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Date: 23/02/2021.

To,
M/s. Prajakta Engineering &
Construction Private Limited,
Mumbai.Ref: Title Search Report on the property/ies
situated at Village Calapur Taluka
Tiswadi-Goa.Sub: - Legal opinion on documents of Mr.
Sandip Chopda & Vaishali S. Chopda

Sir,

At your request I on the basis of title deed forwarded to me of the immoveable property and the other information submitted by you have conducted detailed search and investigation, and, submit my report as under:-

2. Title deed in Xerox seen by me.

- a) Deed of sale dated 09/02/2016 duly registered in the Office of Sub Registrar of Ilhas under Book-1 Document Registration Number PNJ-BK1-00305-2016 C D Number PNJD44 on 09/02/2016.
- b) Certificate of Inscription and description of the property dated 15/10/1963.
- c) Extract of Inventory proceedings No.64/2001/B were initiated of the Court of the Civil Judge senior Division of Panaji.



- d) Form I and XIV of Survey No.88/1 of Village Calapur.
- e) Form I and XIV of Survey No.88/1 of Village Calapur.
- f) Form I and XIV of Survey No.88/1-C of Village Calapur.
- g) Power of attorney dated 14/08/2015 executed before Notary Adv. Govind U. Bhobe under No.8216/15 at Panaji.
- h) Letter addressed to Sarpanch of Village Panchayat of St. Cruz by Senior Town Planner dated 26/08/1997.
- i) Final NOC for sub division of plot vide No.VP/SC/26/1997-98 issued by Village Panchayat of Santa Cruz dated 18/10/21997.
- j) Copy of Sanad No. CNV/TIS/70/94 issued by the Office of Dy. Collector and Sub-Divisional Office of Panaji dated 29th October, 1997.
- k) Copy of Sanad No. CNV/TIS/71/94 issued by the Office of Dy. Collector and Sub-Divisional Office of Panaji dated 23rd March, 1998.
- l) Copy of Consent terms in Inventory Proceedings No.64/2001/B which were registered in the Office of Sub Registrar of Ilhas under No.1892 at pages 483-558 of Book No.I Volume No.1822 dated 05/07/2007.



- m) Copy of Consent decree in National Lok Adalat in Appeal No.65/2013 passed by High Court of Bombay at Goa on 26/04/2014.
- n) Public notice dated 22/12/2020 published in local daily.

3. Description of immovable property:

- a) Plot No : 4;
- b) Name of Property :- "Onem Rosad";
- c) Survey No : - 88/1-C;
- d) Area : 520 square meters;
- e) Location : - Village Calapur,
Tiswadi-Goa.
- f) Boundaries:-

On the East :- By 10 meters wide road;

On the West :- By plot No.53;

On the North :- By 8 meters wide road;

On the South :- By 6 meters wide road.

4. Search in Sub-Registrar Office: -

I. Location of Sub-Registrar Office.

Spaces building,

Second Floor, Ilhas-Goa.



II. Search and Investigation:-

There exists a property known as "Onem Rosad" situated at Calapur Village, within the limits of Village Panchayat of St. Cruz, Santa Cruz, Taluka and Sub-District of Ilhas, North Goa District, State of Goa, described in the Land Registration Office of Ilhas under No. 183 of Book B-1 (New).

The said property originally belonged to Mr. Gopal Vishram Porob Nachinolkar and accordingly the said property was inscribed in his name under inscription No. 10102 of Book G-19 at page 88 (reverse).

However, during the recent survey the said property was surveyed under different survey Nos. 86/1, 87/1, 88/1, 89/1 and 129/1 of Village Calapur and subsequently, Shri Gopal Vishram Porob Nachinolkar after complying all formalities got converted the said property bearing survey No.88/1 of Village Calapur vide Sanad No. CNV/TIS/70/94 and No. CNV/TIS/71/94 from the Office of Dy. Collector and Sub-Divisional Office of Panaji dated 29th October, 1997 and 23/03/1998 respectively.

WHEREAS Shri Gopal Vishram Porob Nachinolkar expired leaving behind his wife Smt. Pramila Bai G. P. Nachinolkar as his widow and moiety holder his children Ulhas G. Nachinolkar, Smt. Sushila S. Salelkar and Smt. Deepa Prakash Gude and their spouses and upon his death



inventory proceedings were initiated in the Court of the Civil Judge senior Division of Panaji under No.64/2001/B and the plot No.4 admeasuring was allotted to Mrs. Pramilabai Gopal Nachinolkar by consent terms which was confirmed by its order dated 09/10/2004 and the said consent terms in Inventory Proceedings No.64/2001/B which were registered in the Office of Sub Registrar of Ilhas under No.1892 at pages 483-558 of Book No.I Volume No.1822 dated 05/07/2007.

WHEREAS Mrs. Pramilabai G. Nachinolkar expired on 30/12/2004 and the assets left by her were drawn on 21/10/2011 and subsequently Appeal was filed in the Hon'ble High Court under Appeal from Order No.65 of 2013 with C A No.197 of 2013 for allotment of assets left behind by Mrs. Pramilabai Gopal Nachinolkar and thereafter the matter was settled amicably in Mega Lok Adalalt on 26/04/2014 and the plot Nos. 1, 2 4 and 62 totally admeasuring 2393 square meters were allotted to Mr. Dr. Ulhas Gopal Nachinolkar.

WHEREAS the Vendor No.1 alongwith his wife Mrs. Swarupa Ulhas Nachinolkar sold the plot No. 4 having an area of 520.00 Square meters forming part of the said property surveyed under survey No.88/1 of Village Calapur to Mr. Sandip Madanlal Chopda and his wife Mrs. Vaishali Sandip Chopda in terms of deed of sale dated 09/02/2016 duly registered in the Office of Sub Registrar of Ilhas under Book-1 Document Registration Number PNJ-BK1-00305-2016 C D Number PNJD44 on 09/02/2016.



WHEREAS Mr. Sandip Madanlal Chopda and Mrs. Vaishali Sandip Chopda after complying all formalities as required under the law in force got recorded their names in the occupants column in survey No.88/1 of Village Calapur alongwith other occupants and subsequently got the said plot of land admeasuring 520 square meters separated from the entire property bearing survey No.88/1 and the said plot of land surveyed under distinct survey No.88/1-C of Village Calapur in which Mr. Sandip Madanlal Chopda and Mrs. Vaishali Sandip Chopda as shown as occupants.

WHEREAS the purchaser before completion of sale deed had given public notice published in local daily on 22/12/2020 inviting objection if any from the public having any right or interest in the said plot within stipulated period mentioned therein and as there was no objections of any person or persons in the matter thereof and considering therein that it is the only Mr. Sandip Madanlal Chopda and Mrs. Vaishali Sandip Chopda who are the absolute owners in enjoyment and possession of the said plot.

It is found in the record of Sub-Registrar of Ilhas that there is no registered mortgage/charge in respect of the said Plot described above.




CERTIFICATE:-

I have examined the Xerox title deeds relating to the aforesaid property and that the documents of title referred to in the opinion are valid evidence of right, title and interest.

I certified that Mr. Sandip Madanlal Chopda and Mrs. Vaishali Sandip Chopda have a valid, clear, absolute and marketable title to the said plot shown above free of any encumbrances, charges or claims.




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