

Vivek V.S. Mauzekar

ADVOCATE

S-14, Kurtarkar Commercial Arcade,
Opp. TJSB Sahakari Bank Ltd, Ponda-Goa .Ph: (0832) 2315114

March 07, 2025

To,
Shri Krishna Sakharam Shetye
residing at 'Dwarka', 9/15/15,
Khadpabandh, Ponda, Goa-403401.

TITLE SEARCH REPORT & OPINION

The present Title Search Report and Opinion is tendered at the instance of my above named client Shri Krishna Sakharam Shetye for ascertainment of title & marketability of landed property admeasuring about 2706 sq. mtrs. (comprised in Lote No. 25 and western part of Lote No. 26) bearing Survey No. 13/1-E of Village Ponda, more particularly with details described herein below, for development of the same by undertaking construction project proposed to be undertaken therein.

Following documents are furnished/searched for the purpose of present Title Search Report & Opinion in respect of the said landed property.

- (i) Inscription & Description document of the property.
- (ii) Deed of Sale dated 29/07/1964.
- (iii) Inventory Proceeding No. 1/1995 before Court of Civil Judge Senior Division, Ponda and Final Order dated 8/1/1996 passed therein.
- (iv) Order dated 24/7/2023 passed by Inspector of Survey & Land Records (ISLR), Ponda, Goa, in Partition Proceedings No. ISLR/PART/PON/545/2022.
- (v) Deed of Sale dated 21/12/2023.



- (vi) Development Permission dated 17/12/2024 issued by South Goa Planning & Development Authority, Margao and Approved plan.
- (vii) Conversion Sanad dated 14/08/2024, other dated 14/11/2024 and another dated 22/11/2024, all issued by Additional Collector- III, Ponda, Goa.
- (viii) Construction Licence dated 27/02/2025 issued by Ponda Municipal Council.
- (ix) NOC dated 16/03/2023 issued by Asst. Engineer, SD I, Div X, Dept. of Electricity, Ponda, Goa.
- (x) NOC dated 20/12/2024 issued by Health Officer, Primary Health Centre, Ponda, Goa.
- (xi) NOC dated 04/02/2025 issued by Director, Fire & Emergency Services, Directorate of Fire & Emergency Services, Panaji, Goa.
- (xii) Survey Form I & XIV and Survey Plan of the property bearing Survey No. 13/1-E of Ponda Village.

I have carefully scrutinized the aforementioned documents and having made necessary search in the Office of Registration and survey records for the purpose mentioned hereinabove, have to discourse in writing on the said documents for the purpose of Title Search Report and Opinion as under:

Description of property.

- a) All that landed property admeasuring about 2706 sq. mtrs. (comprised in Lote No. 25 and western part of Lote No. 26) bearing Survey No. 13/1-E of Village Ponda, earlier forming part of the bigger property known as "Mussabhat" or "Bosubhat" and denominated in the new survey records as "Musa Bhat" or "Bhuso Bhat" situated at Ponda Village (erstwhile falling within the limits of Village Queula), situated within the limits of Ponda Municipal Council, bearing



Survey No. 12/1 and 13/1 of Village Ponda, said landed property bearing Survey No. 13/1-E of Village Ponda being bounded as under:

On the East : By road leading from Ponda bus stand to Tisk- Ponda via Ward Khadpabandh.

On the West : By property bearing Survey No. 13/3 of Village Ponda.

On the North: By property bearing Survey No. 13/1 of Village Ponda.

On the South: By partly by property bearing Survey No. 209/1-D and partly by property bearing Survey No. 209/1 (part), both of Village Ponda.

Nature of ownership.

The above described landed property admeasuring about 2706 sq. mtrs. (comprised in Lote No. 25 and western part of Lote No. 26) bearing Survey No. 13/1-E of Village Ponda, is presently owned and possessed by said Shri Krishna Sakharam Shetye, by virtue of Deed of Sale dated 21/12/2023 duly executed and registered before Sub-Registrar of Ponda at Ponda, Goa, as mentioned herein below.

