

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

**LAW CONSULTANTS & ADVOCATES**

GROUND FLOOR, TENDULKAR BLDG.  
BEHIND CHODANKAR INDUSTRIES, MARKET RD.  
SHANTINAGAR, PONDA, GOA, 403401, (M): 9422446492.  
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DATE: 30/06/2022

**SEARCH REPORT & LEGAL OPINION**

**1. OPINION SOUGHT BY:**

**M/S. ARJUN ACROPOLIS L.L.P.,**  
**a Limited Liability Partnership L.L.P,**  
having its office at H.No.8,  
Parijat Housing Society,  
Khandpabandh, Ponda Goa.

**2. DESCRIPTION OF THE PROPERTY:**

a) All that plot or piece of land being **plot No.2** admeasuring 300sq.mts, and bounded as under:

East : by plot No.3,  
West : by plot of land occupied by existing primary school,  
North : by plot bearing survey No.3/9,  
South : by 6 metres wide road.

AND forming a distinct and disannexed entity and forms part of property known as "CHICHBHAT" or "CHIMCHE BHAT" comprising of two additions first of which is enrolled under Matriz No.614 and second under Matriz No.615 in Taluka revenue office of Ponda and not described in the Land Registration Office and surveyed in the Land survey conducted under provisions of the Goa Land Revenue Code 1968 as a whole under No.3/7 of village Borim, Taluka Ponda Goa.



b) All that plot or piece of land being **plot No.3** admeasuring 340sq.mts, and bounded as under:

East : by plot No.4,

West : by plot No.2,

North : partly by land bearing survey no.3/9 and partly by land under survey no.3/11,

South : by 6 metres wide road.

AND forming a distinct and disannexed entity and forms part of property known as "CHICHBHAT" or "CHIMCHE BHAT" comprising of two additions first of which is enrolled under Matriz No.614 and second under Matriz No.615 in Taluka revenue office of Ponda and not described in the Land Registration Office and surveyed in the Land survey conducted under provisions of the Goa Land Revenue Code 1968 as a whole under No.3/7 of village Borim, Taluka Ponda Goa.

c) All that plot or piece of land being **plot No.5** admeasuring 875sq.mts, and bounded as under:

East : by 8.00mts wide road,

West : by plot B of same property,

North : by land under new survey no.3/11 an partly be balance portion of land adjoining internal road,

South : by 6.00 mts vide road internal road.

AND forming a distinct and disannexed entity and forms part of property known as "CHICHBHAT" or "CHIMCHE BHAT" comprising of two additions first of which is enrolled under Matriz No.614 and second under Matriz No.615 in Taluka revenue office of Ponda and not described in the Land Registration Office and surveyed in the Land survey conducted under provisions of the Goa Land Revenue Code 1968 as a whole under No.3/7 of village Borim, Taluka Ponda Goa.





d) All that plot or piece of land being **plot No.6** admeasuring 375sq.mts, and bounded as under:

East : by subdivided plot no.7 and partly by road,

West : by internal road,

North : by land under new survey no.3/13 of village Borim,  
Ponda,

South : by 6.00 mts vide road.

AND forming a distinct and disannexed entity and forms part of property known as "CHICHBHAT" or "CHIMCHE BHAT" comprising of two additions first of which is enrolled under Matriz No.614 and second under Matriz No.615 in Taluka revenue office of Ponda and not described in the Land Registration Office and surveyed in the Land survey conducted under provisions of the Goa Land Revenue Code 1968 as a whole under No.3/7 of village Borim, Taluka Ponda Goa.

e) All that plot or piece of land being **plot No.7** admeasuring 410sq.mts, and bounded as under:

East : by partly by plot No.8 and partly by road,

West : by plot No.6,

North : by plot bearing survey No.3/13,

South : by 6 meters wide road.

AND forming a distinct and disannexed entity and forms part of property known as "CHICHBHAT" or "CHIMCHE BHAT" comprising of two additions first of which is enrolled under Matriz No.614 and second under Matriz No.615 in Taluka revenue office of Ponda and not described in the Land Registration Office and surveyed in the Land survey conducted under provisions of the Goa Land Revenue Code 1968 as a whole under No.3/7 of village Borim, Taluka Ponda Goa.



f) All that plot or piece of land being **plot No.8** admeasuring 275sq.mts, and bounded as under:

East : by Nallah,  
 West : by plot No.7,  
 North : by land under survey No.3/13,  
 South : by internal road.

