



**SHRI. AMOL P. SAWANT  
ADVOCATE**

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Paul Tower Building,  
Bicholim, Goa.  
Ph. No. 9422064717

Ref:

Date: 25/05/2021

**TO WHOMSOEVER IT MAY CONCERN**

1. Legal scrutiny report in respect of property bearing survey no. 192/1 of village Mulgao, Bicholim Goa belonging to Mr. Janardan Prabhakar Padwal, Shri Vishesh Prabhakar Padwal, Smt. Usha Prabhakar Padwal, Shri Vishal alias Chimnaji Ramchandra Padwal and Smt. Gauri Vishal alias Chimnaji Padwal, resident of Mulgao, Bicholim Goa.

2. That the opponent perudice are as under

a) Form I & XIV of the property bearing survey no. 192/1 of village Mulgao, Bicholim Goa issued by Mamlatdar Bicholim Taluka on 26/12/2019.

b) Land use / Zoning information bearing no. TCP/BICH/192-1/Mulgao-38/607 dated 13/06/2018 issued by Deputy Town Planner, Office of Town and Country Planning Department, Bicholim/Sattari Taluka Office, Bicholim Goa.

c) NOC for subdivision of the property bearing survey no. 192/1 of village Mulgao of Bicholim Taluka Bicholim Goa bearing no. DC/7281/BICH/TCP-20/132 dated 28/1/20 issued by Deputy Town Planner, Office of Town and Country Planning Department, Bicholim/Sattari Taluka Office, Bicholim Goa.

d) Deed of succession cum Relinquishment dated 05/01/2018 recorded in the office of the Notary Book of deeds bearing no. 319 at pages 46v to 47 dated 05/01/2018 recorded in the Notary Ex-officio, Bicholim Goa along with the documents.

e) The deed of Relinquishment dated 21/06/2016 recorded in the office of the Notary Book of deeds bearing no. 318 at pages 8 to 9 dated 21/06/2016 recorded in the Notary Ex-officio, Bicholim Goa along with the documents.

f) The deed of Relinquishment dated 18/11/2008 recorded in the office of the Notary Book of deeds bearing no. 310 at pages 36 to 36v dated 18/11/2008 recorded in the Notary Ex-officio, Bicholim Goa along with the documents.

g) The deed of Relinquishment dated 01/01/2009 recorded in the office of the Notary Book of deeds bearing no. 310 at pages 43 to 46 dated 01/01/2019 recorded in the Notary Ex-officio, Bicholim Goa along with the documents.

h) Power of Attorney executed by Shri Shyamsundar Yeshwant Thaly, resident of Duler, Mapusa Goa in favour of Smt. Sunetra



Thali, resident of Mercedes, Ilhas Goa, executed before the notary public Adv. S. A. Parab, under no. 27371/08 dated 31/12/2008.


i) Power of Attorney executed by Shri Bimba Kashinath Thaly, resident of Mercedes, Ilhas Goa in favour of Smt. Sunetra Thali, resident of Mercedes, Ilhas Goa, executed before the notary public Adv. Shri Prakash V. Borkar, under no. 2144/12/08 dated 11/12/2008.

j) Power of Attorney executed by Shri Satish Jaywant Rao and Smt. Rekha S. Rao, resident of Mapusa Goa in favour of Sunetra Thali, resident of Mercedes, Ilhas Goa, executed before the office of notary public Adv. H. A. Sardessai, under no. 32119/08 dated 16/12/2008.

k) English Translation of the Portuguese document; Deed of Rescissions and Discharge Sale and Discharge dated 22/08/1933 recorded before the Notary Mr. Jose Francisco De Silva Coelho, Notary of the Judicial Division of Bicholim.

l) Certificate of Inscription and Description of the property in the along with its English translation.

m) Extract all the Inventory Proceeding bearing no. 57/2009/B, of the Court of the Civil Judge Junior Division of Bicholim concluded on 17/06/2010.





o) Deed of Succession drawn in the Office of the Notary Book of deeds bearing no. 854, at pages 49 to 52v dated 12 august 2016 recorded in the office of the notary ex office at Bardez, Mapusa Goa.

### **SCHEDULE OF THE PROPERTY**

All that property known as "**DUDHNICHO SADO**" situated in village Mulgao Bicholim Goa, within the limits of village Panchayat Mulgao Taluka and Sub District of Bicholim, North Goa District, State of Goa, described in the Land Registration Office of Bicholim under no. 503 of book B-2 New, Not enrolled for Matriz Predial of Taluka Revenue office Bicholim Goa surveyed under survey no. 192/1 of village Mulgao, Bicholim Goa and the same as bounded as under;

#### **Tressing of title of ownership.**

At village Mulgao within the limits of village Panchayat Mulgao Taluka and Sub District of Bicholim, North Goa District, State of Goa there exists a property known as "**DUDHANICHO SODO**" described in the Land Registration Office of Bicholim under no. 503 of book B-2 New, Not enrolled for Matriz Predial of Taluka



Revenue office Bicholim Goa surveyed under survey no. 192/1 of village Mulgao, Bicholim Goa.

