



ADV. GAURI SARVANKAR LLB. (HONS)

Office No. 4, Ground Floor, Swastik Apts, Next To Porvorim Sports Club,
B. B. Borkar Road, Porvorim Bardez Goa- 403521
E-mail: g.sarvankar@gmail.com Ph. + 91 - 7798601164

10/05/2025

**SUB: TITLE REPORT AND LEGAL OPINION AT THE
REQUEST OF MR. ANUJ SETHI and MR. AJAY
DHAWAN, RESIDENT OF SOUTH DELHI - 110016.**

**PRESENT OWNERS: MR. ANUJ SETHI and MR. AJAY
DHAWAN.**

I. DESCRIPTION OF THE PROPERTY:

ALL THAT Plot, admeasuring 1145 sq. mts., surveyed under survey No.196/1-A of village Arpora, forming part of the larger property known as "**MALUCAINACHI - NOMOX**", also known as "**MALUCAINACHAI-NOMOX**", admeasuring 5175 sq. mts., surveyed under survey No.196/1, situated in the village of Arpora, within the limits of village Panchayat of Arpora, Taluka Bardez, District of North Goa and State of Goa, described in the Land Registration Office under No.4381 at page 40 overleaf of Book B old 30 and enrolled in the Taluka Revenue Office of Bardez under Matriz No.1260, bearing Old Cadastral No.810 and is bounded as under:



Matriz No.1260, bearing Old Cadastral No.810 and is bounded as under:

NORTH: By property surveyed under survey No.194/2;

SOUTH: By traditional path running through survey No.196/1;

EAST: By property surveyed under survey No.195/2 and 197/5;

WEST: By public road running through survey No.196/1.

(This Plot shall hereinafter be referred to as the "SAID PLOT").

II. DOCUMENTS EXAMINED

PHOTOCOPIES OF:

1. Inscription No. 15595 at folio14of Book G-22, issued by the Directorate of Archives, Panaji, Goa, along with its translation from Portuguese to English.

2. Description No. 4381 at folio40 overleaf of B-30 old, issued by the Directorate of Archives, Panaji, Goa, along with its translation from Portuguese to English.



3. Form III in respect of Survey No.196/1 of village Arpora, Bardez, Goa.

4. Form I & XIV (Manual) in respect of Survey No.196/1 of village Arpora, Bardez, Goa.

5. Form IX in respect of Survey No.196/1 of village Arpora, Bardez, Goa.

6. Registo-do Agrimensor bearing No.810.

7. Deed of Adoption dated 01/07/1949.

8. Deed of Sale dated 21/06/1972, duly registered in the office of the sub-registrar of Bardez, Mapusa-Goa under No.5720 at pages 153 to 157 of Book No.I, Volume No.66 dated 29/08/1972.

9. Inventory Proceedings No.14 454/49 filed in the court of the Additional Civil Judge, Senior Division, at Quepem.

10. Deed of Sale dated 28/06/2022, duly registered in the sub registrar of Bardez under No.BRZ-1-2924-2022, Book 1 Document, on 29/06/2022.

11. Partition Order dated 23/12/2022 under Case No. ISLR/PART/BAR/ARP/457/2022 filed before the



Inspector of Survey and Land Records, Mapusa,
Bardez-Goa.

12. Latest Form I & XIV in respect of Survey
No.196/1 of village Arpora, Bardez, Goa.

13. Matriz Certificate under Ref. No.
MAM/BAR/MAT-CERT/2020 dated 23/11/2020 issued
by the Office of the Mamlatdar of Bardez, Mapusa-Goa.

14. Deed of Sale dated 03/07/2024, duly
registered before the sub-registrar of Bardez under
No.BRZ-1-3251-2024, Book-1 Document dated
04/07/2024.

15. Latest Form I & XIV in respect of Survey
No.196/1-A of village Arpora, Bardez, Goa.

16. Corresponding Certificate bearing Ref.
No.9(02)-77/DSLRL-2021/1918 dated 23/06/2021
issued by the office of the Directorate of Settlement and
Land Records, Panaji-Goa.

II. TITLE REPORT:

I have carefully examined the documents mentioned
herein above in para II in respect of the said property
and from the same it transpires that the LARGER
PROPERTY originally belonged to one Ragoba Fotu
Sinay Sanvordekar and the same was gifted to him by
his father Fotu Ragoba and his wife Umabay with a



condition that in the event Ragoba Fotu Sinay Sanvordekar passes away without surviving a male child or without having adopted a son, then the property shall stand gifted to their other sons namely; 1) Santu and 2) Subrai.

That the names of Siurama Sinai Sanvordekar (son of Santu Sinai Sanvordekar and Ambicabai) and Bolvonta Sinai Sanvordekar (son of Subrai Sanvordekar and Durgabai) reflects on Registo-do-Agrimensor.

That from the abovementioned details it can be learnt that as per Registo-do-Agrimensor the said larger property was with said Siurama Sinai Sanvordekar and Bolvonta Sinai Sanvordekar which shows that said Ragoba did not have any male child or adopted a son and therefore the said larger property was reverted and gifted in favour of Santu and Subraia.

Vide Deed of Adoption dated 01/07/1949, Siurama Santu Sinai Narcornim Sanvordekar and his wife Umabai Sinai Sanvordencar had adopted a minor son of Fotu Subraia Sinai Sanvordencar alias Fotu Subraia Sinai Narcornim Sanvordencar namely Amrutaria Fotu Sinai Narcornim Sarvordencar.