AND forming a distinct and disannexed entity and forms part of property known as "CHICHBHAT" or "CHIMCHE BHAT" comprising of two additions first of which is enrolled under Matriz No.614 and second under Matriz No.615 in Taluka revenue office of Ponda and not described in the Land Registration Office and surveyed in the Land survey conducted under provisions of the Goa Land Revenue Code 1968 as a whole under No.3/7 of village Borim, Taluka Ponda Goa.

g) All that plot or piece of land being **plot No.12** admeasuring 310sq.mts, and bounded as under:

East : by plot No.14,  
 West : by plot No.10,  
 North : by plot No.11,  
 South : by 8.00mts wide road.

AND forming a distinct and disannexed entity and forms part of property known as "CHICHBHAT" or "CHIMCHE BHAT" comprising of two additions first of which is enrolled under Matriz No.614 and second under Matriz No.615 in Taluka revenue office of Ponda and not described in the Land Registration Office and surveyed in the Land survey conducted under provisions of the Goa Land Revenue Code 1968 as a whole under No.3/7 of village Borim, Taluka Ponda Goa.





**h)** All that plot or piece of land being **plot No.16** admeasuring 282sq.mts, and bounded as under:

East : by plot No.18,  
West : by plot No.14,  
North : by plot No.15,  
South : by 8.00mts. wide road.

AND forming a distinct and disannexed entity and forms part of property known as "CHICHBHAT" or "CHIMCHE BHAT" comprising of two additions first of which is enrolled under Matriz No.614 and second under Matriz No.615 in Taluka revenue office of Ponda and not described in the Land Registration Office and surveyed in the Land survey conducted under provisions of the Goa Land Revenue Code 1968 as a whole under No.3/7 of village Borim, Taluka Ponda Goa.

**i)** All that plot or piece of land being **plot No.20** admeasuring 260sq.mts, and bounded as under:

East : by plot No.22,  
West : by plot No.18,  
North : by plot No.19,  
South : by 8.00mts wide road.

AND forming a distinct and disannexed entity and forms part of property known as "CHICHBHAT" or "CHIMCHE BHAT" comprising of two additions first of which is enrolled under Matriz No.614 and second under Matriz No.615 in Taluka revenue office of Ponda and not described in the Land Registration Office and surveyed in the Land survey conducted under provisions of the Goa Land Revenue Code 1968 as a whole under No.3/7 of village Borim, Taluka Ponda Goa.



j) All that plot or piece of land being **plot No.22** admeasuring 285sq.mts, and bounded as under:

East : by 8.00mts wide road,

West : by plot No.22,

North : by plot No.21,

South : by 8.00mts wide road.

AND forming a distinct and disannexed entity and forms part of property known as "CHICHBHAT" or "CHIMCHE BHAT" comprising of two additions first of which is enrolled under Matriz No.614 and second under Matriz No.615 in Taluka revenue office of Ponda and not described in the Land Registration Office and surveyed in the Land survey conducted under provisions of the Goa Land Revenue Code 1968 as a whole under No.3/7 of village Borim, Taluka Ponda Goa.

k) All that plot or piece of land being **plot No.23** admeasuring 365sq.mts, and bounded as under:

East : by plot No.24,

West : by 8.00mts wide road,

North : by 8.00mts wide road,

South : by plot No.25.

AND forming a distinct and disannexed entity and forms part of property known as "CHICHBHAT" or "CHIMCHE BHAT" comprising of two additions first of which is enrolled under Matriz No.614 and second under Matriz No.615 in Taluka revenue office of Ponda and not described in the Land Registration Office and surveyed in the Land survey conducted under provisions of the Goa Land Revenue Code 1968 as a whole under No.3/7 of village Borim, Taluka Ponda Goa.



l) All that plot or piece of land being **plot No.24** admeasuring 345sq.mts, and bounded as under:

East : by Nallah,  
 West : by plot No.23,  
 North : by 8.00mts wide road,  
 South : by plot No.25.

AND forming a distinct and disannexed entity and forms part of property known as "CHICHBHAT" or "CHIMCHE BHAT" comprising of two additions first of which is enrolled under Matriz No.614 and second under Matriz No.615 in Taluka revenue office of Ponda and not described in the Land Registration Office and surveyed in the Land survey conducted under provisions of the Goa Land Revenue Code 1968 as a whole under No.3/7 of village Borim, Taluka Ponda Goa.

m) All that plot or piece of land being **plot No.25** admeasuring 445sq.mts, and bounded as under:

East : by Nallah,  
 West : by 8.00mts wide road,  
 North : by plots nos.23 and 24,  
 South : by Nallah.

