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TO WHOMSOEVER IT MAY CONCERN

SUB. SEARCH REPORT & LEGAL OPINION IN THE MATTER OF THE TITLE OF M/s TANTRA DESIGNS PVT. LTD TO PLOT BEARING SURVEY 11 SUB DIVISION NO. 49-C OF THE PROPERTY "MARANCHI UDI LOTE B SITUATED AT ISSORCIM, MORMUGAO, GOA.

I-A. DESCRIPTION OF THE ENTIRE PROPERTY "MARANCHI UDI

ALL THAT piece or parcel of land known as "MARANCHI UDI", situated at Issorcim, within the local limits of Village Panchayat of Issorcim, Taluka and Registration Sub- District of Mormugao, District of South Goa, in the State of Goa, being described in the Land Registration Office of Salcete, at Margao, under Description No. 21652, at page no. 152 of Book No. B- 55 (New Series) and inscribed in the Taluka Revenue Office of Mormugao, at Vasco-da-Gama, Goa, Matriz No. 194 and being bounded, under 46 per the Land Registration Records, as follows:-

On or towards the East: by a rivulet and the paddy field belonging to the Comunidade,

On or towards the West: by top of the hillock,

On or towards the North: by the property of Subrai Naik, and

On or towards the South: by the property Vasudeo Naik and the paddy field of Comunidade.

The said property bearing Description No. 21652 comprises of the properties earlier described under nos. 211, 7452, 8352, 1048 of the Old Series and nos. 14946 and 17372 of the New Series of the Land Registration Office of Salcete, at Margao.

1-B. DESCRIPTION OF THE SUB-DIVISION - "MARANCHI UDI LOTE B",

ALL THAT piece or parcel of land known "MARANCHI UDI LOTE B, admeasuring 1,13,200.00 sq. mts. or thereabouts, forming part of the said property "MARANCHI UDI", situated at Issorcim, Mormugao, Goa the said property "MARANCHI UDI" having been more particularly described hereinabove, the said LOTE "B" being bounded as follows:-



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On or towards the East: by B nalla, a rivulet and Survey Nos. 11/84,
10/1 and
On or towards the West: by Survey No. 16/1 and boundary Village of
the Village Chicolna,
On or towards the North: by Survey No. 20/7, and 11/1, and,
On or towards the South: by Survey Nas. 15/1 and 11/1.

I-C. DESCRIPTION OF PLOT No. B/8 OF "MARANCHI UDI LOTE-B":

ALL THAT piece or parcel of land known as Plot no. B/8 of the property "MARANCHI UDI LOTE B", admeasuring 32,000.00 sq. mts or thereabouts, situated at Issorcim, Mormugao, Goa being part of the said entire property "MARANCHI UDI" and more particularly LOTE "B" of the said entire property having been more particularly described hereinabove, the said Plot No. B/8, as an independent and distinct entity, being bounded as follows:-

On or towards the East: by a nalla and the property bearing Survey No. 10/1,
On or towards the West: by the property bearing Survey No. 11/49-A, belonging to Sagar Co-operative Housing Society Ltd.,
On or towards the South: by a water drain and property the bearing Survey No. 11/84.

II. DOCUMENTS EXAMINED

1. Certificate of Description and Inscription issued by the Land Registrar of Salcete, at Margao.
2. Deed of Partition dated 14/12/1970.
3. Index of Land in Form III issued by the Mamlatdar of Records of Rights, on 28/2/1986
4. Judgement and Order dated 21/6/1985, passed by the Awal Karkun for the Mamlatdar for Records of Rights, Margao, in the matter of Dispute Case Nos. 30, 24, 36, 27 and 21/Issorcim.
5. Plan showing property bearing Survey No. 11/49.
6. Letter dated 4/5/1988, by the Deputy Collector and Sub-Divisional Officer of Mormugao, to the Mamlatdar for Records of Rights, Margao.

