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1st December 2018

REPORT

I have been requested by Mr. Vibhav Pundalik Parker, resident at Margao, Goa, to give my opinion as to the title in respect of a distinct and separate Plot admeasuring 6180 sq.mts. (six thousand one hundred and eighty square metres), bearing Chalta No.40 of P.T. Sheet No.132 of Margao City.

I) For the said purpose, the following documents were furnished to me.

- (i) Land Registration Certificate bearing No.24933 of Book 64, New Series along with Inscription, issued by the Office of the Civil Registrar- cum Sub-Registrar, Salcete, Margao,
- (ii) Land Registration Certificate bearing No.24934 of Book 64, New Series along with Inscription, issued by the Office of the Civil Registrar- cum Sub-Registrar, Salcete, Margao,

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- (iii) Records of Inventory Proceedings bearing No.285/1947 of the Judicial Division of Salcete,
- (iv) Matriz Certificate bearing No.716 of Margao of Salcete Taluka, issued by the Mamlatdar of Salcete and Head of Taluka Revenue Office, Margao,
- (v) Deed of Relinquishment drawn on 7/1/2009 recorded in Deeds Book No.1533, before the Notary Public Ex-Officio, at Margao,
- (vi) Deed of Relinquishment of Illiquid and Undivided Rights and Deed of Succession drawn on 31/12/2001, recorded in Deeds Book No.1430, before the Notary Public Ex-Officio, at Margao,
- (vii) Deed of Sale dated 30/3/2015, registered in the Office of the Sub-Registrar of Salcete, at Margao under No.MGO-BK1-02975-2015, CD No. MGOD85, dated 25/06/2015,

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- (viii) Deed of Sale dated 5/12/2013, registered in the Office of the Sub-Registrar of Salcete, at Margao, under No.MGO-BK1-06046-2013, CD No. MGOD72, dated 05/12/2013,
- (ix) Deed of Rectification dated 18/3/2014, registered in the Office of the Sub-Registrar of Salcete, at Margao, under No.MGO-BK1-01907-2014, CD No. MGOD76, dated 22/04/2014,
- (x) Deed of Succession drawn on 13/4/2010, recorded in Deeds Book No.1549, before the Notary Public Ex-Officio, at Margao,
- (xi) Deed of Succession drawn on 28/5/2007, recorded before the Notary Public Ex-Officio, at Margao,
- (xii) Deed of Relinquishment drawn on the 5/2/2009, recorded in Deeds Book No.1534, before the Notary Public Ex-Officio, at Margao,

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- (xiii) Deed of Succession drawn on 17/3/2017, recorded in Deeds Book No.1637, before the Notary Public Ex-Officio, at Margao,
- (xiv) Deed of Sale dated 19/10/2017, registered in the Office of the Sub-Registrar of Salcete, at Margao under No.MGO-BK1-04882-2017, CD No. MGOD117, dated 20/10/2017,
- (xv) Deed of Sale dated 14/8/2014, registered in the Office of the Sub-Registrar of Salcete, at Margao, under No. MGO-BK1-03727-2014, CD No. MGOD78, dated 14/08/2014,
- (xvi) Deed of Sale dated 30/03/2015, registered in the Office of the Sub-Registrar of Salcete, at Margao, under No. MGO-BK1-02980-2015, CD No. MGOD85, dated 25/06/2015,
- (xvii) Deed of Succession drawn on 19/10/2004, recorded before the Notary Public Ex-Officio, at Margao,

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(xviii) Deed of Sale dated 7/02/2014, registered in the Office of the Sub-Registrar of Salcete, at Margao, under No. MGO-BK1-00622-2014, CD No. MGOD74, dated 07/02/2014,

(xix) Deed of Sale dated 18/12/2015, registered in the Office of the Sub-Registrar of Salcete, at Margao, under No. MGO-BK1-00113-2016, CD No. MGOD89, dated 08/01/2016,

(xx) Deed of Sale dated 07/11/2017, registered in the Office of the Sub-Registrar of Salcete, at Margao, under No. MGO-BK1-05312-2017, CD No. MGOD118, dated 17/11/2017,

(xxi) Deed of Sale dated 26/08/2014, registered in the Office of the Sub-Registrar of Salcete, at Margao, under No. MGO-BK1-04099-2014, CD No. MGOD79, dated 11/09/2014,