AND forming a distinct and disannexed entity and forms part of property known as "CHICHBHAT" or "CHIMCHE BHAT" comprising of two additions first of which is enrolled under Matriz No.614 and second under Matriz No.615 in Taluka revenue office of Ponda and not described in the Land Registration Office and surveyed in the Land survey conducted under provisions of the Goa Land Revenue Code 1968 as a whole under No.3/7 of village Borim, Taluka Ponda Goa.





n) All that plot or piece of land being **plot No.28** admeasuring 338sq.mts, and bounded as under:

- East : by plot No.27,  
 West : by plot No.29,  
 North : by 8.00mts wide road,  
 South : by open space.

AND forming a distinct and disannexed entity and forms part of property known as "CHICHBHAT" or "CHIMCHE BHAT" comprising of two additions first of which is enrolled under Matriz No.614 and second under Matriz No.615 in Taluka revenue office of Ponda and not described in the Land Registration Office and surveyed in the Land survey conducted under provisions of the Goa Land Revenue Code 1968 as a whole under No.3/7 of village Borim, Taluka Ponda Goa.

**3. DOCUMENTS INSPECTED:**

- (i) Land Registration Certificates.  
 (ii) Matriz Certificate.  
 (iii) Survey Index.  
 (iv) Final order dated 25<sup>th</sup> August 1953.  
 (v) Deed of sale, dated 20/07/2000.  
 (vi) Sanad NO.6/23/99-CONV/638 dated 18/3/2000.  
 (vii) Final NOC No.VPB/52/2001-2002 dated 10/04/2001.  
 (vii) Deed of Retirement dated 17/9/2002  
 (viii) Deed of Dissolution, dated 03/06/2005  
 (ix) Sub Division Approval No.  
 TPP/576/Borim/317/Plot-28/2022/129, dated 19/1/2022.  
 (x) Sale deed dated 25.02.2022, Plot No.2.  
 (xi) Sale deed dated 25.02.2022, Plot No.3.  
 (xii) Sale deed dated 25.02.2022, Plot No.5.  
 (xiii) Sale deed dated 25.02.2022, Plot No.6.  
 (xiv) Sale deed dated 25.02.2022, Plot No.7.  
 (xv) Sale deed dated 25.02.2022, Plot No.8.



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- (xvi) Sale deed dated 25.02.2022, Plot No.12.
- (xvii) Sale deed dated 25.02.2022, Plot No.16.
- (xviii) Sale deed dated 25.02.2022, Plot No.20.
- (xix) Sale deed dated 25.02.2022, Plot No.22.
- (xx) Sale deed dated 25.02.2022, Plot No.23.
- (xxi) Sale deed dated 25.02.2022, Plot No.24.
- (xxii) Sale deed dated 25.02.2022, Plot No.25.
- (xxiii) Sale deed dated 25.02.2022, Plot No.28.

#### **4. OFFICE SEARCHED:**

Office of Sub Registrar Ponda

#### **5. SEARCH REPORT:**

- i)** There exists at village Borim of Taluka Ponda a landed agricultural property known as "CHICHBHAT" or "CHIMCHE BHAT" comprising of two additions first of which is enrolled under Matríz number 614 and second under Matríz number 615 in Taluka Revenue Office of Ponda and not described in the Land Registration Office and surveyed in the Land survey conducted under the provisions of the Goa, Daman and Diu Land Revenue Code 1968 as a whole under No.3/7 of Borim and bounded on the East : by Rain water Nallah, West : by rain water Nallah, North : by road leading from Borim to Sidhanath and partly by land under new survey nos.3/8, 9, 11, 12 and 13 and South : by Lake.
- ii)** Said property originally belonged to Family society of Sawkars of Borim (Sociedade Familiar de casa dos Saucars de Borim).
- iii)** In terms of final order, dated 25<sup>th</sup> August 1953 passed in Inventario orranologico, carried out in the Court of Civil Judge Senior Division Panaji, then Court of Juizo de Direito da comarca das Ilhas de Goa, the said family society was dissolved.