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7. Form No. I and XIV from the Records of Rights in respect of the property bearing Survey No. 11/49.
8. Deed of Gratuitous Relinquishment of Rights dated 17th Oct., 1970.
9. Deed of Sale dated 5th Oct., 2006.
10. Deed of Sale dated 5th Sept., 2006.
11. Deed of Sale dated 31/3/2008 duly registered with the sub registrar of Mormugao registered at No. 1314 at pages 217 to 266 of Book I volume 875
12. Deed of Sale dated 31/3/2008 duly registered with the sub registrar of Mormugao registered at No. 1313 at pages 176 to 2016 of Book I volume 875
13. Copy of Development permission from Mormugao Planning and Development Authority under No. MPDA/11-J-4/07-08/2143 dated 24/01/2008
14. Copy of Construction Licence from the Village Panchayat of Velsao- Pale- Issocrim, under Construction License No. VP/VP/2007-2008/24, revised in terms of the Construction License No. VP/VP/2009-2010/19 dated 22/01/2010.

III. OFFICES SEARCHED

1. Land Registrar's Office of Salcete at Margao, Goa.
2. Office of the Village Panchayat of Issorcim, Goa.
3. Office of Town & Country Planning Dept.
4. Taluka Revenue Office, Vasco-da-Gama, Goa
5. Office of the Deputy Collector at Vasco-da-Gama, Goa.
6. Office of the Mormugao Planning and Development Authority, Vasco-da-Gama, Goa.
7. Sub-Registrar's Office of Mormugao at Vasco-da-Gama, Goa.

IV. SEARCH REPORT:-

1. I have carefully examined the documents mentioned in para no. II hereinabove and have also taken thorough searches in the records of various public offices mentioned at the para no. III hereinabove in respect of property "MARANCHI UDI" (hereinafter referred to as "the said property") and from the same transpires that the property was earlier belonging to one Shri Ranum Datta Naik and his wife, Smt. Mathuri Naik.

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2. The said Shri Ranum Datta Naik and his wife, Smt. Mathuri, gifted, inter alia, half of the said property to their son Vaman Raman Naik with said Shri Vaman pre-deceasing his parents, without any issues, the properties gifted to him shall revert back to the Donors.
3. In the Orphanological Inventory Proceedings instituted upon the demise of the said Ranum Datta Naik, inter alia, half of the said property was allotted to the share of the said Shri Vaman Ranum Naik, towards his share in the parental estate.
4. The said Shri Vaman Ranum Naik expired as a bachelor, without any issues.
5. In the Inventory Proceedings instituted upon the demise of the said Vaman Ranum Naik all the properties, including half of the said property, which were allotted to him in the Inventory Proceedings of his deceased father, Ranum, were allotted to his mother, the said Smt. Mathuri.
6. The said Vaman having expired a bachelor, during the lifetime of his mother, all the properties gifted to him, including half of the said property, got reverted back to his mother, the said Smt. Mathuri, on account of the said clause of reversion incorporated in the said Deed of Gift.
7. The said Smt. Mathuri Ranum Naik thus became the exclusive and absolute owner, Inter alia, of the said property on account of the said allotment in the Inventory Proceedings instituted upon the demise of her said son, Vaman, and also on account of the said reversion clause in the said Deed Of Gift.
8. The said Smt. Mathuri Ranum Naik gifted all her properties, including the said property in favour of her other son Datta Ranum Naik with reservation of usufruct during her life- time.
9. After the deme of the said Smt. Mathuri Ranum Naik the said Shri Datta Ranum Naik and his wife, Smt. Padmavatibai



became the absolute and exclusive owners of the said property,
by virtue of the said Deed of Gift.