(xxii) Deed of Sale dated 01/01/2018, registered in the Office of the Sub-Registrar of Salcete, at

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Margao, under No. MGO-BK1-00071-2018, CD
No. MGOD119, dated 04/01/2018,

(xxiii) Property Card of Chalta No.8 of P.T. Sheet
No.132 of Margao City,

(xxiv) Records in Special Civil Suit No.5/18/A of the
Court of the Civil Judge, Senior Division, at
Margao,

(xxv) Form D of Chalta No.40 of P.T. Sheet No.132 of
Margao City,

(xxvi) Survey Plan of Chalta No.40 of P.T. Sheet
No.132 of Margao City,

(xxvii) Nil Encumbrance Certificate, dated
29/10/2018

II) Perusal of the documents:-

(1) The document at Serial Nos. (i) and (ii)- Land

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Registration Certificates bearing Nos.24933 and 24934, both of New Series, along with Inscriptions, establish that at Margao City there exists the following properties, namely:

(a) Property known as Primeiro Lote of Aforamento of Second Lanco of Gogola (Strip A) which is bounded on the East by a way, leading to road proceeding from Aquem to Davorlim, on the West by the Second Lote of Aforamento Second Lanco Gogola of Antonio Rodrigues, on the North by the Second Lanco of Gogola of Comunidade of Margao and on the South by Strip B of Filipe Ferrao;

(b) Property known as Second Lote of Aforamento of Second Lanco of Gogola (Strip E), which is bounded on the East by the property described in the Land Registration Office of Salcete under No.24933, New Series, on the West by the land of three metres wide of the Comunidade of Margao, on the North by the land Second Lanco of Gogola of the Comunidade of Margao, and on the South by Strip F of Filipe Ferrao;

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The said documents also establish that both the said properties are adjoining each other and that both the properties are inscribed in the names of Naguexa Data Xete Parodcar, Ananda Data Xete Parodcar, Tulsidas Data Xete Parodcar, Prafulla Parodcar, and Nalini Parodcar as they have been allotted equal shares in the said properties in the Orphanological Inventory Proceedings which were instituted on the death of their father, Data Naguexa Xete Parodcar.

(2) The document at Serial No. (iii)- Records of Inventory Proceedings bearing No.285/1947 establish that Inventory Proceedings were instituted on the death of Data Naguexa Xete Parodcar;

The records establish that the said Data Naguexa Xete Parodcar expired leaving Moturi Sirodcar as his widow and moiety holder, and six children as his only heirs, namely, Durgabai Parodcar, Naguexa Data Xete Parodcar, Ananda Data Xete Parodcar, Tulsidas Data Xete Parodcar, Prafulla Parodcar, and Nalini Parodcar;

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The records further establish that the property bearing Land Registration No.24933, corresponding to half of Matriz No.716 was enlisted in the said Inventory Proceedings under Item No.2, and the property bearing Land Registration No. 24934, corresponding to half of Matriz No.716 was enlisted as Item No.3, and that vide Chart of Partition dated 25/2/1948, confirmed vide Order dated 31/3/1948, both the properties came to be allotted in the share as follows:

- (i) 1/5th to Naguexa Data Xete Parodcar
- (ii) 1/5th to Ananda Data Xete Parodcar
- (iii) 1/5th to Tulsidas Data Xete Parodcar,
- (iv) 1/5th to Prafulla Parodcar, and
- (v) 1/5th to Nalini Parodcar;

(3) The document at Serial No.(iv)- Matriz Certificate bearing No.716, establishes that the property is enrolled in the Land Revenue Office of Margao, Salcete in the name of Data Naguexa Xete Parodcar, and it is described to be

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bounded on the East by the Road, on the West by the drain, on the North by Crisna Gauncar, and on the South by Pedro Vas.

Hence from the documents at Serial Nos.(i) to (iv) it can be seen that the properties bearing Land Registration Nos.24933 and 24934 which is bearing Matriz No.716, were originally owned and possessed by Data Naguexa Xete Parodcar, and on his death they came to be owned and possessed in the share of 1/5th each, by Naguexa Data Xete Parodcar, Ananda Data Xete Parodcar, Tulsidas Data Xete Parodcar, Prafulla Parodcar, and Nalini Parodcar.

