



ADV. SWATI (KARPE) KERKAR & ASSOCIATES

Res./ Off.:

'Satermai'

Near Vaishya Bhavan,

Vasant Nagar, Sanquelim - Goa.

Ph.: 2364262, Mob.: 9823364140

email : swatikerkar1502@gmail.com

Panaji Off.:

Office No. 616, 6th Floor,

Gera Imperium Star,

Near Central Library,

Patto, Panaji - Goa.

Ref. No.:

Date : 06/03/2026

-: TO WHOMSOEVER IT MAY CONCERN:-

SEARCH REPORT AND LEGAL OPINION IN RESPECT OF THE
PROPERTY DESCRIBED HEREINBELOW FOR: Shri RAMAKANT
SUBRAO SHETYE, R/O: "SHRIRAM SMRUTI", BORDEM, TALUKA
BICHOLIM, GOA.

I. DESCRIPTION OF THE PROPERTY:-

ALL THAT piece or parcel of land viz. a Plot admeasuring 3,100.00 sq. mts., forming part of the larger property known as " **SASTIVADENTIL XIR** " also known as " **SASTI WADO** ", situated at Village Bordem, within the local limits of the Bicholim Municipal Council, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, being described as a whole, in the Land Registration Office of Bicholim, under Description No.3377 at page 199 of Book No. B-9 (New) and enrolled in the Taluka Revenue Office for the purpose of matríz, under Matríz Predial Nos. 119 & 120, and surveyed as a whole, during the recent land survey conducted for the purposes of the Records of Rights for the Revenue Village of Bordem, and the said plot of land admeasuring 3100.00 sq. mts., bearing New Survey No. 12

Swati Karpe

sub-division No. 14 of Village Bordem, Taluka Bicholim and being bounded as an independent and distinct entity as follows

On or towards the East: By property bearing Survey No. 12/2,

On or towards the West: By Public road proceeding from Bicholim to Mapusa,

On or towards the North: by property bearing Survey No. 12/13, A, B and C,

On or towards the South: by property bearing Survey No. 12/15.

II. DOCUMENTS EXAMINED:

1. Certificate of Inscription No. 14711 & Description No. 3377 (along with its English translation).
2. Deed of Sale with Quittance drawn on 06/01/1961, at pages 49v to 2v of Notarial Book Nos. 248 and 249 before the Civil Registrar-cum-Sub-Registrar and Notary, Ex-Officio of Bicholim.
3. Deed of Succession drawn on 17/07/1972, at pages 35 to 42 of Notarial Book No. 701 before the Civil Registrar-cum-Sub-Registrar and Notary, Ex-Officio of Bardez, at Mapuca.
4. Deed of Gift executed on 27/08/1973 registered with the Sub-Registrar's Office of Bicholim, under Registration No. 2520, Book No. I, Volume No. 28, on 15/09/1973.

Sulman

5. Deed of Partition dated 14/10/1986, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 131, Book No. I, Volume No. 6, on 07/10/1987.
6. Deed of Succession drawn on 08/03/1999, at page 84v of Notarial Book No. 300 before the Civil Registrar-cum-Sub-Registrar and Notary, Ex-Officio of Bicholim.
7. Records of Rights Certificate in Form No. I & XIV in respect of Survey No. 12/14 of Village Bordem, Taluka Bicholim.
8. Records of Rights Certificate in Form No. I & XIV in respect of Survey No. 12/14-A of Village Bordem, Taluka Bicholim.
9. Manual Form No. I & XIV in respect of said Survey No. 12/14.
10. Survey Plan in respect of New Survey No. 12/14 (PART) of Village Bordem, Taluka Bicholim, issued by the Directorate of Settlements and Land Records, Bicholim
11. Judgement and order passed in Special Civil Suit No. 13/2007/A, instituted in the Court of Civil Judge, Senior Division Court at Bicholim, along with Final Order passed therein on 04/09/2024.
12. Judgement and order passed in Special Execution Application No. 3/2024/A instituted in the Court of Civil Judge, Senior Division Court at Bicholim, on 03/03/2025.
13. Technical Clearance Order issued by the Deputy Town Planner, Town & Country Planning Department, Bicholim, vide its letter bearing Ref. No. DC/8297/BORDEM/BICH/TCP-25/2810 dated 10/10/2025.

