



Adv. Kameshwari Divgikar

BALL.B(Hons)

Date: 12.04.2023

SEARCH AND TITLE REPORT

Legal Scrutiny report in respect of an entire property "NIGAL" or "NIGOLACHEM TOLOP" also known as "VALSHI", situated at Village Bordem within the limits of Bicholim Municipal area Taluka and Sub District of Bicholim Goa, described under Survey Number 52 Sub Division No. 3A.

Sir,

With reference to the above subject matter I wish to state that I have gone through the following documents and I am submitting my legal opinion in respect of the said property and which is as under

A. DOCUMENTS SCRUTINISED

1. Deed of Partition dt. 03/03/1986
2. Order of Inventory Proceeding No58/2012/C
3. Deed of Partition dt. 04/08/2014
4. partition case no.8- 83-2015/Part/ Bich. by Order dt. 01/08/2016.
5. Sanad bearing No. RB/CNV/BICH/AC-II/04/2017, dt. 09/10/2018,
6. Form I and XIV
7. Survey Plan

B. DESCRIPTION OF THE PROPERTY

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B. DESCRIPTION OF THE PROPERTY

After going through the above documents it is seen that the property which is to be scrutinized is a property known as "NIGAL" or "NIGOLACHEM TOLOP" also known as "VALSHI", having area of 1436 sq. mts. bearing survey no. 52/3-A of Village Bordem, within the limits of Bicholim Municipal area Taluka and Sub District of Bicholim North Goa District, state of Goa described in the Land Registration Office of Bicholim under No 17228 of Book B -44 New at folio 116 overleaf and not enrolled for Matriz Predial in Taluka Revenue Office presently surveyed under Survey No 52/3-A of Village Bordem and is bounded as under:-

ON THE EAST : by the Plot 'C' belonging to heirs of Babuso
Narvekar,

ON THE WEST : by 4 meters wide road;

ON THE NORTH : by Plot "F" of the property,

ON THE SOUTH : by Plot "a" reserved for road widening
beyond lies Bicholim-Mapusa Public Road.

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C. TRACING OF TITLE

1. WHEREAS, the said larger property "NIGAL" or "NIGOLACHEM TOLOP" also known as "VÁLSHI" was originally owned by Shri Khemlo Narvekar.

AND WHEREAS, said Khemio Narvekar and his wife expired leaving behind following as his heirs:-

Shri Babu Khemlo Narvekar,

Shri Harichandra Khemio Narvekar,

Shri Babuso Khemlo Narvekar.

2. AND WHEREAS, said Babu Khemlo Narvekar alias Babuso expired on 19/05/1977 leaving behind his widow Smt Chandravati Babu Narvekar and following children as his heirs:-

Shri Prakash Babu Narvekar:

Shri Ratnakar Babu Narvekar:

Smt Rasika Babu Narvekar:

Shri Sandip Babu Narvekar:

[Handwritten signature]

3. AND WHEREAS, by Deed of Partition dt. 03/03/1986, registered before Sub Registrar of Bicholim under No. 113 at pages 77 to 85 of Book I, Vol 104, dt. 31/03/1987, between said Chandravati Babu Narvenkar, said Prakash Babu Narvekar, said Ratnakar Babu Narvenkar, Miss Rashika Babu Narvekar, as Party of the First Part said Harichandra Khemlo Narvekar as widower and her heirs Shri Suryakant Harichandra Narvekar and his wife Smt Girijabai Suryakant Narvekar, Shri Chandrakant Harichandra Narvekar and his wife Smt Chandrabhaga Chandrakant Narvekar, Shri Gurudas Harichandra Narvekar and his wife Smt Gauri Gurudas Narvekar, as Party of the Second Part and Smt Satyabhama Babuso Narvekar widow of said Babuso Narvekar and his heirs Shri Vinayak Babuso Narvekar and his wife Smt. Roshan Vianayak Narvekar, Shri Tukaram Babuso Narvekar and his wife Smt Rajani Babuso Narvekar as Party of third Part partitioned the said larger property and land demarcated as Plot A and Plot A1 of said larger property were allotted to the share of said Chandravati Babu Narvenkar and the heirs of said Babu Narvenkar. (Annexure 1 Deed of Partition)

4. In the said Deed of Partition dt. 03/03/1986 Shri Sandip Narvekar, the son of said Babu Narvekar was not made party being the minor.