(4) The document at Serial No.(v)-Deed of Relinquishment drawn on 7/1/2009 before the Notary Public Ex-Officio, at Margao establishes that after the death of the said Nalini Parodcar alias Sudha Mohan Sirsat, who had a 1/5th undivided right in the said properties, her husband, Mohan Sirsat and her children, Umesh Mohan Sirsat and his wife, Vrinda Umesh Sirsat,

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and Swatee Mohan Sirsat, have relinquished all their rights in the estate of the said Data Naguexa Xete Parodcar and his wife, Mathumabi Data Xete Parodcar;

Hence the said 1/5th undivided right of Nalini Parodcar alias Sudha M. Sirsat came to be acquired by all her other siblings, whose names are mentioned in the records of the Inventory Proceedings No.285/1947, namely, Naguexa Data Xete Parodcar, Ananda Data Xete Parodcar, Tulsidas Data Xete Parodcar, Prafulla Parodcar and Durgabai Parodcar, in the share of 1/25 each.

(5) The document at Serial No.(vi) - Deed of Relinquishment of Illiquid and Undivided Rights and Deed of Succession dated 31/12/2001, executed before the Notary Public Ex-Officio, Margao, establishes that Radabai Naguexa Parodcar expired on 11/3/1953, leaving Naguexa Xete Parodcar as her widower and her two children as her only heirs, namely, (a) Data Naguexa Xete Parodcar and (b) Nina Naguexa Parodcar; that the said

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Naguexa Xete Parodcar then married Bhanumati Naguexa Parodcar; that the said Bhanumati Naguexa Parodcar expired on 9/04/1967 leaving the said Naguexa Xete Parodcar as her widower and her two children, as her only heirs, namely, (a) Sunila Naguexa Parodcar and (b) Rajendra Naguexa Parodcar;

The document also establishes that the said Naguexa Xete Parodcar subsequently expired leaving his 4 children, as his only heirs, namely, (i) Data Naguexa Xete Parodcar married to Nayana Data Parodcar, (ii) Nina Naguexa Parodcar alias Nina Shiroadcar married to Gurunath Shiroadcar, (iii) Sunila Naguexa Parodcar alias Subhada Mangaldas Varkenkar married to Mangaldas Varkenkar and (iv) Rajendra Naguexa Parodcar, married to Kalpana Rajendra Parodcar;

The document also establishes that the said Nina Shiroadcar and her husband Gurunath Shiroadcar have relinquished all their rights in the estate of their parents/parents-in-law namely, Naguexa Xete Parodcar.

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and Radabai Naguexa Parodcar and that Sunila Varkenkar and her husband Mangal Varkekar have relinquished all their rights in the estate of their parents/parents-in-law namely Naguexa Data Parodcar and Bhanumati Naguexa Parodcar;

Hence the $1/5 + 1/25$ share, equivalent to $6/25$ share, of Naguexa Data Xete Parodcar came to be acquired by his sons, Data Naguexa Parodcar and Rajendra Naguexa Parodcar in the share of $3/20^{\text{th}}$ and $9/100^{\text{th}}$ respectively.

(6) The document at Serial No.(vii)- Deed of Sale dated 30/3/2015, registered in the Office of the Sub-Registrar of Salcete, at Margao under No.MGO-BK1-02975-2015, CD No. MGOD85, dated 25/06/2015, establishes that the said Datta Naguexa Parodcar and his wife Nayana Datta Parodcar have represented that the properties bearing Land Registration Nos. 24933 and 24934, both of New Series have come to be surveyed jointly under Chalta No. 8 of P.T Sheet No. 132 of Margao City and that they have a

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3/20th undivided right in the same; the Deed also establishes that the said Datta Naguexa Parodcar and his wife Nayana Datta Parodcar have sold all their 3/20th undivided right in the property, then bearing Chalta No. 8 of P.T. Sheet No.132 of Margao City, to M/s Madanant Construction Goa Pvt Ltd and Mr. Vibhav Pundalik Parkar;

Hence M/s Madanant Construction Goa Pvt. Ltd. and Mr. Vibhav Pundalik Parkar acquired 3/20th undivided right in the property bearing Chalta No.8 of P.T Sheet No. 132 of Margao City.