10. The said Shri Datta Ranum Naik and his wife, Smt. Padmavatibai Datta Naik expired leaving omhind the following children as their sole and universal heirs Viz:
 1. Shri Ranum Datta Naik alias Anand Datta Naik, married to Smt. Chandramati Ranum Naik.
 2. Shri Vithal Datta Naik, married to Smt. Sharayu Vithal Naik.
 3. Shri Balaji Datta Naik then bachelor.
 4. Shri Prakash Datta Naik, then a bachelor.
 5. Smt. Ashabar Naguesh Naik Bhatkar, married to Shri Naguesh Naik Bnatkar, and,
 6. Smt. Suman Devendra Dessai, married to Shri Devendra Fondu Dessai;
11. In terms of a Deed of Gratuitous Relinquishment of Rights dated 17th Oct., 1970 the said Smt. Ashabal Naguesh Naik Bhatkar, then a widow, together with her two children viz. Shri Venkatesh and Miss Kashi, and the said Smt. Suman Devendra Desai, together with her husband, Shri Devendra Fondu Dessai, relinquished all their illiquid rights in their parental estate in favour of the remaining co-heirs.
12. The said Deed of Gratuitous Relinquishment of Rights dated 17/10/1970 stands registered in the Sub-Registrar's Office of Salcete, at Margao under Registration No. 53, at pages 60 to 64 Book No. I, Volume 4, on 26/10/1970.
13. By virtue of the said Relinquishment of Rights, the said estate left behind by the deceased Datta Ranum Naik and his wife, Smt. Padmavatibai Datta Naik, devolved upon their above named 4 sons, viz., Shri Ranum, Shri Vithal, Shri Balaji and Shri Prakash.
14. In terms of a Deed of Partition dated 14th Dec. 1970. executed between the said Snuri Ranum Datta Naik and his wife, Chandramati Ranum Naik, as Parties of Smt. the First Part, Shri Vithal Datta Naik and his wife, Smt. Sharayu Vithal Naik as the Parties of the Second Part, Shri Balaji Datta Naik, then a



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bachelor, as the Party of the Third Part and Shri Prakash Datta Naik, also then a bachelor, as the Party of the Fourth Part, the entire estate left behind by the said Shri Datta Ranum Naik and Smt. Padmavatibai Datta Naik was partitioned by metes and bounds between them.

15. In terms of the said Deed of Partition dated 14th December, 1970, Lote B admeasuring 1,13,200.00 square metres or thereabouts, corresponding to 2/3rd part the said property Maranchi Udi was allotted to the share of Shri Balaji Datta Naik and his wife, Sou. Mathurabai, and the "Lote A" of the same, corresponding to its 1/3rd part, was allotted to the share of the said Shri Anand Datta Naik and his wife.
16. The said Deed of Partition dated 14th Dec. 1970 stands registered in the Sub- Registrar's Office of Salcete, at Margao, Under Registration No. 50, at pages 297 to 309 of Book No. I, Volume 6B, on 26/2/1971.
17. During the recent land survey conducted for the purposes of Records of Rights of the Revenue Village of Issorcim, several properties including the property "Maranchi Udi" were surveyed under one single number i.e., Survey No. 11/1 and the same was recorded in the name of Church of Issorcim, as the sole Occupant thereof. Several other properties belonging to Shri Balaji Datta Naik and his wife, Sou. Mathurabai, Were also wrongly surveyed.
18. Shri Balaji Datta Naik, therefore, moved applications for resurvey before the Survey. Authorities, as also for separating from Survey No. 11/1, the said Lote - "B" of the said property, which exclusively belonged to him and his wife.
19. The said applications by Shri Balaji Datta Naik were registered as Dispute Cases.
20. Pursuant to the said dispute cases the Mamlatdar for Records of Rights at Borda, Margao, ordered resurvey of the properties concerned and the properties comprised in the Survey No. 11/1 were actually resurveyed and, as a result of the said resurvey,



the Lote "B" of the property "Maranchi Udi" was taken out of the said Survey No. 11/1 and separate Sub-division No. 49 was allotted to the same.

