



**Mrs. Swati (Karpe) Kerkar**  
A D V O C A T E

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Ref. No.

Date: 30/05/2014

**TO WHOMSOEVER IT MAY CONCERN:-**

SEARCH REPORT AND LEGAL OPINION IN RESPECT  
OF THE PROPERTY DESCRIBED HEREIN BELOW FOR:  
Shri SUDHIR BALKRISHNA DESSAI, in respect of property  
bearing New Survey No. 102/1 of Village Carapur, Taluka  
Bicholim.

I. DESCRIPTION OF THE PROPERTY:-

SCHEDULE (I)

ALL THAT piece or parcel of land admeasuring  
29,000.00 sq. mts., or thereabouts, forming part of  
the larger property known as "KODAL" also known  
as "CODAL", situated at Village Carapur, within the  
local limits of the Village Panchayat of Karapur-  
Sarvan, 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 Bardez, at Mapusa, under Description No.

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943, at folio 28 of Book No. B-3 (old), enrolled in the Taluka Revenue Office for the purpose of Matriz under Matriz Predial Nos. 325 and 326 and the said property admeasuring 29,000.00 sq. mts., having been surveyed during the recent land survey conducted for the purposes of Records of Rights for Revenue Village of Carapur of Taluka Bicholim, under New Survey No. 102 sub-division No. 1 and being bounded as an independent and distinct entity as follows:-

On or towards the East: by property of Dubhashi,  
On or towards the West: by property of Rane,  
On or towards the North: by Road, and,  
On or towards the South: by Road.

The said property admeasuring 29,000.00 sq. mts. or thereabouts, bearing New Survey No. 102 sub-division No. 1 being bounded as per New Survey  
- Plan as under :-

On or towards the East: by New Survey No. 102/2  
of Village Carapur,

On or towards the West: partly by New Survey No. 103/5, 103/2, and partly

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by 113/3 of Village  
Carapur,

On or towards the North: partly by main road Sankhali-  
Bicholim and partly by  
Survey No. 103/5 of  
Village Carapur, and,

On or towards the South: by New Survey No. 113/3 of  
Village Carapur.

Schedule (II)

( Description of the portion admeasuring  
18,500.00 sq. mts. )

All that portion of land admeasuring 18,500.00  
sq. mts. or thereabouts, forming part of the  
property bearing New Survey No. 102/1 of Village  
Carapur, Bicholim, described in Schedule (I)  
hereinabove and being bounded as an  
independent and distinct entity as follows:-

On or towards the East: by remaining part of the  
same property  
bearing Survey No.  
102/1,

On or towards the West: partly by Survey No. .  
103/5, 103/2 and

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113/3 of Village  
Carapur,

On or towards the North: partly by main road  
Sankhali- Bicholim  
and partly by S. No.  
103/5 of Village  
Carapur.

On or towards the South: by Survey No.113/3 of  
Village Carapur.

( The said property " KODAL " also known as  
"CODAL", bearing New Survey No. 102 sub-division 1  
of Village Carapur, more particularly described in  
Schedule - I hereinabove shall hereinafter, for  
brevity's sake being referred to as " the said property  
" and the said portion admeasuring 18,500.00 sq.  
mts. or thereabouts, described in Schedule-II  
hereinabove written be referred to as " the said  
portion " ).

## II. List of Document Examined:-

1. Certificate of Inscription & Description. ( alongwith its English translation)
2. Deed of Succession & Partition drawn on  
10<sup>th</sup> February, 1957, at pages 29(V) to 33(V)

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of Notarial Book of Deeds No. 217, before Shri Antonio Francisco Adelino Julio Santana de Silva, the then Notary Public of Judicial Division of Bicholim. ( alongwith its English translation)

3. Deed of Partition executed on 29/02/1972, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 30 at pages 212 to 230 of Book No. I, Volume No. 64, on 31/01/1981.
4. Deed of Sale dated 08/10/1984, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 133 at pages 190 to 194 of Book No. I, Volume No. 90, on 11/02/1984.
5. Index of land in Form No. III, in respect of Survey No. 102/1 of Village Carapur, Taluka Bicholim.
6. Records of Rights Certificate in Form No. I & XIV in respect of Survey No. 102/1 of Village Carapur, Taluka Bicholim.

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7. Deed of Rectification executed on 29/04/2003, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 394 of Book No. I, Volume No. 311, on 29/04/2003.

8. Land Use/Zoning Information, issued by the Deputy Town Planner, Town & Country Planning Department, vide its letter bearing Ref. No. TCP/BICH/102-1/Carapur-11/278, dated 20/03/2014.

#### Search Report:-

1. I have carefully examined the documents mentioned herein above and have also taken thorough searches in the records of various offices and from the same it transpires that the 1/4<sup>th</sup> part of the said entire property known as "KODAL" also known as "CODAL", described in the Land Registration Office of Bardez, at Mapusa, under Description No. 943, at folio 28 of Book No. B-3 (old), and the said 1/4<sup>th</sup> part, now surveyed under New Survey No. 102

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sub-division 1 of Village Carapur, stands inscribed in favour of one Shri Madeva Vitola Sinai Dubaxi and his wife, Smt. Sundarabai Madeva Sinai Dubaxi, having gifted to him by his mother, Smt. Rucmabai Vitola Rauji Sinai Dubaxi, under Inscription No. 8176.