(7) The documents at Serial Nos. (viii) and (ix)- Deed of Sale dated 5/12/2013, registered in the Office of the Sub-Registrar of Salcete, at Margao, under No.MGO-BK1-06046-2013, CD No. MGOD72, dated 05/12/2013, read with Deed of Rectification dated 18/3/2014, registered in the Office of the Sub-Registrar of Salcete, at Margao, under No.MGO-BK1-01907-2014, CD No. MGOD76, dated 22/04/2014, establish that the said Rajendra Naguexa Parodcar and his wife, Kalpana Rajendra Parodcar have

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represented that the properties bearing Land Registration Nos. 24933 and 24934, both of new series have come to be surveyed jointly under Chalta No. 8 of P.T Sheet No. 132 of Margao City and that they have a 9/100th undivided right in the same; the Deed also establishes that the said Rajendra Naguexa Parodcar and his wife, Kalpana Rajendra Parodcar have sold all their 9/100th undivided right in the property, then bearing Chalta No. 8 of P.T. Sheet No.132 of Margao City, to M/s Madanant Construction Goa Pvt Ltd and Mr. Vibhav Pundalik Parkar;

Hence M/s Madanant Construction Goa Pvt. Ltd. and Mr. Vibhav Pundalik Parkar acquired another 9/100th undivided right in the property bearing Chalta No.8 of P.T Sheet No. 132 of Margao City.

(8) The document at Serial Nos.(x) and (xi) - Deeds of Succession dated 13/4/2010 and 28/5/2007, establish that the said Ananda Data Parodcar and his wife Indumati Ananda Parodcar, have both expired leaving their three children as their only heirs, namely, (a) Dinesh

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Ananda Parodcar married to Seema Dinesh Parodcar (b) Urmila Ananda Parodcar married to Pandurang G Govekar and (c) Vinoda Ananda Parodcar, married to Sangeeta Vinoda Parodcar;

(9) The document at Serial No.(xii) - Deed of Relinquishment drawn on the 5/2/2009, recorded at the Office of Notary Public Ex-Officio, at Margao, establishes that the said Urmila Ananda Parodcar alias Urmila Pandurang Govekar, and her husband Pandurang Govekar have relinquished all their illiquid and undivided rights in the estate of their mother/mother-in-law, Indumati Ananda Parodcar;

Hence the $1/5 + 1/25$ share, equivalent to $6/25$ share, of Ananda Data Xete Parodcar came to be acquired by his children, Dinesh Ananda Parodcar, Urmila Ananda Parodcar, and Vinoda Ananda Parodcar, in the share of $1/10^{\text{th}}$, $1/25^{\text{th}}$, and $1/10^{\text{th}}$ respectively.

(10) The document at Serial No. (xiii) - Deed of Succession drawn on 17/3/2017, recorded at the Office of the Notary

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Public Ex-Officio, at Margao, establishes that the said Dinesh Ananda Parodcar expired on 23/11/2016, leaving Seema Dinesh Parodcar, as his widow and moiety holder and his 2 children, as his only heirs, namely, Virendra Dinesh Parodcar and Vibha Dinesh Parodcar, both unmarried;

(11) The document at Serial No.(xiv)- Deed of Sale dated 19/10/2017, registered in the Office of the Sub-Registrar of Salcete, at Margao, under No.MGO-BK1-04882-2017, CD No. MGOD117, dated 20/10/2017, establishes that the heirs of the said Dinesh Ananda Parodcar, namely, Seema Dinesh Parodcar, Virendra Dinesh Parodcar and Vibha Dinesh Parodcar have represented that the properties bearing Land Registration Nos. 24933 and 24934, both of New Series have come to be surveyed jointly under Chalta No. 8 of P.T Sheet No. 132 of Margao City and that they have a 1/10th undivided right in the same; the Deed also establishes that the said Seema Dinesh Parodcar, Virendra Dinesh Parodcar and Vibha Dinesh Parodcar have sold all their 1/10th undivided right in the

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property, then bearing Chalta No. 8 of P.T. Sheet No.132 of Margao City, to M/s Madanant Construction Goa Pvt. Ltd. and Mr. Vibhav Pundalik Parkar;

Hence M/s Madanant Construction Goa Pvt. Ltd. and Mr. Vibhav Pundalik Parkar acquired a further 1/10th undivided right in the property bearing Chalta No.8 of P.T Sheet No. 132 of Margao City.