21. This separation of Survey No. 11/49 from Survey No. 11/1 was confirmed in terms of order passed by the Learned A. K. to Mamlatdar for Records of Rights, Margao, while disposing of the Dispute case Nos. 6 to 10 of Issorcim.
22. Even after the said resurvey, in Index of Lands in Form III, the names Shri Prakash Datta Naik and Shri John Carlos Pereira, alongwith the name of Shri Balaji Datta Naik continued as the occupants of the property bearing Survey No. 11/49. Besides, areas were also shown wrongly in the records.
23. There were similar mistakes committed in respect of other properties also and, therefore, the said Shri Balaji Datta Naik, Shri Anand Datta Naik and Shri Prakash Datta Naik moved separate applications for corrections of the records in respect of their respective properties, before the Mamlatdar for Records of Rights, Margao, the applications of Shri Balaji Datta Naik being dated 15/4/1981 and 30/5/1981. The said applications were registered as Dispute Case Nos. 30, 24, 36, 27 and 21/Issorcim.
24. As all the applications were of similar nature, all the aforesaid dispute cases were clubbed and tried together and vide Order dated 21/6/1985, passed by the concerned Awal Karkun for Mamlatdar for Records of Rights, at Margao, inter alia, the names of Shri Anand Datta Naik, Shri Prakash Datta Naik and Shri John Carlos Pereira, appearing in the Occupants' Column in the Index of Lands in Form III in respect of Survey No. 11/49, were ordered to be deleted and the areas originally mentioned in the said Index of Lands in respect of the said property bearing Survey No. 11/49 also ordered to be corrected.
25. On conclusion of all the dispute cases and appeals relating to various Survey Nos. of the Village Issorcim, the Deputy Collector and Sub-Divisional Officer Mormugao addressed a letter under 32/1/87/DYC-MOR, dated 4/5/1988, to the

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Mamlatdar for Records of Rights, at Margao, informing him that there was no appeal pending with regards to Survey Nos. 11/49, 84, 85, 86 and 89 and 11/23, 87, 88 of Village Issorcim and as such the said numbers may be promulgated.

26. In terms of a Deed of Sale dated 5th Sept., 2006 the said Shri Balaji Datta Naik and his wife, Sou. Mathurabai sold and transferred Plot No. B/8, admeasuring 32,000.00 sq. mts, of the said Lote "B" of the said property in favour of Smt. Ratna Jain, r/o. KH-146, Kavinagar, Ghaziabad, U. P.
27. The said Deed of Sale dated 5th Sept., 2006 stands registered in the Sub- Registrar's Office of Mormugao, at Vasco-da-Gama, Goa, under Registration No. 1243, at pages 1 to 34 of Book No. I, Vol. 604, an 8th Sept., 2006
28. By virtue of the said Deed of sale dated 5th:Sept., 2006, Smt. Sale Ratna Jain became the absolute and exclusive owner of the said Plot no. B/8 of the said Lote "B" of the said property.
29. In terms of a Deed of Sale dated 5th Oct., 2006 the said Smt. Ratna Jain sold and transferred a portion admeasuring 10,000.00 sq. mts. or thereabouts, of the said Plot No. B/8 of the said Lote "B" of the said property in favour of one Shri Rajeev Mangalick and his brother, Shri Devendra Kumar Mangalick, r/o. 5, Taj Road, Agra 282 001.
30. The said Deed of Sale dated 5th Oct.2006 stands registered in the Sub- Registrar's Office of Mormugao at Vasco-da- Gama, Goa, under Registration No. 1543, at pages 268 to 295 of Book No. 1, Vol. 625, on 5th Dec., 2006.
31. By virtue of the said Deed of Sale dated 5th Oct., 2006, the said Shri Rajeev Mangalick and his brother, Shri Devendra Kumar Mangelick, became the absolute and exclusive owners of the said portion admeasuring 10.000.00 sq mts. thereabouts, of the said Plot no. B/8 of the said Lote "B" of the said property.
32. By virtue of the Deed of Sale dated 31/3/2008 duly registered with the sub registrar of Mormugao registered at No. 1314 at

pages 217 to 266 of Book I volume 875 Shri Devendra Kumar Mangelick & Shri Rajeev Mangalick sold and transferred a portion admeasuring 10,000.00 mts. or thereabouts of the said Plot No. B/8 of the said Lote "B" of the said property in favour of M/s Tantra Designs Pvt. Ltd.