2. The said Shri Madeva Vitola Sinai Dubaxi expired without any Will or Gift or any other disposition of his last wishes.
3. Upon the death of the said Shri Madeva Vitola Sinai Dubaxi, a Deed of Succession & Partition came to be drawn at pages 29(V) to 33(V) of Notarial Book of Deeds No. 217, on 10<sup>th</sup> February, 1957, wherein, the said Smt. Sundarabai Madeva Sinai Dubaxi, was declared as the widow and moiety-holder of the said late Madeva Vitola Sinai Dubaxi and his daughter, Smt. Manicabai alias, Kamalabai Rajaram Heddo, married to Shri Rajaram Hari Sinai Heddo, was declared as his sole and universal heiress.

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4. The name of the said Smt. Sundarabai Madeva Sinai Dubaxi, is found recorded in the Occupant's Column of Index of Land in Form-III, in respect of New Survey No. 102 subdivision 1, of Village Vithalapur, Carapur.
5. Upon the death of the said Smt. Sundarabai Madeva Sinai Dubaxi, the said property inter alia, devolved upon her only daughter- Smt. Manicabai alias, Kamalabai Rajaram Hede, married to Shri Rajaram Hari Sinai Hede.
6. The said Smt. Manicabai alias, Kamalabai Rajaram Hede, expired leaving behind a Will, drawn on 07/10/1969 and leaving behind Shri Rajaram Hari Sinai Hede, as her widower & moiety-holder and Shri Hari alias, Prakash Rajaram Hede and Shri Prafulla Rajaram Hede, as her sole and universal heirs.
7. In terms of a Deed of Partition executed on 29/02/1972, and duly registered with the Sub-Registrar's Office of Bicholim, under Registration No. 30 at pages 212 to 230 of Book No. I, Volume No. 64, on 31/01/1981, between the said Shri Rajaram Hari Sinai

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Hede, as executor and Shri Hari alias, Prakash Rajaram Hede and Shri Prafulla Rajaram Hede, as the Parties of the Second Part and Third Part respectively, the said 1/4<sup>th</sup> part of the said entire property now bearing New Survey No. 102/1 was allotted to the share of Shri Hari alias, Prakash Rajaram Hede and Shri Prafulla Rajaram Hede, jointly.

8. The Will made by late Smt. Manicabai alias, Kamalabai Rajaram Hede, has been described in Schedule 'A' of the aforesaid Deed of Partition.

9. The said Shri Rajaram Hari Sinai Hede, also expired subsequently, leaving behind Shri Hari alias, Prakash Rajaram Hede and Shri Prafulla Rajaram Hede, alongwith their respective wives as his sole and universal heirs.

10. During the recent land survey conducted for the purposes of Records of Rights for the Revenue Village Karapur, the said 1/4<sup>th</sup> part of the said entire property has been surveyed

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under New Survey No. 102 sub-division 1, of Village Carapur.

11. The names of Shri Hari alias, Prakash Rajaram Hede and Shri Prafulla Rajaram Hede, stands duly recorded in the Occupant's Column of the Records of Rights Certificate in Form No. I & XIV, of New Survey No. 102 sub-division 1, of Village Carapur, Taluka Bicholim.

12. In terms of a Deed of Sale dated 08/10/1984, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 133 at pages 190 to 194 of Book No. I, Volume No. 90, on 11/02/1984 and a Deed of Rectification made thereto on 29/04/2003 and registered with the Sub-Registrar's Office of Bicholim, under Registration No. 394 of Book No. I Volume No. 311 on 29/04/2003, the said Shri Hari alias, Prakash Rajaram Hede and Shri Prafulla Rajaram Hede, sold and transferred a portion of the said entire property, admeasuring 500.00 sq. mts., in favour of one Shri

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Mahadev B. Chari and hence, the name of the said Shri Mahadev B. Chari stands recorded in the Occupant's Column of Records of Rights Certificate in Form No. I & XIV of the said Survey No. 102/1 of Village Carapur, alongwith Shri Prakash Rajaram Hede and Shri Prafulla Rajaram Hede.

13. That as per Land Use/Zoning Information, issued by the Deputy Town Planner Town & Country Planning Department, vide its letter bearing Ref. No. TCP/BICH/102-1/Carapur-11/278, dated 20/03/2014, the said property, bearing New Survey No. 102 sub-division 1, of Village Carapur, falls in Settlement Zone as per Regional Plan for Goa, 2001, however, as per RPG-2021 (on hold), the said property falls partly in Settlement Zone and partly the same has been shown as playground.

14. The portion described in Schedule-II hereinabove written admeasuring 18,500.00 sq. mts, however, falls in Settlement Zone.

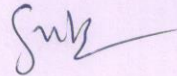
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15. I have carefully examined the documents mentioned herein above and have carried out thorough searches in the records of various public offices in respect of the said portion of land admeasuring 18,500.00 sq. mts. or thereabouts, (more particularly described in Schedule-II hereinabove written) forming part the property bearing New Survey No. 102/1 of Village Carapur, Bicholim, and found that there are no acts or encumbrances registered in any of the said offices, which would adversely affect the title of Shri Prakash Rajaram Hede and Shri Prafulla Rajaram Hede and their respective wives to the same.

**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 - Shri Prakash Rajaram Hede and Shri Prafulla Rajaram Hede alongwith their respective wives, to the said portion admeasuring 18,500.00 sq.

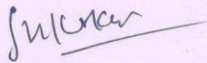




mts., or thereabouts, (more particularly described in Schedule-II hereinabove written), forming part the said property bearing New Survey No. 102 sub-division 1 of Village Carapur, Taluka Bicholim, more particularly described in Schedule-I hereinabove written is clean, clear and marketable and that the same is absolutely free from any registered encumbrances, charges, liens of any kind whatsoever.

b. that Urban Land Ceiling Act is not applicable in the state of Goa.

c. that there are no acquisitions or requisitions proceedings pending in respect of the said portion.



(Mrs. Swati U. Kerkar)  
Advocate.