(12) The document at Serial No.(xv)- Deed of Sale dated 14/8/2014, registered in the Office of the Sub-Registrar of Salcete, at Margao, under No. MGO-BK1-03727-2014, CD No. MGOD78, dated 14/08/2014, establishes that the said Sushma Pandurang Govekar alias Urmila Pandurang Govekar and her husband, Pandurang Govekar have represented that the properties bearing Land Registration Nos. 24933 and 24934, both of new series have come to be surveyed jointly under Chalta No. 8 of P.T Sheet No. 132 of Margao City and that they have a 1/25th undivided right in the same; the Deed also establishes that the said Sushma Pandurang Govekar alias Urmila Pandurang Govekar and

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her husband, Pandurang Govekar have sold all their 1/25th undivided right in the property, then bearing Chalta No. 8 of P.T. Sheet No.132 of Margao City, to M/s Madanant Construction Goa Pvt. Ltd. and Mr. Vibhav Pundalik Parkar;

Hence M/s Madanant Construction Goa Pvt. Ltd. and Mr. Vibhav Pundalik Parkar acquired a further 1/25th undivided right in the property bearing Chalta No.8 of P.T Sheet No. 132 of Margao City.

(13) The document at Serial No. (xvi)- Deed of Sale dated 30/03/2015, registered in the Office of the Sub-Registrar of Salcete, at Margao, under No. MGO-BK1-02980-2015, CD No. MGOD85, dated 25/06/2015, establishes that the said Vinod Ananda Parodcar and his wife, Sangeeta Vinod Parodcar have represented that the properties bearing Land Registration Nos. 24933 and 24934, both of New Series have come to be surveyed jointly under Chalta No. 8 of P.T Sheet No. 132 of Margao City and that they have a 1/10th undivided right in the same; the Deed also

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establishes that the said Vinod Ananda Parodcar and his wife, Sangeeta Vinod Parodcar have sold all their 1/10th undivided right in the property, then bearing Chalta No. 8 of P.T. Sheet No.132 of Margao City, to M/s Madanant Construction Goa Pvt. Ltd. and Mr. Vibhav Pundalik Parkar;

Hence M/s Madanant Construction Goa Pvt. Ltd. and Mr. Vibhav Pundalik Parkar acquired a further 1/10th undivided right in the property bearing Chalta No.8 of P.T Sheet No. 132 of Margao City.

(14) The document at Serial No. (xvii)- Deed of Succession drawn on 19/10/2004, before the Notary Public Ex-Officio of Salcete, at Margao, establishes that the said Prafulla Parodcar, alias Prafulla Ramacrisna Verenker expired leaving Ramkrishna Zoirama Verenkar, as her widower and moiety holder and her three children as her only heirs, namely (a)Ajit Kumar Ramacrisna Verenkar married to Daliya Ajit Verenkar, (b) Jairam Ramacrisna Verenkar,

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married to Surajbala Jairam Verenkar and (c) Trupti Ramacrishna Verenkar married to Shekhar Damodar Patnekar;

Hence the $1/5 + 1/25$ share equivalent to $6/25$ share of Prafulla Parodcar came to be acquired by her moiety holder and her children, Ramkrishna Zoirama Verenkar, Ajit Ramacrisna Verenkar, Jairam Ramacrisna Verenkar and Trupti Ramacrishna Verenkar in the share of $3/25^{\text{th}}$, $1/25^{\text{th}}$, $1/25^{\text{th}}$ and $1/25^{\text{th}}$ respectively.

(15) The document at Serial No. (xviii)- Deed of Sale dated 7/02/2014, registered in the Office of the Sub-Registrar of Salcete, at Margao, under No. MGO-BK1-00622-2014, CD No. MGOD74, dated 07/02/2014, establishes that the said Ramkrishna Zoirama Verenkar has represented that the properties bearing Land Registration Nos. 24933 and 24934, both of New Series have come to be surveyed jointly under Chalta No. 8 of P.T Sheet No. 132 of Margao City and that he has a $3/25^{\text{th}}$ undivided right in the same; the

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Deed also establishes that the said Ramkrishna Zoirama Verenkar has sold all his 3/25th undivided right in the property, then bearing Chalta No. 8 of P.T. Sheet No.132 of Margao City, to M/s Madanant Construction Goa Pvt. Ltd. and Mr. Vibhav Pundalik Parkar;

Hence M/s Madanant Construction Goa Pvt. Ltd. and Mr. Vibhav Pundalik Parkar acquired a further 3/25th undivided right in the property bearing Chalta No.8 of P.T Sheet No. 132 of Margao City.