Sulman

14. Conversion Sanad issued by the Additional Collector-I of Panaji, North Goa, District, bearing No. CCBIC09-25-213/5012 dated 29/12/2025.
15. Building Plan duly approved by the Dy. Town Planner, Town & Country Planning Dept., of Bicholim, vide its letter bearing Ref. No. DC/8297/BORDEM/BICH/TCP-25/2810 dated 10/10/2025.
16. Construction License for the proposed construction of Residential cum Commercial Building vide its License No. CONSTLIC/BICHOLIM/2025-2026/32 dated 04/02/2026 issued by the Bicholim Municipal Council.
17. Order dated 09th December, 2025, passed by the the Deputy Collector & S.D.O. Bicholim.
18. Nil Encumbrance Certificate No. NEC/6/2026/23 dated 23/01/2026, issued by the Sub-Registrar's Office of Bicholim.

III. SEARCH REPORT:-

1. I have carefully examined the documents mentioned hereinabove and have also taken thorough searches in the records of various public offices and from the same it transpires that the said entire "**SASTIVADENTIL XIR** " also known as "**SASTI WADO** ", described in the Land Registration Office of Bicholim, under Description No. 3377 at page 199 of Book No. B-9 (New), originally belonged to one Shri Visvonata

Hari Sinai Carapurcar and his wife Smt. Lilabai Visvonata Carapurcar.

2. By virtue of a Deed of Sale with Quittance drawn on 06/01/1961, at pages 49v to 2v of Notarial Book Nos. 248 and 249 before the Civil Registrar-cum-Sub-Registrar and Notary, Ex-Officio of Bicholim, the said property thereafter, stood inscribed in favour of Shri Ramacanta Srirama Xetio or Ramakant Sriram Shetye (bachelor at relevant time) under Inscription No. 14711 at page 27 (v) of Book No. G-20.
3. In the meantime, the said Shri Ramakanta Shriram Shetye alias, Ramacanta Shrirama Xetio alias' Rogunata Xrirama Xetio alias, Rogunata Shrirama Shetye, expired in the status of a Bachelor on 19/01/1972, upon whose death a Deed of Succession and Qualification of Heirs came to be drawn on 17/07/1972, at pages 35 to 42 of Notarial Book of Deeds No. 701, before the Civil Registrar-Cum-Sub Registrar and Ex-Officio of Bardez, Mapusa-Goa wherein his mother viz, Smt. Vatsalabai Shrirama Shetye (a widow) was declared as his sole and universal heiress.
4. Further, in terms of Deed of Gift executed on 27/08/1973 and duly registered before the Sub-Registrar's Office of Bicholim, under Registration No. 2520 of Book No. I, Volume No. 28 on 15/09/1973 the said Smt. Vatsalabai Shriram Shetie alias, Somati Shriram Shetie (a widow) gifted the said property allotted to her, in favour of her three sons viz, Shri Madhukar Shriram Shetie, Shri Gajanan Shriram Shetie and Shri Subrao Shriram Shetie without reserving usufruct in her favour.



5. Thereafter, in terms of a Deed of Partition dated 14/10/1986, duly registered before the Sub-Registrar's Office of Bicholim, under Registration No. 131 of Book No. I, Volume No. 6 on 07/10/1987, the said Shri Madhukar Shriram Shetye, Shri Gajanan Shriram Shetye and Shri Subrao Shriram Shetye alongwith their respective wives partitioned the said property, along with their other properties and business amongst themselves, wherein the said property was jointly allotted to the said Shri Gajanan Shriram Shetye and Shri Subrao Shriram Shetye alongwith their respective wives.

6. In the mean time, the said Shri Gajanan Shriram Shetye alias, Gajanan Srirama Xetio expired on 15/05/1998, upon whose death a Deed of Succession came to be drawn on 08/03/1999 at Page 84(V) of Notarial Books of Deeds No. 300, before the Civil-cum-Sub-Registrar and Notary, Ex-Officio of Bicholim, wherein his wife Smt. Vassanti Gajanan Xetio alias, Vassanti Gajanan Shetye was declared as his widow and moiety holder and the following children as his sole and universal heirs:-

i) Shri Shriram Gajanan Shetye married to Smt. Aparna Shriram Shetye,

ii) Shri Pandurang Gajanan Xetio alias, Shetye married to Smt. Smita Pandurang Shetye alias Xetio,

iii) Smt. Mala Gajanan Shetye alias Mala Sudin Pai Raiturkar married to Shri. Sudin Harinata Pai Raiturkar and



iv) Shri. Vijay Gajanan Shetye married to Smt. Rukma Vijay Shetye.

