

NIL CERTIFICATE OF ENCUMBRANCE ON PROPERTY

Note: Neither Government nor the Sub Registrar issuing the Certificate Guarantees the accuracy or correctness of the contents of this Certificate and will not be liable for claim for damages in respect of any information contained therein.

Certificate No. :- NEC/6/2023/349

Receipt No. :- 2023-24/6/825

Udai Vasant Raikar , having applied to me for a certificate giving particulars of registered and encumbrances, if any, in respect of under mentioned property:-

Plot Number : 90 A 1
Area Of Land : 2265 SQ MTR
Martiz no : NIL
Land registration no : BCH-1-599-2021
Description no : NIL
Property id : NIL
Survey No. : 90
Sub Division No. : 1-A
Village : Carapur
Taluka : Bicholim
District : NorthGoa
State : Goa
North : By main road proceeding from Bicholim to Valpoi
South : By plot no 88 89
East : by ploy no 90 1
West : by plot no 88 2

I hereby certify that a search has been made in Book 1 and the indexes relating thereto for from **19-08-2010 to 20-08-2023** and encumbrances affecting the said property and that on such search no Act or encumbrances affecting the said property has been found.

Note:- 1. If the property has been described in registered documents in a manner from the way in which the applicants has described them in the application, the transaction evidenced by such documents will be included in the certificate.

2. Under section 57 of Registration Act, person desiring to inspect entries in the registers and indexes, or requiring copies thereof or certificate of encumbrances on specified properties should make the search themselves, when the indexes will be placed before them on payment of the prescribed fees. But as in the present case the applicant has not undertaken the search himself, the requisite search has been made as carefully as possible by the office



CERTIFIED COPY for record

Date on which copy applied for: 28/03/23
Date on which application completed: 28/03/23
Date given for taking delivery: 01/08/23
Date on which copy was ready: 01/08/23
Date on which copy delivered: 02/08/23
Copying and conveying fees, etc. Rs. 154/-
Paid in Nazir Section of Court under Receipt
No. 46909 dated 28/03/23
9066 04/08/23
02/8/23



Superintendent

**IN THE COURT OF CIVIL JUDGE, SENIOR DIVISION
AT BICHOLIM GOA**

Special Civil Suit No. 22/2022/A

CNR NO. GANG05-001408-2022

1. Shri GOPESH MOTILAL SHIRODKAR,
Son of Motilal Shirodkar,
48 Years of age, Married, Indian National,
r/o: Flat No. 15/2552/FF-1,
Shetye Dattakrupa Complex,
Sunder Peth, Near Bharne Creations,
VTC Sanquelim, Taluka Bicholim,
North Goa-403505 and his wife;

2. Smt. GORAKSHA GOPESH SHIRODKAR,
daughter of late Anand Ganipath Pangam,
wife of Gopesh Motilal Shirodkar,
aged about 38 years, married, Indian National,
r/o: Flat No. 15/2552/FF-1,
Shetye Dattakrupa Complex,
Sunder Peth, Near Bharne Creations,
VTC Sanquelim, Taluka Bicholim,
North Goa-403505;

... Plaintiffs.



V/s.

1. Shri UDAY VASSANT RAIKAR,
Son of Vasant Vassudev Raikar,
61 Years of age, Married, Indian National,
r/o: House No. 137, Valpoi, Taluka Sattari,
North Goa-403506 and his wife;

2. Smt. SUCHITA UDAY RAIKAR,

3
daughter of Tukaram Ganpat Vernekar,
wife of Uday Vassant Raikar,
aged about 51 years, married, Indian National,
r/o: House No. 137, Valpoi, Taluka Sattari,
North Goa-403506;

3. Shri RAJESH VASSANT RAIKAR,

Son of Vasant Vassudev Raikar,
48 Years of age, Married, Indian National,
r/o: House No. 137, Valpoi, Taluka Sattari,
North Goa-403506 and his wife,

4. Smt. RATI RAJESH RAIKAR,

daughter of Laximan Vishnu Gadgil,
wife of Rajesh Vassant Raikar,
aged about 39 years, married,
Indian National,
r/o: House No. 137, Valpoi, Taluka Sattari,
North Goa-403506;

5. Shri NAGESH YESHWANT MAJIK,
Son of Yeshwant Majik,
41 Years of age, Married, Indian National,
r/o: House No. 71, Ghoteli No. 2,
Querim, Taluka Sattari,
Goa-403505 and his wife;

6. Smt. GANDHALI NAGESH MAJIK,
daughter of Fatti Gawas,
wife of Nagesh Majik,
aged about 40 years, married,
Indian National,
r/o: House No. 71, Ghoteli No. 2,
Querim, Taluka Sattari,
Goa-403505;

...Defendants.