(16) The document at Serial No.(xix)- Deed of Sale dated 18/12/2015, registered in the Office of the Sub-Registrar of Salcete, at Margao, under No. MGO-BK1-00113-2016, CD No. MGOD89, dated 08/01/2016, establishes that the said Ajit Ramacrisna Verenkar and his wife Daliya Ajit Verenkar, have represented that the properties bearing Land Registration Nos. 24933 and 24934, both of New Series have come to be surveyed jointly under Chalta No. 8 of P.T Sheet No. 132 of Margao City and that they have a 1/25th undivided right in the same; the Deed also

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establishes that the said Ajit Ramacrisna Verenkar and his wife Daliya Ajit Verenkar, have sold all their 1/25th undivided right in the property, then bearing Chalta No. 8 of P.T. Sheet No.132 of Margao City, to M/s Madanant Construction Goa Pvt. Ltd. and Mr. Vibhav Pundalik Parkar;

Hence M/s Madanant Construction Goa Pvt. Ltd. and Mr. Vibhav Pundalik Parkar acquired a further 1/25th undivided right in the property bearing Chalta No.8 of P.T Sheet No. 132 of Margao City.

(17) The document at Serial No. (xx)- Deed of Sale dated 07/11/2017, registered in the Office of the Sub-Registrar of Salcete, at Margao, under No. MGO-BK1-05321-2017, CD No. MGOD118, dated 17/11/2017, establishes that the said Jairam Ramacrisna Verenkar, and his wife Surajbala Jairam Verenkar, have represented that the properties bearing Land Registration Nos. 24933 and 24934, both of New Series have come to be surveyed jointly under Chalta No. 8 of P.T. Sheet No. 132 of Margao City

...24/-

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and that they have a 1/25th undivided right in the same; the Deed also establishes that the said Jairam Ramacrisna Verenkar, and his wife Surajbala Jairam Verenkar have sold all their 1/25th undivided right in the property, then bearing Chalta No. 8 of P.T. Sheet No.132 of Margao City, to M/s Madanant Construction Goa Pvt. Ltd. and Mr. Vibhav Pundalik Parkar;

Hence M/s Madanant Construction Goa Pvt. Ltd. and Mr. Vibhav Pundalik Parkar acquired a further 1/25th undivided right in the property bearing Chalta No.8 of P.T Sheet No. 132 of Margao City.

(18) The document at Serial No. (xxi) - Deed of Sale dated 26/08/2014, registered in the Office of the Sub-Registrar of Salcete, at Margao, under No. MGO-BK1-04099-2014, CD No. MGOD79, dated 11/09/2014, establishes that the said Trupti Ramcrishna Verenkar alias Trupti Shekhar Patnekar and her husband Shekhar Patnekar, have represented that the properties bearing Land Registration Nos. 24933 and 24934, both of New Series have come to be

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surveyed jointly under Chalta No. 8 of P.T Sheet No. 132 of Margao City and that they have a 1/25th undivided right in the same; the Deed also establishes that the said Trupti Ramcrishna Verenkar alias Trupti Shekhar Patnekar and her husband Shekhar Patnekar have sold all their 1/25th undivided right in the property, then bearing Chalta No. 8 of P.T. Sheet No.132 of Margao City, to M/s Madanant Construction Goa Pvt. Ltd. and Mr. Vibhav Pundalik Parkar;

Hence M/s Madanant Construction Goa Pvt. Ltd. and Mr. Vibhav Pundalik Parkar acquired a further 1/25th undivided right in the property bearing Chalta No.8 of P.T Sheet No. 132 of Margao City.

(19) The document at Serial No. (xxii) - Deed of Sale dated 01/01/2018, registered in the Office of the Sub-Registrar of Salcete, at Margao, under No. MGO-BK1-00071-2018, CD No. MGOD119. dated 04/01/2018, establishes that Prachi S Gawandalker and Siddhesh S Gawandalker represented that the properties bearing Land Registration

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Nos. 24933 and 24934, both of New Series have come to be surveyed jointly under Chalta No. 8 of P.T Sheet No. 132 of Margao City; that the said Durgabai Parodcar alias Muktabai Bhise has expired leaving their only child, namely, Pramodini Bhise, married to Shivdas Gawandalkar, as her only heiress and that the said Pramodini Bhise and her husband Shivdas Gawandalkar have both expired leaving the said Prachi S Gawandalkar and Siddhesh S. Gawandalkar as their only heirs; that as such they have a 1/25th undivided right in the said properties/survey holding; the Deed also establishes that the said Prachi S Gawandalkar and Siddhesh S Gawandalkar have sold all their 1/25th undivided right in the property, then bearing Chalta No. 8 of P.T. Sheet No.132 of Margao City, to M/s Madanant Construction Goa Pvt. Ltd. and Mr. Vibhav Pundalik Parkar;