33. By virtue of another Deed of Sale dated 31/3/2008 duly registered with the Sub Registrar of Mormugao registered at No. 1313 at pages 176 to 216 of Book I volume 875 Smt. Ratna Jain sold and transferred a balance property admeasuring 22,000.00 mts. or thereabouts of the said Plot No. B/8 of the said Lote "B" of the said property in favour of M/s Tantra Designs Pvt. Ltd.
34. Thus by virtue of both Deed of Sales dated 31.03.2008 and 04.07.2008, said M/s Tantra Designs Pvt. Ltd., became the absolute owners in possession of the said Plot No. B/8 admeasuring 32,000 sq. mtrs. sub divided and separated as an independent Plot of the said property.
35. By Judgement and Order dated 3/5/2017 passed by the Deputy Collector/SDO Mormugao Vasco da Gama in Case No. LRC/PART/108/2015/1438 the said land being Plot No. B/8 purchased by M/s Tantra Designs Pvt. Ltd was partitioned and separated from the rest of the property bearing survey No. 11/49 of Issorcim Village by allotting new survey No. 11/49-C for an area of 28436 sq. mts and 11/49-D for an area of 3564 sq. mts as per area adjustment statement submitted by the Inspector of Surveys Land Records, Vasco da Gama, Goa. Consequently record of Rights in Form I & XIV are separately issued for survey No. 11/49-C and survey No. 11/49-D in the name of M/s Tantra Designs Pvt. Ltd as the sole occupant thereof.
36. Said M/s Tantra Designs Pvt. Ltd. have developed a portion of the said plot B-8 after obtaining necessary development permission from Mormugao Planning and Development Authority under No. MPDA/11-J-4/07-08/2143 dated 24/01/2008 and Construction Licence from the Village Panchayat of Velsao-Pale- Issocrim, under Construction License NO. VP/VP/2007-

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2008/24, revised in terms of the Construction License No. VP/VP/2009-2010/19 dated 22/01/2010 for the construction of multi family dwelling project identified with the name "DEVASTHALI THE VALLEY OF GODS" which project falls under part of the property now bearing survey No. 11/49-D, while the part of the property falling under part of the property bearing survey No. 11/49-C is not yet developed.

37. I have carefully examined the documents mentioned hereinabove and have also taken thorough searches in the records of various public offices mentioned hereinabove and found that there are no acts or encumbrances registered in any of the said offices, which would adversely affect the title of M/s Tantra Designs Pvt. Ltd to the said Plot now surveyed under survey No. 11/49-C separated from the said Plot No. B/8 of the said Lote "B" of the said property. The portion of the Plot B/8 now separately surveyed under survey No. 11/49-D is already developed by M/s Tantra Designs Pvt. Ltd.

LEGAL OPINION -

Based upon the examination of documents and the searches carried out in various public offices in respect of the said property surveyed under survey No. 11/49-C of Village Issorcim Taluka and sub District of Mormugao, South Goa I hereby certify as under:

- a) The title of M/s Tantra Designs Pvt., Ltd to the said Plot surveyed under survey No. 11/49-C sub divided from Plot No. B/8 of the said Lote – "B" of the said property is clean, clear and marketable and free from any registered encumbrances, charges, liens and attachments of any kind whatsoever.
- b) That the said Plot surveyed under survey No. 11/49-C sub divided from the said Plot No. B/8 is not affected by any acquisition or requisition proceedings.
- c) The provisions of Urban Land Ceiling Act are not applicable in the State of Act.
- d) Consequently M/s Tantra Designs Pvt. Ltd are vested with the right to develop the said Plot now bearing survey No. 11/49-C as may be deemed fit and proper.


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