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**IN THE COURT OF THE CIVIL JUDGE, SENIOR
DIVISION, AT BICHOLIM, GOA.**

Special Civil Suit No. 22/2022/A.



Shri GOPESH MOTILAL SHIRODKAR,
Son of Motilal Shirodkar,
38 Years of age, Married, Indian National,
r/o: Flat No. 15/2552/FF-1, Shetye Dattakrupa
Complex,
Sunder Peth, Near Bharne Creations,
VTC Sanquelim, Taluka Bicholim,
North Goa-403505 and his wife;

2. Smt. GORAKSHA GOPESH SHIRODKAR,
daughter of late Anand Ganpat Pangam,
wife of Gopesh Motilal Shirodkar,
aged about 38 years, married, Indian National,
r/o: Flat No. 15/2552/FF-1, Shetye Dattakrupa
Complex,
Sunder Peth, Near Bharne Creations,

[Handwritten signatures and initials]

SCJ/Bicholim

VTC Sanquelim, Taluka Bicholim,
North Goa-403505; ... The Plaintiffs.

V/s.

1. Shri UDAY VASSANT RAIKAR,
Son of Vasant Vassudev Raikar,
61 Years of age, Married, Indian National,
r/o: House No. 137, Valpoi, Taluka Sattari,
North Goa-403506 and his wife;
2. Smt. SUCHITA UDAY RAIKAR,
daughter of Tukaram Ganpat Vernekar,
wife of Uday Vassant Raikar,
aged about 51 years, married, Indian National,
r/o: House No. 137, Valpoi, Taluka Sattari,
North Goa-403506;
3. Shri RAJESH VASSANT RAIKAR,
Son of Vasant Vassudev Raikar,
48 Years of age, Married, Indian National,
r/o: House No. 137, Valpoi, Taluka Sattari,
North Goa-403506 and his wife,



[Handwritten signatures and initials]

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daughter of Laximan Vishnu Gadgil,
wife of Rajesh Vassant Raikar,
aged about 39 years, married,
Indian National,
r/o: House No. 137, Valpoi, Taluka Sattari,
North Goa-403506;

Shri NAGESH YESHWANT MAJIK,
Son of Yeshwant Majik,
41 Years of age, Married, Indian National,
r/o: House No. 71, Ghoteli No. 2,
Querim, Taluka Sattari,
Goa-403505 and his wife;

6. Smt. GANDHALI NAGESH MAJIK,
daughter of Fatti Gawas,
wife of Nagesh Majik,
aged about 37 years, married,
Indian National,
r/o: House No. 71, Ghoteli No. 2,
Querim, Taluka Sattari,

OK *Amey* *Nagesh* *Indu* *PPRKS* *Nyamsi*

Goa-403505;

...The Defendants.

-: CONSENT TERMS:-

MAY IT PLEASE YOUR HONOUR:-

1. The Plaintiffs and the Defendants above named have decided to settle the dispute between themselves, in respect to the Suit Property amicably on the following terms and it is declared by and between the parties hereto as under:-

- i. That all the parties to the present Suit are in agreement with each other and have prepared a plan of partition of the Suit Property and the said plan of partition which is annexed hereto shall form a part of the present Consent Terms.
- ii. That the Plaintiffs are hereby allotted distinct portion admeasuring 1,720.00 sq. mts., with main road side length of 69.80 mts.,



accordingly the Defendants hereby give their consent/NOC for recording their name in the respective records.

- iii. The Defendant Nos. 1 to 4 are hereby allotted distinct portion/Plot admeasuring 2,265.00 sq. mts., with main road side length of 47.00 mts., of the suit property identified as Plot 'A' on their plan annexed hereto and now bearing New Survey No. 90/1-A of Village Carapur.



- iv. The Defendant Nos. 5 & 6 are hereby allotted a distinct portion/plot admeasuring 1,715.00 sq. mts., with main road side length of 47.00 mts., of the suit property identified as Plot 'B' on the plan hereto annexed and accordingly the Plaintiffs and Defendants No. 1 to 4 hereby give their consent/NOC for recording their name in the respective records.

[Handwritten signatures and initials]

- v. The parties hereto shall not interfere in the possession and enjoyment of the plots allotted to each other in the manner stipulated herein.
- vi. That the parties pray that the above matter be disposed of by recording the above terms.