Tracing of title.

a) Said Shri Krishna Sakharam Shetye became entitled to the above described landed property as owner in possession thereof by virtue of Deed of Sale dated 21/12/2023 duly registered before the Office of Sub-Registrar of Ponda under No. PON-1-4-2024 in Book 1 on 01/01/2024. Said title deed is duly registered in compliance with the provisions of The Indian Registration Act and upon payment of requisite stamp duty under the provisions of The Indian Stamp Act, as applicable to the State of Goa.



b) From search and documents enumerated herein above, it is found that one Mr. Caji Mamod Issac and . Caji Mamod Cadirsab were the owners in possession the bigger property known as "Mussabhat" or "Bosubhat" denominated in the new survey records as "Musa Bhat" or "Bhuso Bhat" situated at Ponda Village (erstwhile falling within the limits of Village Queula), presently within the limits of Ponda Municipal Council, bearing Survey No. 12/1 and 13/1 of Village Ponda, said bigger property being described in the Land Registration Office of Ilhas under No. 6346 (with the exclusion of its part dis-annexed and described separately at No. 11817) and enrolled in the Taluka Revenue Office under Matriz No. 422 and as per boundaries mentioned in said description entry being bounded on the east by nalla, on the west by top of the hill, on the north by fence and ditch of muguem and on the south by ditch and fence of the property of Venacio Xavier da Silva.

c) Said bigger property was divided into various lots (plots) of which Lote No. 25 and Lote No. 26 came to be owned by one Shri Surendra Putu Naique @ Khandekar, having purchased the same from its said erstwhile owners said Mr. Caji Mamod Issac and Mr. Caji Mamod Cadirsab, in terms of Deed of Sale dated 29/07/1964, drawn by Notary of Comaraca of Salcete, Bar at Law, Barreto Xavier in Book No. 854 at pages 41 overleaf onwards.

d) Upon purchase made as above, said Lote No. 25 and 26 as one unit came to be described in the Land Registration Office under No. 22309 at pages 87 reverse of Book B 69 with denomination "Mossu Batta" or "Bossu Batta" with area admeasuring as 4270.25 sq. mtrs. (but actually admeasuring 4195 sq. mtrs. at loco) and was inscribed in the name of said Shri Surendra Putu Naique @ Khandekar under Inscription No. 27179 at pages 128 of Book Book G-40 in the Land Registration Office of Ilhas.



e) Subsequently, said Shri Surendra Putu Naique @ Khandekar expired on 21/12/1977 leaving behind his widow and moiety holder Smt. Sujata Khandekar and three children viz. Miss Sarika Surendra Khandekar, Miss Latika Surendra Khandekar and Shri Ashutosh Surendra Khandekar as his sole and universal heirs.

f) Upon demise of said Shri Surendra Putu Naique @ Khandekar, an Inventory Proceeding came to be instituted by his widow said Smt. Sujata Khandekar before Civil Judge Senior Division, Ponda being Inventory Proceeding No. 1/1995, wherein said landed property bearing Survey No. 13/1-E of Village Ponda was described under Item No. 4 in the List of Assets filed therein and vide Final Order dated 8/1/1996 passed in the said Inventory Proceedings, the allotment made on 04/01/1996 was confirmed, whereby the said landed property with structure existing therein along with other properties as mentioned in the Chart of Allotment were allotted to said Shri Ashutosh Surendra Khandekar.

g) Upon scrutiny of survey documents it is apparent that on account of construction of road (presently municipal road) passing from Ponda bus stand to Tisk- Ponda via Ward Khadpabandh in north-south direction, in the new survey of Village Ponda, said Lote No. 26 came to be bifurcated then into two parts i.e. eastern part surveyed under No. 12/1 of Village Ponda admeasuring about 1227 sq. mtrs. (presently bearing Survey No. 12/1-E of Village Ponda) and western part being remaining portion of Lote No. 26, said Lote No. 25 and western part of Lote No. 26 being both constituting said landed property presently surveyed under No. 13/1-E of Village Ponda.

h) Being entitled to said landed property, said Shri Ashutosh Surendra Khandekar got the said landed property duly partitioned in terms of Order dated 24/7/2023 passed by Inspector of Survey & Land Records (ISLR), Ponda, Goa, in