7. Thereafter, the said Shri Subrao Sriram Shetye alias Shri Subrao Shriram Shetye alias, Subharao Shetye alias Subarao Shriram Shetye expired on 23/02/2003 leaving behind Smt. Shaila Subarao Shetye as his widow and moiety-holder and following children as his sole and universal heirs:-

i) Shri Ramakant Subrao Shetye married to Smt. Supriya Ramakant Shetye.

ii) Smt. Yogeeta Subrao Shetye alias Yogeeta Amin Ajgaonkar married to Shri. Amin Ramesh Prabhu Ajgaonkar;

iii) Smt. Babita Subrao Shetye alias, Babita Mukund Joshi married to Shri. Mukund Shripad Joshi, and

iv) Smt. Sanguita Subrao Shetie alias Sanguita Subrao Shetye alias Sanguita Siwach married to Shri. Vishal Siwach.

8. Upon the death of the said Shri Subrao Shriram Shetye alias Subharao Shetye alias Subarao Shriram Shetye a Deed of Succession and Qualification of Heirs and Renunciation came to be drawn on 01/10/2003, at page 34(V) of Notarial Books of Deeds No. 305, before the Civil-cum-Sub -Registrar and Notary, Ex-Officio of Bicholim, wherein his wife Smt. Shaila Subarao Shetye was declared as his widow and moiety-holder

Silmea

and his four children viz., Smt. Sanguita Subrao Shetye, Shri. Ramakant Subharao Shetye, Smt. Yogeeta Subrao Shetye alias Yogeeta Amin Ajgaonkar and Smt. Babita Subrao Shetye alias Babita Mukund Joshi and their respective husbands, renounced/ relinquished all their right, title and interest in the inheritance left behind by their deceased father/father-in-law respectively, the said late Subrao Shriram Shetye alias, Subharao Shetye alias, Subarao Shriram Shetye in favour of their remaining co-heirs as per the Article 2029 of Portuguese Civil Code.

9. Further, in terms of Deed of Relinquishment of Rights dated 30/09/2004, at Page 67(V) of Notarial Book of Deeds No.306 before the Civil-cum-Sub -Registrar and Notary, Ex-Officio of Bicholim, the said Smt. Smt. Sanguita Subrao Shetie alias Sanguita Subrao Shetye alias Sanguita Siwach and her husband Shri. Vishal Siwach relinquished all their right, title and interest gratuitously in the inheritance left behind by their deceased father/father-in-law, the said late Subrao Shriram Shetye alias Subharao Shetye alias Subarao Shriram Shetye in favour of their remaining co-heirs as per the Article 2029 of Portuguese Civil Code.
10. By Virtue of above Succession and Relinquishments, the said Smt. Shaila Subarao Shetye and her son Shri Ramakant Subharao Shetye married to Smt. Supriya Ramakant Shetye became the absolute and exclusive owners of the said property.
11. The said Smt. Shaila Subrao Shetye, Shri Ramakant Subrao Shetye and his wife, Mrs. Supriya Ramakant Shetye filed a Civil

Sulshan

Suit viz. Special Civil Suit No. 13/2024/A against Shri Shriram Gajanan Shetye, Smt. Aparna Shriram Shetye, Shri Pandurang Gajanan Shetye, Shri Vijay Gajanan Shetye, Smt. Rukma Vijay Shetye, Shri Sudin Harinath Pai Raiturkar and Smt. Mala Sudina Pai Raiturkar, being the relatives having common right, share and interest in five different properties including the said property bearing New Survey No. 12/14 of Village Bordem, which suit was decreed on 04/09/2024 in terms of consent term filed by all the parties therein.

12. In terms of the said Consent Decree dated 04/09/2024, passed in the said Special Civil Suit No. 13/2024/A, the said property bearing Survey No. 12/14 of Village Bordem admeasuring 3,100.00 sq. mts. was exclusively allotted to Smt. Shaila Subrao Shetye in lieu of payment of a sum of Rs. 4,05,00,000/- (Rupees Four Crore Five Lakh only) to defendants in the suit in the manner stipulated in the said Consent Decree.
13. The said Smt. Shaila Subrao Shetye (plaintiff No.1 to the suit) defaulted in making the payment to the Decree-Holders as directed in the said Consent Decree dated 04/09/2024 and thus a Special Execution Application No. 3/2024/A came to be filed by the Decree-Holders (original Defendants) i.e. Shri Pandurang Gajanan Shetye and others for execution of above Decree.
14. In the consent terms filed in the said Special Execution Application No. 3/2024/A, the title-holder- Shri Ramakant Subrao Shetye paid sum of Rs. 3,78,89,794.00 (Rupees Three

Subrao

Crores Seventy Eight Eighty Lakhs Eighty Nine Thousand Seven hundred Ninety Four Only) as Judgment Debtor No. 2 in the said Execution Proceedings, and in lieu thereof got exclusive ownership of the said property bearing Survey No. 12/14 of Village Bordem, Taluka Bicholim in his favour.