And Oblige.

Date: 19/07/2023.

Place: Bicholim, Goa.

THE PLAINTIFFS

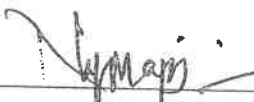


Shri GOPESH MOTILAL SHIRODKAR



Smt. GORAKSHA GOPESH SHIRODKAR




Shri NAGESH YESHWANT MAJIK


Smt. GANDHALI NAGESH MAJIK


(Mrs. Swati Ulhas Kerkar)
Adv. For the Plaintiffs


(Mr. Zahir Shaikh)
Adv. For the Defendants



THE DEFENDANTS



Shri UDAY VASSANT RAIKAR

10/05/2018 10:50 AM



Smt. SUCHITA UDAY RAIKAR



Shri RAJESH VASSANT RAIKAR



Smt. RATI RAJESH RAIKAR

ORDER ON EXHIBIT A-11

Perused the consent terms filed by the plaintiffs and the defendants and it appears that the plaintiffs and the defendants are intending to settle the present case and hence, I pass the following :

ORDER

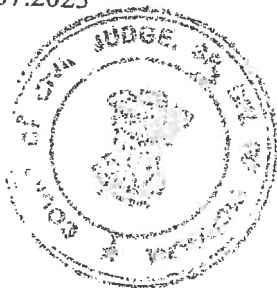
Suit stands disposed off in terms of consent terms finally. As parties have agreed for the partition of the property amicably between themselves.

Consent Decree to be drawn accordingly.

Pronounced in the Open Court.

Proceeding closed.

Place: Bicholim -Goa
Date: 19.07.2023



Shubhada A. Dalvi
19/07/2023
(Shubhada A. Dalvi)
Civil Judge, Senior Division
'A' Court, Bicholim-Goa.

checked with original se upc

CERTIFIED TRUE COPY

Prayekar
21/8/23
Superintendent/Head Clerk
Senior Civil Judge & J.M.F.C.
Bicholim-Goa

Sunder Peth, Near Bharne Creations,
VTC Sanquelim, Taluka Bicholim,
North Goa-403505 and his wife;

2. Smt. GORAKSHA GOPESH SHIRODKAR,
daughter of late Anand Ganipath Pangam,
wife of Gopesh Motilal Shirodkar,
aged about 38 years, married, Indian National,
r/o: Flat No. 15/2552/FF-1,
Shetye Dattakrupa Complex,
Sunder Peth, Near Bharne Creations,
VTC Sanquelim, Taluka Bicholim,
North Goa-403505;

... Plaintiffs.

V/s.

1. Shri UDAY VASSANT RAIKAR,
Son of Vasant Vassudev Raikar,
61 Years of age, Married, Indian National,
r/o: House No. 137, Valpoi, Taluka Sattari,



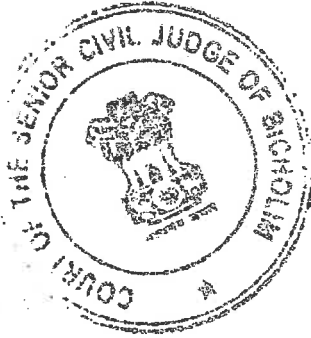
[Handwritten signature]

CERTIFIED COPY for record

Date on which copy applied for: 28/07/23
Date on which application completed: 28/07/23
Date given for taking delivery: 01/08/23
Date on which copy was ready: 01/08/23
Date on which copy delivered: 04/08/23
Copying and comparing fees, etc. Rs. 154/-
Paid in Nazli Section of the Court under Receipt
No. 96909 Date 28/07/23
9066 4/08/23

Superintendent

Exh - A/12



Presented on : 22.08.2022
Registered on : 24.08.2022
Decided on : 19.07.2023
Duration : Years/Months/Days
00 10 26

**IN THE COURT OF CIVIL JUDGE, SENIOR DIVISION
AT BICHOLIM GOA**

Special Civil Suit No. 22/2022/A

CNR NO. GANG05-001408-2022

1. Shri GOPESH MOTILAL SHIRODKAR,
Son of Motilal Shirodkar,
48 Years of age, Married, Indian National,
r/o: Flat No. 15/2552/FF-1,
Shetye Dattakrupa Complex,

SCS No.22/2022/A

Page 1 of 9

[Signature]

North Goa-403506 and his wife;