The name of Amrutaria Fotu Sinai Narcornim Sanvordencar was later changed to Vassudeva Siurama Sinai Narcornim Sanvordencar.

Vide Deed of Sale dated 21/06/1972, duly registered in the office of the sub-registrar of Bardez, Mapusa-Goa under No.5720 at pages 153 to 157 of Book No.I, Volume No.66 dated 29/08/1972, it can be noted that the larger property was orally partitioned between Bolvonta Sinai Sanvordecar and Siurama Sinai Sanvordecar.

After partition, half of the property allotted to Siurama Sinai Sanvordecar is surveyed under survey No.196/1 and remaining half of the property allotted to Bolvonta Sinai Sanvordecar is surveyed under survey No.196/3.

That Siurama Santa Sinai Narcornim Sanvordencar alias Siurama Santa Sinai Sanvordencar alias Sivrama Santa Sinai Narcornim Sanvordencar expired on 04/07/1949 leaving behind a Deed of Gift and Adoption drawn on 01/07/1994 at folio 37 in favour of his adopted son, leaving behind his widow Umabai Sinai Sanvordencar and following children as legal heirs:

1. Vassanti alias Vassant Sinai Sanvordecar (daughter)



2. Vassudev Sivrama Sinai Narcornim Sanvordencar
(adopted son)

That Inventory Proceedings No.14 454/49 was initiated by Umabai Sinai Sanvordencar upon the death of Sivrama Santa Sinai Narcornim Sanvordencar alias Siurama Santa Sinai Sanvordecar. That the said property listed under Item No.74 (Half of the property admeasuring 5175 sq. mts) was allotted to Vassudeva alias Sivrama Santa Sinai Narcornim Sanvordencar vide Order dated 03/09/1979, by paying Owelty money to Umabai Sinai Sanvordencar and Vassanti alias Vassant Sinai Sanvordecar.

The name of Vassudeva Siuram Sinai Sanvordekar reflects on Form III of survey No.196/1 of village Arpora.

The name of Vasudeo Shivram Sinai Sanvordenkar reflects on Manual Form I and XIV of survey No.196/1 of village Arpora.

The name of Vasudev Shivram Sinai Sanvordekar reflects on Form IX of survey No.196/1 of village Aropora.



Vide Deed of Sale dated 28/06/2022, duly registered in the sub registrar of Bardez under No.BRZ-1-2924-2022, Book 1 Document, on 29/06/2022, Vasudev Shivram Savardekar alias Vasudeo Shivram Sinai Savodenker alias Vassudev Shivram Sinai Sanvordencar and his wife Lata Vasudev Savordekar alias Lata Vassudeo Sinai Savodenker, sold a portion of the said larger property i.e. Plot-C, adm.1145 sq. mts., to KEPT TECH PRIVATE LIMITED.

KEPT TECH PRIVATE LIMITED mutated its name on Form I and XIV against mutation No.85763.

That the said Plot-C was partitioned vide Order dated 23/12/2022 under Case No. ISLR/PART/BAR/ARP/457/2022 filed before the Inspector of Survey and Land Records, Mapusa, Bardez-Goa and obtained a new survey bearing No.196/1-A.

The Mamlatdar of Bardez, Mapusa-Goa issued a letter under Ref. No. MAM/BAR/MAT-CERT/2020 dated 23/11/2020 states that the Matriz Certificate cannot be furnished as the records of the Matriz certificates are completely mutilated.



Office of the Additional Collector-III, North Goa, District, Mapusa-Goa issued Sanad bearing Ref. No.4/83/CNV/AC-III/2023/594 dated 20/04/2023 to use the said property under survey No.196/1-A admeasuring 1145 sq. mts. of Village Arpora for residential purpose only.

By virtue of Deed of Sale dated 03/07/2024, duly registered before the sub-registrar of Bardez under No.BRZ-1-3251-2024, Book-1 Document dated 04/07/2024, KEPT TECH PRIVATE LIMITED sold the said Plot to Anuj Sethi and Ajay Kumar Dhawan.

Anuj Sethi and Ajay Kumar Dhawan mutated their names on Form I and XIV against mutation No.95823.

Corresponding Certificate bearing Ref. No.9(02)-77/DSLRL-2021/1918 dated 23/06/2021 issued by the office of the Directorate of Settlement and Land Records, Panaji-Goa, states that Survey No.196/1 of village Arpora, Bardez-Goa corresponds to the Old Cadastral Number 810(Part) of village Arpora.

I have examined the documents mentioned hereinabove and found that there are no acts or encumbrances registered, which would adversely affect the title of Anuj Sethi and Ajay Kumar Dhawan in respect of the SAID PLOT.



LEGAL OPINION:

Based on the scrutiny of the title deeds and the searches taken I do hereby certify as under:

- a. That the title of above named owners to the SAID PLOT is clean, clear and marketable, and free from any registered encumbrances, charges, liens and/or attachments of any kind whatsoever.
- b. That the provisions of the urban land Ceiling Act are not applicable to the State of Goa.
- c. That there are no acquisition and requisition proceedings pending in respect of the SAID PLOT.
- d. Latest Nil Encumbrance Certificate has to be obtained.

Thanking you.

Yours truly,



(Mrs. Gauri Sarvankar)

Advocate