



Mrs. Swati (Karpe) Kerkar
ADVOCATE

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Ref. No.:

Date :

TO WHOMSOEVER IT MAY CONCERN:-

TITLE-VERIFICATION REPORT AND LEGAL OPINION IN
RESPECT OF PROPERTY BEARING NEW SURVEY NO. 35 SUB
DIVISION NO. 10 OF VILLAGE MAULINGUEM-SOUTH, TALUKA
BICHOLIM, GOA.
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I. DESCRIPTION OF THE PROPERTY:-

ALL THAT piece or parcel of land, admeasuring 2,000.00 sq.
mts., or thereabouts, together with residential house bearing
Municipal House Registration No. 4/915 (old No. 28),
admeasuring 200.00 sq. mts., or thereabouts standing thereon,
forming part of the larger property known as "**MASUNDI
CHIREKHANIKADIL BHARAD**" also known as
"**MOSUNDEKODIL BHARAD**", situated at ward Maulinguem-
South, within the Municipal limits of the Sankhali 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. 15390 at folios 179 (reverse) of Book No. B-39

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(new) and enrolled in the Taluka Revenue Office of Bicholim under Matriz No.255 and surveyed as an independent and distinct entity during the recent land survey conducted for the purposes of the Records of Rights for the Revenue Village of Maulinguem-South, under New Survey No. 35 sub division No. 10 of Village Maulinguem-South, Taluka Bicholim and being bounded as such independent entity as per New Survey Plan as under:-

On or towards the East: by Survey No. 35 sub-division No. 11,

On or towards the West: by Survey No. 35 sub-division No. 9,

On or towards the North: by Survey No. 39 sub-division No. 3,
and,

On or towards the South: by Public road.

II. List of Document Examined:-

- i. Certificate of Description with its English translation.
- ii. Certificate of Inscription with its English translation.
- iii. Deed of Sale with Acquaintance of the Price drawn on 10/09/1960, before the then Notary of Judicial Division of Bicholim, Mr. Antonio Francisco Adelino Julio Santana de Souza.
- iv. Index of Land in Form III in respect of Survey No. 35/10 of Village Maulinguem – South.

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- v. Final Order passed by the Court of Civil Judge, Junior Division 'B' Court at Bicholim in the Inventory Proceedings No. 111/2018/B on 23/12/2019.
- vi. Instrument of Renunciation of Inheritance drawn on 28/10/2021 at pages 83v to 85 of the Notarial Book No. 323 of the Office of the Civil Registrar-cum-Sub-Registrar and Special Notary Ex-Officio at Bicholim.
- vii. Deed of Gift dated 22/03/2023, registered with the Sub-Registrar's Office of Bicholim, under Registration No. BCH-1-351-2023, on 31/03/2023.
- viii. Records of Right Certificate in Form No. I and XIV, in respect of New Survey No. 35/10 of Village Maulinguem-South, Taluka Bicholim Goa.
- ix. Survey Plan of Plot Land bearing New Survey No. 35/10 issued by Office of Inspector of Survey and Land Records, Bicholim Goa.
- x. Deed of Sale dated 22/08/2023, registered with the Sub-Registrar's Office of Bicholim, under Registration No. BCH-1-1067-2023, on 06/09/2023.
- xi. Zoning Certificate issued by the Office of Dy. Town Planner, Town & Country Planning Department, Bicholim/Sattari Taluka, at Bicholim Goa vide its Ref. No. TCP/ZON/MAULINGUEM(S)/900/BICH-23/1901 dated 09/08/2023.
- xii. Technical Clearance Order issued by the Office of Dy. Town Planner, Town & Country Planning Department, Bicholim/Sattari Taluka, at Bicholim Goa vide its Ref. No.

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DC/8113/MAULINGUEM(S)/ BICH/TCP-23/2968 dated 15/12/2023.

- xiii. NOC for carrying out of Proposed Construction of residential cum commercial building & compound wall in respect of said Plot, by Office of Sub Divisional Engineer, Electricity Department, Sub-Div-II (R) Sakhali Goa, vide its Letter No. AE/V-II (R)/TECH-4(D)/2023-24/2080, dated 21/12/2023.
- xiv. NOC from sanitary point of view for Proposed Construction of residential cum commercial building & compound wall in respect of said Plot, by Community Health Centre, Sanquelim Goa, vide its Letter No. DHS/2023/DHS0901/00021/2101 dated 26/12/2023.
- xv. NOC for Proposed Construction of residential cum commercial building & compound wall in respect of said Plot, by Office of Assistant Engineer, P.W.D., Bicholim, vide its Letter No. PWD/D.XXIV/SD I (WS)/F.40/570/23-24 dated 01/01/2024.
- xvi. Construction License issued by Sankhali Municipal Council, vide Construction License No. 03/2024-25, dated 12/04/2024.

