

Advocate Pramod Prabhakar Nayak
Office: "Girija" Bandar Wada, Bicholim Goa
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MAH/ 4148/2017

Date: 06/01/2025

TITLE REPORT

I have examined on behalf of Mrs. Priya Prabhakar Amonkar, Resident of "Girija" Bandar Wada Bicholim Goa, the title of an immovable property known as **"SOLKARACHE BHAT" OR "KHOLCARACHEM BHAT"** situated at Bicholim, within the Municipal area of Bicholim in Sub-District Bicholim, District North Goa in the State of Goa surveyed under no. 45/1-C and 45/1-D, of village Bicholim, Taluka Bicholim Goa:

The property surveyed under survey no. 45/1-C of village Bicholim, Taluka Bicholim Goa is admeasuring an area of 699 square meters, having boundaries as under:

TO THE EAST: A road leading towards Industrial
Estate of Bicholim

TO THE WEST: Rivulet

TO THE NORTH: The plot A-1 of the same
property allotted to party no.2
and

TO THE SOUTH : Plot B-1 of party no.1 and the
boundary of Mundakrial and
sold-out area.



The property surveyed under survey no. 45/1-D of village Bicholim, Taluka Bicholim Goa is admeasuring an area of 863 square meters, having boundaries as under;

TO THE EAST: The boundary of Munkarial and
sold out plots of the same
property

TO THE WEST: Rivulet

TO THE NORTH: Plot A-1 of the same property
allotted to party no.1 and

TO THE SOUTH : Plot-B of the same property
allotted to party no.2.

The following documents are placed before me by
Mrs. Priya Prabhakar Amonkar, Resident of "Girija"
Bandar wada Bicholim Goa, for my scrutiny.

Exh-1

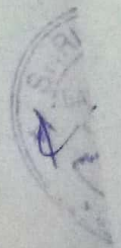
- a) Sale Deed, dated 29th April 1988.
- b) Sale Deed, dated 8th April 1993.

Exh-2

- a) Deed of Partition dated 30th June 2015
- b) Deed of Rectification dated 3rd November
2016

Exh-3

Order of Deputy Collector & SDO Bicholim for
confirmation of the Partition of holding



bearing survey no. 45/1 of village Bicholim of Bicholim Taluka and new survey nos were allotted such as 45/1-B, 45/1-C, 45/1-D, 45/1-E, 45/1-F & 45/1-G.

Exh-4

(a) Plan of the property surveyed under No. 45/1-C

(b) Plan of the property surveyed under No. 45/1-D

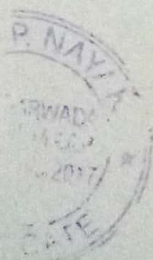
Exh-5

(a) Form I & XIV of the property surveyed under No. 45/1-C of village Bicholim Taluka Bicholim Goa

(b) Form I & XIV of the property surveyed under No. 45/1-D of village Bicholim Taluka Bicholim Goa

Exh-6

(a) Sanad, dated 10/12/2018, issued by the office of the District Collector , North Goa, in respect to the property surveyed under survey no. 45/1-C of village Bicholim Taluka Bicholim Goa, admeasuring an area of 699 square meters.



(b) Sanad, dated 2/07/2020, issued by the office of the District Collector , North Goa in respect to the property surveyed under survey no. 45/1-C of village Bicholim Taluka Bicholim Goa admeasuring an area of 863 square meters.

Exh-7

Constrictions License in respect to survey no. 45/1-C and 45/1-D

Exh-8

Technical Clearance Order

Exh-9

(a) Nil Encumbrance Certificate in respect to survey no. 45/1-C

(b) Nil Encumbrance Certificate in respect to survey no. 45/1-D

Exh-1

The Sale Deed, dated 29th April 1988 is in respect to the property/ land bearing survey nos 45, sub divisions 1, 4, 5, 6, 7 etc of village Bicholim Taluka Bicholim Goa. By way of Deed of Sale dated 29th April 1988, registered before the Sub-Registrar of Bicholim, Smt. Dattabai Kholkar alias Smt. Hirabai Gaitonde, sold the entire property/ land bearing survey nos 45, sub divisions 1, 4, 5, 6, 7 etc of village Bicholim, to Shri. Raulu Shamba Sinai Amonkar and Smt. Priya P. Amonkar. The



Approximate total area of the Land is 5,500 square meters, which includes the area occupied by the Mundkarial area

The Sale Deed, dated 8th April 1993 is in respect to 1/3rd share in the above property sold by Shri. Raulu Shamba Sinai Amonkar, by way of Deed of Sale dated 8th April 1993, registered before the Sub-Registrar of Bicholim, bearing Registration no 47 filed in, at pages - to -, Book no. I, volume no.47 dated 22nd October 1993, to Shri. Vithal Xamba Sinai Amonkar.