- iv)** In the aforesaid Inventory proceedings said property was described under item No.58.
- v)** In terms of said final order dated 25/8/53 the said property was allotted to Ramchandra Raghunath Porobo, Vamona Raghunath Porobo and Narayan Yeshwant Porob.
- vi)** Said Ramchandra expired and was survived by Smt. Subhadrabai Ramchandra Prabhu Sawkar, Dr. Raghunath Ramchandra Prabhu Sawkar married to Smt. Sudha Raghunath Prabhu Sawkar, Shri. Harshad Ramchandra Prabhu Sawkar married to Smt. Rekha Harshad Prabhu Sawkar. Said Vamon expired and was survived by Dr. Gopinath Waman Prabhu Sawkar and said Narayan was survived by his widow Smt. Laxmibai and sons Shri. Yeshwant Narayan Prabhu Sawkar alias Yeshwant Narayan Porobo Sawkar married to Smt. Yeshodabai Yeshwant Prabhu, Shri. Subhash Narayan Prabhu Sawkar married to Smt. Sukanti Subhash Prabhu Sawkar.
- vii)** In the survey records of the said land, which is surveyed under no.3/7 of village Borim, Ponda, said Dr. Gopinath, Yeshwant, Subhash and Raghunath and Smt. Laxmibai, widow of late Narayan was shown as occupants.
- viii)** By Deed of sale, dated 20/07/2000, duly registered in the office of the Sub-Registrar of Ponda under Reg. No.1033 at pages 76 to 100 of Book I volume No.503, the aforesaid owners of the said property sold and conveyed to M/s. Sidhadurga Developers a partnership firm a distinct portion of the said property admeasuring an area of 20665 sq.mts, which portion is hereinafter referred to THE SAID PORTION.
- ix)** The said portion of 20665sq.mts is converted to Non-Agricultural use vide Sanad NO.6/23/99-CONV/638 dated 18/3/2000.





- x) Said M/s. Sidhadurga Developers sub-divided the said portion into smaller plots, which sub-division is approved by the village Panchayat office of Borim vide final NOC No.VPB/52/2001-2002 dated 10/04/2001.
- xi) Said firm M/S. Sidhadurga Developers was initially a partnership firm of Shri. Jagdish Jog, Smt. Vibha Paidarkar and Shri. Pradip Anant Sawant.
- xii) By Deed of Retirement dated 17/9/2002, Smt. Vibha Paidarkar retired from the said Partnership firm thereby leaving said Shri. Jagdish Jog and Shri. Pradip Anant Sawant as the partners.
- xiii) By another Deed of Dissolution, dated 03/06/2005 said Shri. Pradip Anant Sawant retired from the said partnership firm and consequently said Shri. Jagdish Jog continued the said firm as its Proprietor.
- xiv) For the purpose of obtaining said licence the vendors have been granted NOC by the office of Town & Country Planning Department bearing No.TPP/576/Borim/317/Plot-28/2022/129, dated 19/1/2022.
- xv) Sale deed, dated 25/02/2022 and registered in the office of sub registrar Ponda under no.PON-1-385-2022, on 15/03/2022, said Shri. Jagadish Raghunath Jog and his wife Smt. Rajashree Jagadish Jog sold and conveyed to M/S. Arjun Acropolis L.L.P., a Limited Liability Partnership L.L.P., **Plot No.2.**
- xvi) Sale deed, dated 25/02/2022 and registered in the office of sub registrar Ponda under no.PON-1-384-2022, on 15/03/2022, said Shri. Jagadish Raghunath Jog and his wife Smt. Rajashree Jagadish Jog sold and conveyed to M/S. Arjun Acropolis L.L.P., a Limited Liability Partnership L.L.P., **Plot No.3.**



