

MISS.SHIDDHI T. PARAB
B.COM.LL.B.
ADVOCATE

OFFICE/RESIDENCE:-

House no. 318, Shirodwadi,
Mulgao, Bicholim-Goa.

Phone no: 7507652600

Date:-17/04/2023

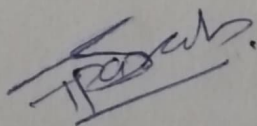
To,

Mr. Pavankumar Ashok Tahashildar
r/o. H. no. 6/40/A, Vrundavan,
Sawalwada, Pernem-Goa.

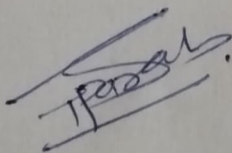
Sub : Title Report.

Sir,

The following documents pertaining to the property admeasuring an area of 958 square meters forming part and parcel of the property known as **"GHARBHATLE CHANDELAR"** bearing Survey No. 19/6-A of Village Pernem, Pernem Taluka, Pernem-Goa, within the limits of Pernem Municipal Council, Sub District of Pernem, North Goa district, State of Goa and which is described in the Land Registration Office of Bardez at Mapusa under No. 24845 at page 24 of Book of Pernem under Matriz no. 1704 are submitted for my scrutiny:-



- 1). The copy of Deed of Sale under serial no. 125/1989 dated 08/09/1989 duly executed before Sub-Registrar cum Civil Registrar and Notary Ex- officio of Pernem Taluka, Pernem-Goa under Registration under No. 144 of Book I, Volume No. XII dated 27/09/1989.
- 2). The copy of Inventory Proceeding No. 33/2018/A along with order dated 08/05/2018.
- 3). The copy of Deed of Sale dated 04/10/2018 duly executed before Sub-Registrar cum Civil Registrar and Notary Ex- officio of Pernem Taluka, Pernem-Goa under Registration under No. PNM-BK1-00001-2019 of Book-1 Document, CD number PNMD15 dated 12/02/2019.
- 4). The original Form I and XIV of survey no. 19/6-A of village Pernem, Pernem- Goa.
- 5). The Copy of the Sanad issued by The Collector North Goa under no. RB/CNV/PER/AC-I/06/2020/1506 dated 08/06/2021.

A handwritten signature in blue ink, appearing to be 'J. Peres', is written over a horizontal line.

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6) Copy of Technical Clearance order issued by Dy. Town Planner, Town and Country Planning Department Pernem -Goa, under ref. No. DA/2579/PER/TCP/2021/1356 dated 12/01/2021.

7). Copy of the Construction License issued by The Pernem Municipal Council under Licence No. CONSTLIC/PERNEM/2022-2023/3 dated 22/09/2022.

8). The original of Nil Encumbrance Certificate dated 13th February 2023 issued by the Sub Registrar of Pernem Taluka from 04th October 2018 to 09th February 2023.

SCHEDULE OF PROPERTY

All that Property admeasuring an area of 958 square meters forming part and parcel of the property known as **“GHARBHATLE CHANDELAR”** bearing Survey No. 19/6-A of Village Pernem, Pernem Taluka, Pernem-Goa, within the limits of Pernem Municipal Council, Sub District of Pernem, North Goa district, State of Goa and



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which is described in the Land Registration Office of Bardez at Mapusa under No. 24845 at page 24 of Book B-64, and enrolled in the Land Revenue Office of Pernem under Matriz no. 1704 and is bounded as under:-

ON THE EAST : By existing road and survey no. 19 sub division no. 10,

ON THE WEST : By existing 4.50 wide P.W.D. road and survey no. 19 sub division no. 6,

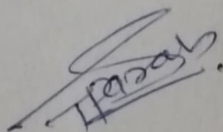
ON THE NORTH : By Survey no. 19 sub division no. 5,

ON THE SOUTH : By major district road-16, Pernem to Malpe.