The said property originally belongs to Shri Shimnaji Ramchandra Padwal, resident of Mulgao, Bicholim Goa had purchase the same from its original owners interms of Deed of Rescissions and Discharge Sale and Discharge dated 22/08/1933 recorded before the Notary Mr. Jaos Francisco De Silva Coelho, Notary of the Judicial Division of Bicholim and as search the said property inscribed in his favour.

Upon the death of Shri Chimanji Ramchandra Padwal and his wife Smt. Shantabai alias Xantabai Chimnaji Padwal and his son Shri. Ramchandra C. Padwal, Shri. Prabhakar C. Padwal initiated an inventory proceeding bearing no. 57/2009/B in the Court of Civil Judge Senior Division Bicholim Goa and per the statement on oath it has been stated that late Shri Chimanji Ramchandra Padwal was expired on 02/05/1973 while this wife Smt. Shantabai alias Xantabai C. Padwal expired on 17/05/1964 and Shri Ramchandra C. Padwal expired on 04/04/1966 leaving behind Shri Prabhakar C. Padwal, his wife Smt. Usha Prabhakar Padwal, Smt. Sunanda Ramchandra C. Padwal widow of late Shri Ramchandra Padwal, Shri Vishal @ Chimanji Ramchandra Padwal married to Smt. Gouri Vishal alias chimnaji padwal were declare sole surviving universal heirs of late Shri Chimanji R. Padwal and Shantabai alias Xantabai

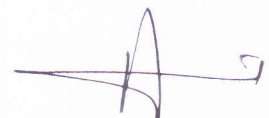




C. Padwal. And in the said inventory proceeding the said property was listed at item no. 8 of the assets of the deceased which came to be concluded on 17/06/2010 by virtue of which the said property got devolved upon the heirs.

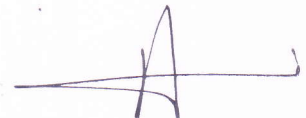
Meanwhile daughters of late Shri Chimnaji Padwal namely Shri Sumitra Yeshwant Thali, widow of late Shri Yeshwant Thali and her children Shri Satish Jaywant Rao married to Smt. Rekha Satish Rao have relinquish their rights in inheritants of late Shri Chimnaji Padwal in favour of other co heirs interms of deed of relinquishment drawn in the office of the Notary Book of Deeds bearing no. 310 at pgs 43 to 46 dated 1<sup>st</sup> January 2009 drawn in the Office of the Notary Ex Officio Bicholim Goa .

There after Shri Prabhakar Chimnaji Padwal alias Probacar Podwol Dessai alias Prabhacar Podwol Dessai alias Prabhkar C. Padwal Desai expired on 3<sup>rd</sup> day of August 2016 at Manipal Hospital Goa leaving behind Smt. Usha Prabhkar Padwal Desai alias Usha Prabhakar Podwol Dessai and his children namely Shri Janardan Prabhkar Padwal Dessai and Shri Vishwesh Prabhakar Padwal Desai as his sole surviving universal heirs which is confirmed by way of Deed of Succession drawn in the office of the Notary Book of Deeds bearing no. 854, at pages 49 to 52v dated 12 August 2016 recorded in the office of the notary Ex Office at Bardez Mapusa Goa, subsequently Smt. Sunanda Ramchandra Padwal expired on 20/04/2015 at Mapusa leaving behind Smt.



Manisha Ramchandra Padwal married to Shri Samir Shrikant Juwarkar, Smt. Xanta Ramchandra Padwal alias Smt. Sapna Santosh Sardessai married to Shri Santosh Anand Sardessai, Smt. Leela Ramchandra Padwal alias Leena Baburaim Egdo married to Shri Baburaim Prabhacar Egdo, Shri Vishal alias Chimnaji Ramchandra Padwal married to Smt. Gouri Vishal alias Chimnaji Padwal which is confirmed by way of deed of succession cum relinquishment drawn in the office of The Notary Books bearing no. 319 at pgs 46v to 47 dated 05/01/2018 and in the same document said Smt. Manisha Ramchandra Padwal married to Shri Samir Shrikant Juwarkar, Smt. Xanta Ramchandra Padwal alias Sapna Santosh Sardessai married to Shri Santosh Anand Sardessai, Smt. Leela Ramchandra Padwal alias Leena Baburaim Egdo married to Shri Baburaim Prabhacar Egdo have relinquishment their right in the inheritants of late Shri Ramchandra Padwal and Smt. Sunanda Padwal.

On the strength of above said document, Shri Janardhan Padwal, Shri Vishwesh J. Padwal, Smt. Usha J. Padwal, Shri Vishal alias Chimnaji J. Padwal and his wife Smt. Gauri Vishal alias Chimnaji Padwal got their names recorded in the occupants column in Form I & XIV of the property bearing survey no. 192/1 of village Mulgao, Bicholim Goa.



## CONCLUSION

After considering all the document mention herein above, it is my considered opinion that said Shri Janardhan Padwal, Shri Vishwesh J. Padwal, Smt. Usha J. Padwal, Shri Vishal alias Chimnaji J. Padwal and his wife Smt. Gauri Vishal alias Chimnaji Padwal have got clear and marketable title in respect of the property bearing survey No. 192/1 of village Mulgao Bicholim Goa, better described herein above as schedule of the property.

Place: Bicholim-Goa.



**(Adv. Amol P. Sawant )**