05/2018, along with its approved Building Plan.
19. The Village Panchayat of Honda, Sattari, granted Construction License for the same, vide its License No. VPH/SAT/713/2018-19, dated 23/08/2018.
20. The Sub-Registrar's Office of Sattari, at Valpoi, vide its Nil Encumbrance Certificate No. 81 of 2018, dated 20/11/2018, has certified that the said Plot No. 104/2-E, admeasuring 1,000.00 sq. mts., bearing New Survey No. 104/2-L of Village Honda, Taluka Sattari, is free from any registered encumbrances for the period from 01/01/2002 to 02/11/2018.

VII. LEGAL OPINION :

Based upon the examination of the aforesaid documents and the searches carried out in various public offices, I hereby certify as under:-



- a. that the title of - Shri Sandeep Atmaram Kerkar and his wife, to the said Plot No. 104/2-E, admeasuring 1,000.00 sq. mts., bearing New Survey No. 104/2-L of Village Honda, Taluka Sattari, more particularly described in Schedule-I hereinabove written is clean, clear and marketable and that the same is absolutely free from any registered encumbrances, charges, liens of any kind whatsoever.
- b. that the Owner - Shri Sandeep Atmaram Kerkar, is developing the said plot, by constructing thereon a Residential-cum-Commercial building and has obtained appropriate licenses and permissions from the competent authorities.
- c. that Urban Land Ceiling Act is not applicable in the state of Goa.
- d. that there are no acquisitions or requisitions proceedings pending in respect of the said plot and the building being constructed thereon.
- e. The said plot and the building being constructed thereon is SARFAESI Complaint.


(Mrs. Swati U. Kerkar)
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