SEARCH REPORT

Upon verifying and scrutinizing the document referred above. I hereby observed as under:-

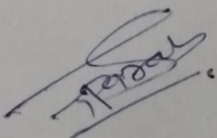
It seen that the all that plot A admeasuring an area of 958 square meters forming part and parcel of the



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property known as of the property known as
"GHARBHATLE CHANDELAR" which is surveyed under
Survey No. 19/6 and southern part of survey no. 19/5 of
Village Pernem, Pernem Taluka, Pernem-Goa, within the
limits of Pernem Municipal Council, Sub District of
Pernem, North Goa district, State of Goa and which is
described in the Land Registration Office of Bardez at
Mapusa under No. 24845 at page 24 of Book B-64, and
enrolled in the Land Revenue Office of Pernem under
Matriz no. 1704 was belonged to the Shri. Raghunath
Yeshwant Nadkarni, Smt. Jankibai Raghunath
Nadkarni, Smt. Pramila Prabhakar Gawandi, Shri.
Gangadhar Gawandi, Smt. Sulochana Gangadhar
Gawandi, Shri. Surendranth Shripad Sinai Dessai, Smt.
Rajlaxmi Surendranth Sinai Dessai, Smt. Shrivallabha
Shripad Sinai Dessai, Shri. Narahari Shripad Sinai
Dessai.

It is seen that by virtue of Deed of Sale under serial no.
125/1989 dated 08/09/1989 duly executed before Sub-



Registrar cum Civil Registrar and Notary Ex- officio of Pernem Taluka, Pernem-Goa under Registration under No. 144 of Book I, Volume No. XII dated 27/09/1989, Shri. Raghunath Yeshwant Nadkarni, Smt. Jankibai Raghunath Nadkarni, Smt. Pramila Prabhakar Gawandi, Shri. Gangadhar Gawandi, Smt. Sulochana Gangadhar Gawandi, Shri. Surendranth Shripad Sinai Dessai, Smt. Rajlaxmi Surendranth Sinai Dessai, Smt. Shrivallabha Shripad Sinai Dessai, Shri. Narahari Shripad Sinai Dessai sold the said plot A to Shri. Ramji Shamba Naik alias Ramji Xamba Naique alias Ramgi Shamba Naik and his wife Smt. Alka Ramji Naik alias Alca alias Salgaocar EP Naik, Alca alias Alka Ramgi Naik alias Aca Ramji Naique.

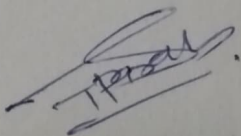
It is seen that said Shri. Ramji Shamba Naik alias Ramji Xamba Naique alias Ramgi Shamba Naik and his wife Smt. Alka Ramji Naik alias Alca alias Salgaocar EP Naik, Alca alias Alka Ramgi Naik alias Aca Ramji Naique after

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purchase of the said plot A carried out process of mutation and got their names recorded in the Occupant Column of Form I and XIV of Survey No. 19/6 so also partition the said plot A admeasuring an area of 958 square meters and got separate survey number i.e. 19/6-A of Village Pernem, Pernem Taluka, Pernem-Goa.

It seen that Shri. Ramji Shamba Naik alias Ramji Xamba Naique alias Ramgi Shamba Naik and his wife Smt. Alka Ramji Naik alias Alca alias Salgaocar EP Naik, Alca alias Alka Ramgi Naik alias Aca Ramji Naique and three children Mr. Brithin Ramji Naik, Mr. Shamba Ramji Naik and Miss. Linda Ramji Naik being the legitimate children.

It seen that upon the death of Shri. Ramji Shamba Naik alias Ramji Xamba Naique alias Ramgi Shamba Naik an inventory proceedings came to be initiated by his wife Smt. Alka Ramji Naik alias Alca alias Salgaocar EP Naik, Alca alias Alka Ramgi Naik alias Aca Ramji Naique before

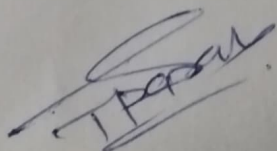


The Civil Judge Senior Division at Mapusa which is registered under No. 33/2018/B.