- xvii)** Sale deed, dated 25/02/2022 and registered in the office of sub registrar Ponda under no.PON-1-549-2022, on 07/04/2022, said Shri. Jagadish Raghunath Jog and his wife Smt. Rajashree Jagadish Jog sold and conveyed to M/S. Arjun Acropolis L.L.P., a Limited Liability Partnership L.L.P., **Plot No.5.**
- xviii)** Sale deed, dated 25/02/2022 and registered in the office of sub registrar Ponda under no.PON-1-383-2022, on 15/03/2022, said Shri. Jagadish Raghunath Jog and his wife Smt. Rajashree Jagadish Jog sold and conveyed to M/S. Arjun Acropolis L.L.P., a Limited Liability Partnership L.L.P., **Plot No.6.**
- xix)** Sale deed, dated 25/02/2022 and registered in the office of sub registrar Ponda under no.PON-1-382-2022, on 15/03/2022, said Shri. Jagadish Raghunath Jog and his wife Smt. Rajashree Jagadish Jog sold and conveyed to M/S. Arjun Acropolis L.L.P., a Limited Liability Partnership L.L.P., **Plot No.7.**
- xx)** Sale deed, dated 25/02/2022 and registered in the office of sub registrar Ponda under no.PON-1-392-2022, on 16/03/2022, said Shri. Jagadish Raghunath Jog and his wife Smt. Rajashree Jagadish Jog sold and conveyed to M/S. Arjun Acropolis L.L.P., a Limited Liability Partnership L.L.P., **Plot No.8.**
- xxi)** Sale deed, dated 25/02/2022 and registered in the office of sub registrar Ponda under no.PON-1-551-2022, on 07/04/2022, said Shri. Jagadish Raghunath Jog and his wife Smt. Rajashree Jagadish Jog sold and conveyed to M/S. Arjun Acropolis L.L.P., a Limited Liability Partnership L.L.P., **Plot No.12.**
- xxii)** Sale deed, dated 25/02/2022 and registered in the office of sub registrar Ponda under no.PON-1-550-2022, on 07/04/2022, said Shri. Jagadish Raghunath Jog and his





wife Smt. Rajashree Jagadish Jog sold and conveyed to M/S. Arjun Acropolis L.L.P., a Limited Liability Partnership L.L.P.,  
**Plot No.16.**

**xxiii)** Sale deed, dated 25/02/2022 and registered in the office of sub registrar Ponda under no.PON-1-396-2022, on 16/03/2022, said Shri. Jagadish Raghunath Jog and his wife Smt. Rajashree Jagadish Jog sold and conveyed to M/S. Arjun Acropolis L.L.P., a Limited Liability Partnership L.L.P.,  
**Plot No.20.**

**xxiv)** Sale deed, dated 25/02/2022 and registered in the office of sub registrar Ponda under no.PON-1-393-2022, on 16/03/2022, said Shri. Jagadish Raghunath Jog and his wife Smt. Rajashree Jagadish Jog sold and conveyed to M/S. Arjun Acropolis L.L.P., a Limited Liability Partnership L.L.P.,  
**Plot No.22.**

**xxv)** Sale deed, dated 25/02/2022 and registered in the office of sub registrar Ponda under no.PON-1-394-2022, on 16/03/2022, said Shri. Jagadish Raghunath Jog and his wife Smt. Rajashree Jagadish Jog sold and conveyed to M/S. Arjun Acropolis L.L.P., a Limited Liability Partnership L.L.P.,  
**Plot No.23.**

**xxvi)** Sale deed, dated 25/02/2022 and registered in the office of sub registrar Ponda under no.PON-1-395-2022, on 16/03/2022, said Shri. Jagadish Raghunath Jog and his wife Smt. Rajashree Jagadish Jog sold and conveyed to M/S. Arjun Acropolis L.L.P., a Limited Liability Partnership L.L.P.,  
**Plot No.24.**

**xxvii)** Sale deed, dated 25/02/2022 and registered in the office of sub registrar Ponda under no.PON-1-553-2022, on 07/04/2022, said Shri. Jagadish Raghunath Jog and his wife Smt. Rajashree Jagadish Jog sold and conveyed to M/S. Arjun Acropolis L.L.P., a Limited Liability Partnership L.L.P.,  
**Plot No.25.**



**xxviii)** Sale deed, dated 25/02/2022 and registered in the office of sub registrar Ponda under no.PON-1-552-2022, on 07/04/2022, said Shri. Jagadish Raghunath Jog and his wife Smt. Rajashree Jagadish Jog sold and conveyed to M/S. Arjun Acropolis L.L.P., a Limited Liability Partnership L.L.P., **Plot No.28.**

**6. OPINION:**

On perusal of above documents and in view of the trace of title as above and vide the above referred deeds at para (5) XV to XXVIII I hereby opine that **M/S. ARJUN ACROPOLIS L.L.P., a Limited Liability Partnership L.L.P.**, has a clean, clear, absolute and readily marketable title over the said plots nos.2, 3, 5, 6, 7, 8, 12, 16, 20, 22, 23, 24, 25 & 28 described above and no encumbrances are found recorded over said plots.



A handwritten signature in black ink, consisting of several loops and a long horizontal stroke.

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