Hence M/s Madanant Construction Goa Pvt. Ltd. and Mr. Vibhav Pundalik Parkar acquired a further 1/25th undivided right in the property bearing Chalta No.8 of P.T Sheet No. 132 of Margao City.

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(20) The document at Serial No. (xxiii)- Property Card of Chalta No.8 of P.T. Sheet No.132 of Margao City establishes that Chalta No.8 of P.T. Sheet No.132 of Margao City, was surveyed in the joint names of the said Naguexa Datta Xete Parodcar, Anand Datta Xete Parodcar, Tulsidas Datta Xete Parodcar, Prafulla Parodcar, alias Prafulla Ramacrisna Verencar, and Nalini Parodcar alias Sudha Mohan Sirsat; the said document also establishes that M/s Madanant Construction Goa Pvt. Ltd. and Mr. Vibhav Pundalik Parkar have mutated their names in the Form D, based on registered Deeds of Sale.

(21) The document at Serial No.(xxiv)-Records in Special Civil Suit No.5/18/A of the Civil Judge, Senior Division, at Margao, establish that the said M/s Madanant Construction Goa Pvt. Ltd. and Mr. Vibhav Pundalik Parkar claiming to have acquired 19/25th undivided right in the property then bearing Chalta No.8 of P.T. Sheet No.132 of Margao City, by virtue of registered Deeds of Sale executed by the heirs of Naguexa Data Xete Parodcar, heirs of Ananda Data Xete Parodcar, heirs of Prafulla Parodcar,

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and heirs of Muktabai Bhise alias Durgabai Parodcar, filed a Suit for Partition against Tulsidas Datta Xete Parodcar and his wife, Kishori Tulsidas Xete Parodcar, who were owning the remainder 6/25th undivided right in the property;

The document also establishes that the Civil Court directed the partition of the property bearing Chalta No.8 of P.T. Sheet No.132 of Margao City as per the said shares, and that by virtue of the said proceedings, M/s Madanant Construction Goa Pvt. Ltd and Mr. Vibhav Pundalik Parkar obtained a separate Chalta No.40 (N.D.) of P. T. Sheet No.132 of Margao City for a portion of 6180 sq.mts. exclusively allotted to them;

From the documents at Serial Nos.(vii) to (ix), (xiv) to (xvi), (xviii) to (xxii), it can be seen that M/s Madanant Construction Goa Pvt. Ltd. and Mr. Vibhav Pundalik Parkar acquired a total of 19/25th undivided share in the property bearing Chalta No.8 of P.T. Sheet No.132 of Margao City, by way of purchase of the said

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share in the property, and that subsequently, they partitioned their share in the property by metes and bounds and obtained Chalta No.40 (N.D.) of P. T. Sheet No.132 of Margao City for the part of the property, admeasuring 6180 sq.mts. exclusively allotted to them.

(22) The document at Serial Nos. (xxv) and (xxvi)- Form D and Survey Plan of Chalta No.40 of P.T. Sheet No.132 of Margao City establish that the property admeasuring 6180 sq. mts. is a barren land, except for a well, bounded on the East by a Road, is exclusively surveyed in the names of M/s Madanant Construction Goa Pvt. Ltd. and Mr. Vibhav Pundalik Parkar.

(23) The document at Serial No.(xxvii) - Nil Encumbrance Certificate, dated 29/10/2018, issued by the Civil Registrar cum Sub-Registrar of Salcete, at Margao establishes that the property presently bearing Chalta No.40 of P.T. Sheet No.132 of Margao City has been certified to be free from any encumbrances between the period 2003 - 2018;

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I am therefore of the opinion that M/s Madanant Construction Goa Pvt. Ltd. and Mr. Vibhav Pundalik Parkar are the absolute and exclusive owners of a distinct and separate Plot admeasuring 6180 sq. mts. presently surveyed under Chalta No.40 of P.T. Sheet No.132 of Margao City.



(C. Vas)