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 one Shri Ramakant Atmaram Phatarpekar alias, Ramacanta Atmarama Fatarpencar became the absolute and exclusive owner of the said property now

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bearing New Survey No. 35/10 of Village Maulinguem South, by virtue of a Deed of Sale with Acquaintance of the Price drawn on 10/09/1960, before the then Notary of Judicial Division of Bicholim, Mr. Antonio Francisco Adelino Julio Santana de Souza.

2. During the recent Land Survey conducted for the purposes of the Records of Rights for the revenue Village of Maulinguem South, the said property admeasuring 2,000.00 sq. mts., (as per survey records) came to be surveyed under New Survey No. 35/10 of Village Maulinguem South, Taluka Bicholim and the name of said Shri Ramakant Atmaram Fatarpekar, stood recorded as the sole occupant in the Occupant's Column of the said Records of Rights Certificate, in Form No. I & XIV, in respect thereof.
3. Index of Land in Form III also reflects the name of Shri Ramakant Atmaram Fatarpenkar as the sole occupant in respect of the said Survey No. 35/10 along with house standing thereon.
4. The said Shri Ramakant Atmaram Fatarpekar expired on 04/02/1992 and his wife and moiety-holder - Smt. Geeta Ramakant Fatarpekar, expired on 24/01/2002.
5. Thereafter their son - Shri Ajit Ramakant Fatarpekar expired on 02/04/2016 leaving behind Mrs. Neelam Ajit Fatarpekar as his widow and moiety holder and his only son - Mr. Aniket

Smt. Geeta

Ajit Fatarpekar married to Mrs. Pooja Aniket Phatarpekar, as his sole and universal heirs.

6. Upon the death of Shri Ramakant Atmaram Phatarpekar, Smt. Geeta Ramakant Fatarpekar and their son Shri Ajit Ramakant Fatarpekar, Regular Inventory Proceedings bearing No. 111/2018/B, came to be initiated in the Court of Civil Judge, Junior Division 'B' Court at Bicholim, for partitioning the assets left behind by the deceased among the interested parties.

7. In terms of the Final Order passed in the said Inventory Proceedings No. 111/2018/B on 23/12/2019, the said property enlisted under Item No. 2 of the List of Assets filed therein came to be allotted to the heirs of the deceased in the following manner: -

- i. Mr. Anup Ramakant Fatarpekar and his wife, Mrs. Rajashree Anup Fatarpekar, jointly allotted 1/4th undivided share;
- ii. Mrs. Anjali Anil Velingkar and her husband, Mr. Anil Hari Velingkar, jointly allotted 1/4th undivided share;
- iii. Mrs. Tanuja Arun Betkikar and her husband, Mr. Arun Vasantrao Betkiker, jointly allotted 1/4th undivided share;

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- iv. Mrs. Nilam Ajit Fatarpekar, her son, Mr. Aniket Ajit Fatarpekar and his wife, Mrs. Pooja Aniket Fatarpekar, jointly allotted 1/4th undivided share;

8. In terms of an Instrument of Renunciation of Inheritance drawn on 28/10/2021 at pages 83v to 85 of the Notarial Book No. 323 of the Office of the Civil Registrar-cum-Sub-Registrar and Special Notary Ex-Officio at Bicholim, the said Smt. Neelam Ajit Phatarpekar alias, Nilam Ajit Fatarpekar, Shri Aniket Ajit Phatarpekar alias, Aniket Ajit Fatarpekar and his wife, Smt. Pooja Aniket Phatarpekar alias, Pooja Aniket Fatarpekar relinquished and released all their right, title and share in the assets left behind the deceased late Ramakant Atmaram Phatarpekar and late Geeta Ramakant Fatarpekar, inherited by them, in favour of their co-heirs in terms of Section 30 of the Goa Succession, Special Notaries and Inventory Proceedings Act, 2012 applicable to the State of Goa.

9. In terms of a Deed of Gift dated 22/03/2023, registered with the Sub-Registrar's Office of Bicholim, under Registration No. BCH-1-351-2023, on 31/03/2023, the said Mrs. Anjali Anil Velingkar and her husband, Mr. Anil Hari Velingkar, Mrs. Tanuja Arun Betkikar and her husband, Mr. Arun Vasantrao Betkiker gifted all their 2/3rd undivided right, title and share of each of them in the said property in favour of their

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brother/brother-in-law respectively - Mr. Anup Ramakant Fatarpekar.

10. The said Mr. Anup Ramakant Fatarpekar, thereafter carried out necessary mutation proceedings and his name stands duly recorded in the Occupants' Column of the Records of Right Certificate, in Form No. I and XIV, in respect of New Survey No. 35/10 of Village Maulinguem-South, Taluka Bicholim, as the sole occupant thereof, against Mutation Entry No. 37300.
11. By virtue of above, the said Mr. Anup Ramakant Fatarpekar, along with his wife, Smt. Rajashree Anup Phatarpekar became the absolute and exclusive owners of the said property, admeasuring 2,000.00 sq. mts., or thereabouts, bearing New Survey No. 35 Sub Division No. 10 of Village Maulinguem-South, Taluka Bicholim, together with old residential house standing thereon.
12. In terms of a Deed of Sale dated 22/08/2023, registered with the Sub-Registrar's Office of Bicholim, under Registration No. BCH-1-1067-2023, on 06/09/2023, the said Mr. Anup Ramakant Fatarpekar, along with his wife, Smt. Rajashree Anup Phatarpekar, sold and transferred all their 50% or half undivided right, title and share equivalent to an area of 1,000.00 sq. mts. in the said property bearing New Survey

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No. 35 Sub Division No. 10 of Village Maulinguem-South, Taluka Bicholim, together with proportionate half undivided right and share in the old house standing thereon in favour of Shri Chandan Narsinha Chari.