Partition Proceedings No. ISLR/PART/PON/ 545/2022 and consequently said Lote No. 25 and western part of Lote No. 26 earlier surveyed under No. 13/1 of Village Ponda i.e. said landed property came to be denoted as a distinct survey holding bearing Survey No. 13/1-E of Village Ponda and the same came to be duly mutated in the name of said Shri Ashutosh Surendra Khandekar.

i) In terms of Deed of Sale dated 21/12/2023 duly registered before the Office of Sub-Registrar of Ponda under No. PON-1-4-2024 in Book 1 on 01/01/2024, said Shri Ashutosh Surendra Khandekar alongwith his wife Smt. Manasvi Ashutosh Khandekar sold said landed property bearing Survey No. 13/1-E of Village Ponda to the present owner said Shri Krishna Sakharam Shetye.

Survey Form I & XIV in respect of the said landed property bearing Survey No. 13/1-E of Village Ponda placed before me indicate that the name of said Shri Krishna Sakharam Shetye has been duly mutated in the survey records supporting the title of said Shri Krishna Sakharam Shetye to the said landed property.

j) Being owner of the said landed property bearing Survey No. 13/1-E of Village Ponda, said Shri Krishna Sakharam Shetye obtained Conversion Sanad bearing No. CAD3PON04-24-32/488 dated 14/08/2022, Sanad dated 14/11/2024 bearing No. CAD3PON08-24-57/725 and another Sanad dated 22/11/2024 bearing No. CAD3PON08-24-63/732 issued by Additional Collector-III, Ponda, Goa, for utilizing said landed property for residential purpose.

k) Subsequently, the present owner of said landed property said Shri Krishna Sakharam Shetye obtained Development Permission from the South Goa Planning & Development Authority, Margao, in terms of Letter under No. SGPDA/P/3363/200/24-25 dated 17/12/2024 for undertaking proposed construction of residential and commercial project in the said landed property and



has also obtained Construction Licence bearing No. CONSTLIC/PONDA/2024-2025/4 dated 27/02/2025 from Ponda Municipal Council.

1) Said Shri Krishna Sakharam Shetye having already applied for clearance from the Directorate of Health Services, Government of Goa for the proposed construction project in the said landed property, same came to be granted in terms of NOC bearing No. DHS/2024/DHS0901/O0052/149 dated 20/12/2024 issued by Health Officer, Primary Health Centre, Ponda, Goa.

So also, clearance from the Electricity Department, Government of Goa for the proposed construction project in the said landed property has been obtained in terms of NOC bearing No. AE/I/O&M/T-31//2024-25/2984 dated 18/12/2024 issued by Asst. Engineer, SD I, Div X, Ponda, Goa.

In the light of the documents discussed herein above, the title of said Shri Krishna Sakharam Shetye in respect of said landed property bearing Survey No. 13/1-E of Village Ponda, forming subject matter of this title report, in my opinion, is clear, legal and marketable and no encumbrances are attached thereto as found upon search made in the Office of Registration.

As such, said Shri Krishna Sakharam Shetye is legally entitled to undertake proposed construction of building project comprising residential and commercial premises in the said landed property forming subject matter of present title report.

Certificate of Examination.

On the basis of search made by me in the Office of Sub-Registrar with respect to the documents mentioned hereinabove placed before me, I hereby certify I have examined aforementioned documents in every detail for giving present title report & opinion and I do not see any problem in the transaction and acts performed under the said documents.



Certificate of title and possession.

In the circumstances narrated above, I certify that said Shri Krishna Sakharam Shetye being owner in possession of the said landed property described herein above, having clear, legal and marketable title thereto, further having obtained all requisite approvals, permissions, NOC's and Licences from competent Departments/Authorities of the Government of Goa, has made improvements to the said landed property for putting same for development by way of proposed construction of building project therein and there shall be nothing prejudicial to the title of the prospective purchasers of the constructed premises proposed to be constructed in the building project in said landed property bearing Survey No. 13/1-E of Village Ponda.



Vivek V. S. Mauzekar
Advocate