15. The Decree Holders and other Judgment Debtors renounced all their right title and interest in the said property bearing Survey No. 12/14 of Village Bordem, in favour of Judgment Debtor No. 2 -Shri Ramakant Subrao Shetye.

16. The said Shri Ramakant Subrao Shetye carried out necessary mutation proceedings and his name stands duly recorded in the Occupants' Column of the Records of Rights Certificate in Form No. I & XIV in respect of said Survey No. 12/14 of Village Bordem, Taluka Bicholim, against Mutation No. 44306 as the sole occupant thereof.

17. The said property bearing New Survey No. 12/14 was earlier admeasuring 3,200.00 sq. mts. which includes an area of house admeasuring 400.00 sq. mts. which existed therein, however an area admeasuring 100.00 sq. mts. has been acquired for road widening by the Govt. of Goa through Executive Engineer work division VII(NH)PWD Panaji, Goa.

18. The manual Form No. I & XIV in respect of said Survey No. 12/14 reflects an area admeasuring 3,200.00 sq. mts. which is prior to acquisition of above mentioned area. However, the computerized Form I & XIV reflects an area of 2,700.00 sq.mts.

Sukumar

19. In order to rectify the above error the title-holder Shri Ramakant Subrao Shetye, moved an application under Section 103 of the Land Revenue Coder, 1968, before the Deputy Collector & S.D.O. Bicholim, and vide its Judgement and Order dated 09th December, 2025, the Deputy Collector was pleased to direct the Mamlatdar of Bicholim to correct the computerized Form I & XIV in respect of said Survey No. 12/14 of Village Bordem, Bicholim and to show grand total area of 3,100.00 sq. mts.

20. The said Shri Ramakant Subrao Shetye, thereafter, prepared a plan for the construction of Residential-cum-Commercial building (Block A,B,C) Club House and Swimming Pool on the said property bearing Survey No. 12/14 of Village Bordem and obtained appropriate licenses and permissions from the competent authorities in the following manner :-

- i. The Dy. Town Planner, Town & Country Planning Dept., Bicholim, approved Building Plan, for the construction of Residential-cum-Commercial building Block A,B,C) Club House and Swimming Pool in the said plot, vide its letter bearing Ref. No. DC/8297/BORDEM/BICH/TCP-25/2810 dated 10/10/2025.
- ii. The Additional Collector-I of Panaji, North Goa, District, has granted Conversion Sanad vide its letter bearing No. CCBIC09-25-213/5012 dated 29/12/2025.
- iii. The Bicholim Municipal Council, has issued Construction License for the proposed construction of Residential cum Commercial Building vide its License No. CONSTLIC/BICHOLIM/2025-2026/32 dated 04/02/2026.

Subrao

21. The Sub-Registrar's Office of Bicholim, vide its Nil Encumbrance Certificate No. NEC/6/2026/23 dated 23/01/2026 has certified that the said plot admeasuring 3,100.00 sq. mts., bearing New Survey No. 12/14 of Village Bordem, Taluka Bicholim, is free from any registered encumbrances for the period from 03/03/2025 to 19/01/2026.

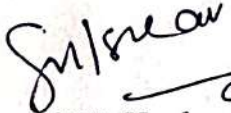
VII. LEGAL OPINION:

Based upon the examination of the aforesaid documents and the searches carried out in various public offices, I hereby certify as under:-

- a. That the title of Title-holder/Owner - Shri Ramakant Subrai Shetye and his wife, to the said Plot, admeasuring 3,100.00 sq. mts., or thereabouts, bearing New Survey No. 12/14 of Village Bordem, Taluka Bicholim, is clean, clear and marketable and there are no registered encumbrances, charges, liens of any kind whatsoever found recorded in the Office of the Sub-Registrar of Bicholim.
- b. That Urban Land Ceiling Act is not applicable in the State of Goa.



- c. That the Title-holders/Owners have obtained appropriate licenses and permissions for the construction of building project on the said plot.
- d. That the provision of the Real Estate (Regulation and Development) Act, 2016 with rules framed under Goa Real Estate Rules, 2017 are applicable for the project under construction.
- e. That there are no acquisitions or requisitions proceedings pending in respect of the said plot.


(Mrs. Swati U. Kerkar.)
Advocate.

Sou. Swati Ulhas Kerkar
ADVOCATE
Vasant Nagar, Sanquelim
Bicholim - Goa
Pin: 403505