13. By virtue of above the title-holder - Shri Chandan Narsinha Chari alongwith his wife, and said Mr. Anup Ramakant Fatarpekar, along with his wife, Smt. Rajashree Anup Phatarpekar, have become the joint owners in possession of the said property, admeasuring 2,000.00 sq. mts., or thereabouts, bearing New Survey No. 35 Sub Division No. 10 of Village Maulinguem-South, Taluka Bicholim, together with old residential house standing thereon.
14. The names of the title-holder Shri Anup Ramakant Fatarpekar @ Anup Ramakant Phatarpekar @ Anup Ramakant Faterpenkar stands duly recorded in the occupants' column of the Records of Rights Certificate in Form No. I & XIV in respect of said property bearing new Survey No. 35/10 of Village Maulinguem-South against Mutation No. 37300 and that of the title-holder Shri Chandan Narsinha Chari against Mutation No. 38114, as the only occupants therein.
15. The said Shri Chandan Narsinha Chari and the said Mr. Anup Ramakant Fatarpekar, as the joint owners in possession alongwith their respective wives, have now prepared a plan for Proposed Construction of Residential-

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Cum-Commercial building & compound wall on the said plot bearing new Survey No. 35/10 of Village Maulinguem-South and obtained appropriate licenses and permissions from the competent authorities in the following manner :-

- i. The Zoning Certificate issued by the Office of Dy. Town Planner, Town & Country Planning Department, Bicholim/Sattari Taluka, at Bicholim Goa, vide its Ref. No. TCP/ZON/MAULINGUEM(S)/900/BICH-23/1901, dated 09/08/2023.
- ii. The Technical Clearance Order issued by the Office of Dy. Town Planner, Town & Country Planning Department, Bicholim/Sattari Taluka, at Bicholim Goa vide its Ref. No. DC/8113/MAULINGUEM(S)/BICH/TCP-23/2968 dated 15/12/2023.
- iii. The NOC for carrying out of Proposed Construction of residential cum commercial building & compound wall in respect of said Plot, by Office of Sub Divisional Engineer, Electricity Department, Sub-Div-II (R) Sakhali Goa, vide its Letter No. AE/V-II (R)/TECH-4(D)/2023-24/2080, dated 21/12/2023.
- iv. The NOC from sanitary point of view for Proposed Construction of residential cum commercial building & compound wall in respect of said Plot, by Community Health Centre, Sanquelim Goa, vide its Letter No. DHS/2023/DHS0901/O0021/2101 dated 26/12/2023.
- v. The NOC for Proposed Construction of residential cum commercial building & compound wall in respect of said Plot, by Office of Assistant Engineer, P.W.D., Bicholim,

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vide its Letter No. PWD/D.XXIV/SD I (WS)/F.40/570/23-24 dated 01/01/2024.

- vi. The Construction License issued by Sankhali Municipal Council, vide Construction License No. 03/2024-25, dated 12/04/2024.

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 Chandan Narsinha Chari alongwith his wife, and said Mr. Anup Ramakant Fatarpekar, along with his wife, Smt. Rajashree Anup Phatarpekar, to the said property admeasuring 2,000.00 sq. mts., or thereabouts, together with residential house bearing Municipal House Registration No. 4/915 (old No. 28), standing thereon, bearing New Survey No. 35 Sub Division No. 10 of Village Maulinguem-South, Taluka Bicholim, is clean, clear and marketable and no registered encumbrances, charges, liens of any kind whatsoever are found in the Office of the Sub-Registrar of Bicholim.
- b) that Urban Land Ceiling Act is not applicable in the state of Goa.

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- c) The said property falls in "Settlement Zone" in Regional {Plan for Goa 2021, as per Zoning Certificate issued by the Office of the Dy. Town Planner, Town & Country Planning Department, Bicholim/Sattari Taluka, at Bicholim Goa vide its Ref. No. TCP/ZON/MAULINGUEM(S)/900/BICH-23/1901 dated 09/08/2023.
- d) The title-holders have obtained appropriate licenses and permissions from the competent authorities for the construction of residential cum Commercial Building and Compound Wall on the said Plot from the competent authorities.
- e) that there are no acquisitions or requisitions proceedings pending in respect of the said property.

Date: 30/04/2024.

Place: Sankhali, Bicholim, Goa.



(Mrs. Swati U. Kerkar)
Advocate.

Sou. Swati Ulhas Kerkar
ADVOCATE
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