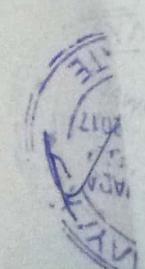
Exh-2

The Deed of Partition dated 30th June 2015 is in respect to the above property which was executed between the two i.e. Smt. Priya P. Amonkar & Shri. Vithal Xamba Sinai Amonkar. Wherein, the Mundkarial area were excluded from the total area and only remaining area was partitioned i.e. total area admeasuring 4652 square meters. By way of Deed of Partition dated 30th June 2015, registered before the Sub-Registrar of Bicholim, bearing Registration no 698/2015, at pages 114 to 136, Book no. I, volume no.1257 dated 02/07/2015, the Plot no. A admeasuring an area of 699 square meters,



Plot no. B1 admeasuring an area of 863 square meters, & Plot no. C1 admeasuring an area of 891 square meters were allotted to Priya & her husband Prabhakar Amonkar. AND Plot no. A1 admeasuring an area of 699 square meters, Plot no. B admeasuring an area of 863 square meters and plot no. C admeasuring an area of 610 were allotted to Shri. Vithal and his wife Sudha Amonkar. The total area admeasuring 4625.

The Deed of Rectification dated 3rd November 2016 is in respect, to rectify the said Deed of Partition dated 30th June 2015. The said Deed of Rectification was executed on 3rd November 2016, registered before the Sub-Registrar of Bicholim, bearing Registration no 1317/2016, at pages 01 to 14, Book no. I, volume no.1418 dated 15/11/2016. By way of said Deed of Rectification the Principal Deed was rectified and the Plot no. C was reduced to 394 and the area of plot no. C-1 was reduced to 594 square meters and the area of the total plot divided between the said parties by way of deed of Partition was reduced to 4112 square meters from the area 4652 square meter as shown in the principal deed.



Exh-3

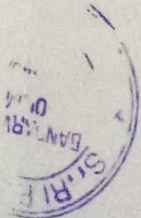
Order of the Deputy Collector & SDO Bicholim for Confirmation of the Partition of holding bearing survey no. 45/1 of village Bicholim of Bicholim Taluka and new survey nos were allotted such as 45/1-B, 45/1-C, 45/1-D, 45/1-E, 45/1-F & 45/1-G in case no.8-271-2015-PART-BICH dated 29/11/2017 and letter No.9/ISLR/BICH/PART/LAND/200/17/88

Exh-4

Plan of survey no. 45/1-C & 45/1-D of village Bicholim Taluka Bicholim Goa which is issued by the Directorate of Settlement and Land records.

Exh-5

In the Form I & XIV of the property, surveyed under No. 45/1-C & 45/1-D, the sole name of Mrs. Priya P. Amonkar, is found recorded in the Occupant column of the Record of Right of the property surveyed under No. 45/1-C & 45/1-D. There is no other name shown in the Tenant's Column or in the Other Right Column of the survey records of the said property.



Exh-6

In respect of two Sanad, dated 10/12/2018, issued by the Office of the District Collector, North Goa and Sanad dated 2/07/2020, issued by the Office of the District Collector, North Goa, the permissions were granted to Mrs. Priya P. Amonkar, for Conversion of use of land from agricultural to non- agricultural purpose in respect to the property surveyed under survey no. 45/1-C & 45/1-D.

Exh-7

Constriction License bearing no. CONSTLIC/BICHOLIM/2024-2025/18, dated 29/11/2024, issued by the Bicholim Municipal Council, in respect of proposed construction of Residential and Commercial building in the said property surveyed under survey no. 45/1-C & 45/1-D of village Bicholim Taluka Bicholim Goa.

Exh-8

Technical Clearance Order issued by the Office of the Deputy Town and Country planning Department Bicholim/ Sattari Taluka, Bicholim Goa, bearing Ref no. DC/7995/BICH/TCP-24/2282, dated 6/09/2024 to carryout out the proposed construction of Residential cum commercial

Building (Block B) in plot bearing survey no. 45/1-C & 1-D.

Exh-9

Nil Encumbrance Certificate in respect to survey no. 45/1-C is issued by the Sub Registrar of Bicholim dated 29/03/2023, from 30/6/2007 to 28/3/2023

Nil Encumbrance Certificate in respect to survey no. 45/1-D is issued by the Sub Registrar of Bicholim dated 29/03/2023, from 30/6/2007 to 28/3/2023

CHAIN OF TITLE

There exists an immovable property known as “**SOLKARACHE BHAT**” OR “**KHOLCARACHEM BHAT**” situated at Bicholim, within the Municipal area of Bicholim in Sub-District Bicholim, District North Goa in the State of Goa surveyed under no. 45, sub divisions 1, 4, 5, 6, 7 etc, situated in village Bicholim, neither registered in the Land Registration Office nor in the Revenue office. The Approximate total area of the Land is 5,500 square meters, which includes the area occupied by the Mundkarial area.