5. AND WHEREAS in order to include all the heirs and get assets partitioned amongst the heirs of said Babu Narvekar, the Inventory Proceeding was filed before the Civil Judge Junior Division at Bicholim being Inventory Proceeding No58/2012/C and said

Karigkar

Chandravati Babu Narvenkar is allotted $\frac{1}{2}$ share and said Prakash Babu Narvekar and his wife Smt. Priti Prakash Narvekar, said Ratnakar Babu Narvenkar and his wife Smt. Vijaya Ratnakar Narvekar said Rasika Babu Narvekar now known as Rashika Krishna Dicholkar and her husband Shri. Krishna Dicholkar and said Sandip Babu Narvekar and his wife Smt. Suvarna Sandip Narvekar were allotted $\frac{1}{8}$ share each in said Plot A and said property (said Plot A1). (Annexure 2)

6. AND WHEREAS, by Deed of Partition dt. 04/08/2014, registered before Sub Registrar of Bicholim under no. 739/2014 at pages 01 to 36 of Book I, Vol. 1168 dt. 05/08/2014, between said Chandravati Babu Narvekar said Prakash Babu Narvekar and his wife said Priti Prakash Narvekar, said Ratnakar Babu Narvekar and his wife said Vijaya Ratnakar Narvekar said Rasika Babu Narvekar now known as Rasika Krishna Dicholkar and her husband said Krishna Dicholkar and said Sandip Babu Narvekar and his wife said Suvarna Sandip Narvekar partitioned said Plot A and said property (said Plot A1) and Plot No. 'a' admeasuring 237.52 sq.mts and 'c' admeasuring 1436 sq.mts of said PLOT A1 herein above called said property were allotted to the OWNERS. The said Plot No. 'a' admeasuring 273.52 sq.mts and 'c' admeasuring 1436 sq.mts (Annexure 3)

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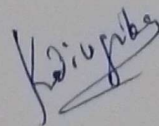
7. AND WHEREAS, since entire Plot 'a' admeasuring 273.52 sq.mts is reserved for road widening and the area available for construction is only Plot 'c' admeasuring 1436 sq.mts.

8. AND WHEREAS, Dy Collector Bicholim allotted new survey no. 52/3-A of Village Bordem to the said plot 'c' in partition case no.8-83-2015/Part/ Bich, by Order dt. 01/08/2016.(Annexure 4)

9. AND WHEREAS, in Form I & XIV of survey no. 52/3-A of Village Bordem the name of the OWNER NO. 1 is recorded in the Occupant's Column in respect of the said plot.(Annexure 5)

10. AND WHEREAS, Additional Collector-II North Goa granted **Sanad** vide its No. RB/CNV/BICH/AC-II/04/2017, dt. 09/10/2018, for residential use in respect of the said plot.(Annexure 6).

AND WHEREAS **SHRI SANDEEP BABU NARVEKAR** and his wife **SMT. SUVARNA SANDEEP NARVEKAR**, and **M/S. HERAMBA DEVELOPERS LLP**, a L.L.P. Firm entered into **AGREEMENT FOR DEVELOPMENT** bearing Document Serial No. 2023-BCH- 262 dated 10/3/2023 registered before sub Registrar Office Bicholim Goa.

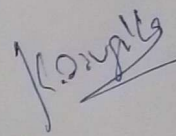


LEGAL OPINION

In view of the above discussion and after going through the various documents referred above, it is opined that **SHRI SANDEEP BABU NARVEKAR and his wife SMT. SUVARNA SANDEEP NARVEKAR** have a clear and marketable title to the above **SAID PROPERTY** admeasuring an area of **1436 m2** situated in village Borden Taluka Bicholim, District of North Goa, State of Goa within the limits of Municipal area of Bicholim

PLACE- Panaji, Goa.

DATE- 12/4/2023



ADV. KAMESHWARI DIVGIKAR

KAMESHWARI DIVGIKAR
BA.LLB
ADVOCATE