2. Smt. SUCHITA UDAY RAIKAR,
daughter of Tukaram Ganpat Vernekar,
wife of Uday Vassant Raikar,
aged about 51 years, married, Indian National,
r/o: House No. 137, Valpoi, Taluka Sattari,
North Goa-403506;



3. Shri RAJESH VASSANT RAIKAR,
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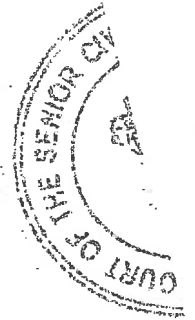
B

r/o: House No. 137, Valpoi, Taluka Sattari,
North Goa-403506;

5. Shri NAGESH YESHWANT MAJIK,
Son of Yeshwant Majik,
41 Years of age, Married, Indian National,
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aged about 40 years, married,
Indian National,
r/o: House No. 71, Ghoteli No. 2,
Querim, Taluka Sattari,
Goa-403505;

...Defendants.



CONSENT DECREE

This is a Suit for Partition and other Consequential Reliefs under Order XX Rule 18 and Section 9 of Civil Procedure Code, filed by the Plaintiffs against the Defendants praying that:-



a. That Final Judgment, Order and Decree be passed for partitioning a distinct portion admeasuring 1,72.00 sq.mts., with main road side length of 69.80 mts., of the suit property identified as Plot 'C' and delineated on the plan Annexure – P/3 annexed to the plaint and thereon shown surrounded by RED coloured boundary lines and allotting the same in favour of the Plaintiffs, as per the Deed of Sale dated 12/08/2021

b. That a Preliminary Decree be passed for partitioning the

distinct portion mentioned in prayers 'a' above.

- c. Such other order be passed as may be necessary in terms of the facts of the present matter.
- d. For any other relief or reliefs may be deemed fit in the circumstances of the case.



This Suit coming on this day for final disposal before Smt. Shubhada A. Dalvi, Senior Civil Judge, 'A' Court, Bicholim, in the presence of Learned Advocate Shri. S. Kerkar for the Plaintiff alongwith Plaintiff Nos 1 & 2 and Learned Advocate Z. Shaikh, for the defendant alongwith defendant Nos 1 to 6. It is ordered that, Suit stands disposed off in terms of consent terms finally. As parties have agreed

(Signature)

for the partition of the property amicably between themselves.

The following consent terms are as under:-

i. That all the parties to the present Suit are in agreement with each other and have prepared a plan of partition of the Suit Property and the said plan of partition which is annexed hereto shall form a part of the present Consent Terms.

ii. That the Plaintiffs are hereby allotted distinct portion admeasuring 1,720.00 sq. mts., with main road side length of 69.80 mts., accordingly the Defendants hereby give their consent/NOC for recording their name in the respective records.

iii. The Defendant Nos. 1 to 4 are hereby allotted

8

distinct portion/Plot admeasuring 2,265.00 sq. mts., with main road side length of 47.00 mts., of the suit property identified as Plot 'A' on their plan annexed hereto and now bearing New Survey No. 90/1-A of Village Carapur.

iv. The Defendant Nos. 5 & 6 are hereby allotted a distinct portion/plot admeasuring 1,715.00 sq. mts., with main road side length of 47.00 mts., of the suit property identified as Plot 'B' on the plan hereto annexed and accordingly the Plaintiffs and Defendants No. 1 to 4 hereby give their consent/NOC for recording their name in the respective records.

v. The parties hereto shall not interfere in the possession and enjoyment of the plots allotted to each other in the manner stipulated herein.

vi. That the parties pray that the above matter be



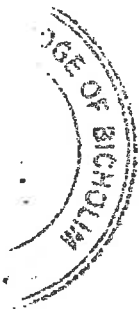
A handwritten signature or mark, possibly a stylized 'P' or 'Q', located below the page number.

disposed of by recording the above terms.

Given under my hand and the seal of the Court, this 19th day of July of the year 2023.



Shubhada A. Dalvi
19/7/2023
(Shubhada A. Dalvi)
Senior Civil Judge, 'A' Court
Bicholim-Goa



Presented by : *Y JPC*

Checked by :

Gayakor
19/7/23
Superintendent/Head Clerks

Advocate for Plaintiffs

Rmaly
19/7/23

Advocate for Defendants

checked with
original
sc
JPC

CERTIFIED TRUE COPY

Gayakor
2/8/23
Superintendent/Head Clerk
Senior Civil Judge & J.M.F.C.
Bicholim-Goa

SCS No.22/2022/A

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