Originally, the said property was belonging to Smt. Dattabai Kholkar alias Smt. Hirabai



Gaitonde, widow of late Shri. Vishwanath Gaitonde, Resident of Marcel-Ponda Goa.

By way of Deed of Sale dated 29th April 1988, registered before the Sub-Registrar of Bicholim, Smt. Dattabai Kholkar alias Smt. Hirabai Gaitonde, sold all that above property/ land bearing survey nos 45, sub divisions 1, 4, 5, 6, 7 etc of village Bicholim, to Shri. Raulu Shamba Sinai Amonkar and Smt. Priya P. Amonkar.

Shri. Raulu Shamba Sinai Amonkar, by way of Deed of Sale dated 8th April 1993, registered before the Sub-Registrar of Bicholim, bearing Registration no 47 filed in, at pages – to -, Book no. I, volume no.47 dated 22nd October 1993, sold his 1/3rd share in the above property to Shri. Vithal Xamba Sinai Amonkar.

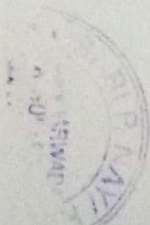
Smt. Priya P. Amonkar & Shri. Vithal Xamba Sinai Amonkar became the co-owners in possession of the above said property as they have purchased the said property by way of sale Deed dated 29th April 1988 & 8th April 1993.

The said property was common amongst Smt. Priya P. Amonkar & Shri. Vithal Xamba Sinai Amonkar and not partitioned by metes and

bounds. The survey records stands in the names of both the parties as co-owners in joint possession of the said property.

On 30th June 2015 a Deed of Partition was executed between the two i.e. Smt. Priya P. Amonkar & Shri. Vithal Xamba Sinai Amonkar in respect to the above property. Wherein, the Mundkarial area were excluded from the total area and only remaining area was partitioned i.e. total area admeasuring 4652 square meters.

By way of Deed of Partition dated 30th June 2015, registered before the Sub-Registrar of Bicholim, bearing Registration no 698/2015, at pages 114 to 136, Book no. I, volume no.1257 dated 02/07/2015, the Plot no. A admeasuring an area of 699 square meters, Plot no. B1 admeasuring an area of 863 square meters, & Plot no. C1 admeasuring an area of 891 square meters were allotted to Priya & her husband Prabhakar Amonkar. AND Plot no. A1 admeasuring an area of 699 square meters, Plot no. B admeasuring an area of 863 square meters and plot no. C admeasuring an area of 610 were allotted to Shri. Vithal and his wife Sudha Amonkar. The total area admeasuring 4625.



In the said Deed of Partition, there crept in a mistake as far as plots no. C and plot no C1 mentioned in the said deed of Partition. As such, a Deed of Rectification is executed, to rectify the said Deed of Partition dated 30th June 2015. The said deed of Rectification was executed on 3rd November 2016, registered before the Sub-Registrar of Bicholim, bearing Registration no 1317/2016, at pages 01 to 14, Book no. I, volume no.1418 dated 15/11/2016.

By way of said deed of Rectification the Principal Deed was rectified and the Plot no. C was reduced to 394 and the area of plot no. C-1 was reduced to 594 square meters and the area of the total plot divided between the said parties by way of deed of Partition was reduced to 4112 square meters from the area 4652 square meter as shown in the principal deed.

Smt. Priya P. Amonkar, moved an application for Partition of holding bearing survey number 45/1 of village Bicholim in Bicholim Taluka under Section 61 of the Land Revenue Code 1968, based on said Deed of Partition & Deed of Rectification.



The Deputy Collector & SDO Bicholim in case no.8-271-2015-PART-BICH dated 29/11/2017 and letter

No.9/ISLR/BICH/PART/LAND/200/17/88

passed an Order of confirmation of the Partition of holding bearing survey no. 45/1 of village Bicholim of Bicholim Taluka and new survey nos. were allotted such as 45/1-B, 45/1-C, 45/1-D, 45/1-E, 45/1-F & 45/1-G.

In the Form I & XIV of the property, surveyed under No. 45/1-C & 45/1-D, the sole name of Mrs. Priya P. Amonkar, is found recorded in the Occupant column of the Record of Right of the property surveyed under No. 45/1-C & 45/1-D. There is no other name shown in the Tenant's Column or in the Other Right Column of the survey records of the said property.

Therefore, I am of the opinion that, Mrs. Priya P. Amonkar, has made out clear and marketable title on the said aforesaid properties, bearing survey nos 45/1-C & 45/1-D of village Bicholim Taluka Bicholim Goa.

Yours faithfully,

(Adv. Pramod Nayak)