It seen that the said property is listed in the list of assets at item no. 1 in the Inventory Proceeding No. 33/2018/B.

It is seen that by final Chart of allotment and final order dated 08/05/2018 The Civil Judge Senior Division at Mapusa allotted the said property to wife Smt. Alka Ramji Naik alias Alca alias Salgaocar EP Naik, Alca alias Alka Ramgi Naik alias Aca Ramji Naique, Mr. Brithin Ramji Naik, Mr. Shamba Ramji Naik and Miss. Linda Ramji Naik as per their shares.

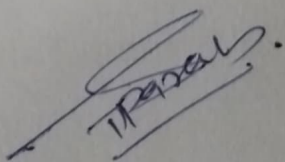
It is seen that by virtue of Deed of sale dated 04/10/2018 duly executed before Sub-Registrar of Pernem Taluka, Pernem-Goa under Registration No. PNM-BK1-00001-2019, Book-1 Document CD Number PNMD15 dated 12/02/2019 Smt. Alka Ramji Naik alias



Alca alias Salgaocar EP Naik, Alca alias Alka Ramgi Naik alias Aca Ramji Naique, Mr. Brithin Ramji Naik, Mr. Shamba Ramji Naik and Miss. Linda Ramji Naik sold the property bearing Survey No. 19/6-A of Village Pernem, Pernem Taluka, Pernem-Goa to Mr. Pavankumar Ashok Tahashildar.

It is seen that Mr. Pavankumar Ashok Tahashildar carried out mutation with respect to the said property admeasuring 958 square meters and got recorded his name in the occupant column of Survey No. 19/6-A of Village Pernem, Pernem Taluka, Pernem-Goa.

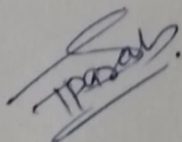
It is seen that Mr. Pavankumar Ashok Tahashildar converted the said property for non agricultural use and obtained the Sanad from the office of The Collector North Goa under No. RB/CNV/PER/AC-I/06/2020/1506 dated 08/06/2021.



It is seen that Mr. Pavankumar Ashok Tahashildar had granted Technical Clearance order issued by Dy. Town Planner, Town and Country Planning Department Pernem-Goa, under ref. No. DA/2579/PER/TCP/2021/1356 dated 12/01/2021 for carrying out the construction of Commercial building and compound wall.

It is seen that Mr. Pavankumar Ashok Tahashildar in order to carry out development and construction on the said property got plans for construction duly approved by the concerned authorities and obtained construction License from The Pernem Municipal Council under Licence No. CONSTLIC/PERNEM/2022-2023/3 dated 22/09/2022 for construction of Commercial Building and compound wall.

It is seen that the said Mr. Pavankumar Ashok Tahashildar has obtained certificate of Nil Encumbrance from the office of Sub-Registrar of Pernem Taluka dated

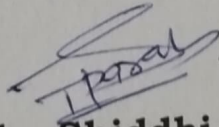
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13/02/2023 from 04th October 2018 to 09th February 2023 which it is seen that the said property is not encumbered with person/Bank/financial Institution etc.

LEGAL OPINION

From above discussion it is hereby opine that all that Property admeasuring an area of 958 square meters forming part and parcel of the property known as **“GHARBHATLE CHANDELAR”** bearing Survey No. 19/6-A of Village Pernem, Pernem Taluka, Pernem-Goa, within the limits of Pernem Municipal Council, Sub District of Pernem, North-Goa district, State of Goa and which is described in the Land Registration Office of Bardez at Mapusa under No. 24845 at page 24 of Book B-64, and enrolled in the Land Revenue Office of Pernem under Matriz no. 1704 has got clear and marketable title.


Adv. Shiddhi T. Parab
(Advocate)