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Ref. No.

Date : 21/01/202

TO WHOMSOEVER IT MAY CONCERN:-

TITLE-VERIFICATION REPORT AND LEGAL OPINION IN RESPECT OF PROPERTY BEARING NEW SURVEY No. 42/1-N OF VILLAGE MAULINGUEM-SOUTH, TALUKA BICHOLIM, TOGETHER WITH BUILDING PROJECT DESCRIBED HEREIN BELOW FOR: Shri NITIN VILASRAO NIKAM, R/O: HOUSE NO. 1876, DESAI NAGAR, SANKHALI, TALUKA BICHOLIM, NORTH GOA-403505.

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I. DESCRIPTION OF THE PROPERTY:-

SCHEDULE (I)

ALL THAT piece or parcel of land, admeasuring 1,000.00 sq. mts., or thereabouts, forming part of the larger property known as "GHONGEVALACODIL", situated at Village Maulinguem-South, within the local limits of Sankhali Municipal Council, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, being described in the Land Registration Office of Bicholim, under Description No. 15392, enrolled in the Taluka Revenue Office for the purpose of Matriz, under Matriz Predial No. 266 and surveyed during the recent land survey conducted for the purposes of the Records of Rights for the Revenue Village of Maulinguem-South, Taluka Bicholim,

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under New Survey No. 42 sub-division No. 1 and the said plot of land, admeasuring 1,000.00 sq. mts., or thereabouts, being surveyed as a distinct and separate holding under New Survey No. 42/1-N of Village Maulinguem-South, Taluka Bicholim and being bounded as such independent and distinct entity as follows:-

On or towards the East: by remaining part of the same property,

On or towards the West: by Multi-purpose hall,

On or towards the North: by internal road leading to Cemetery, and,

On or towards the South: by remaining part of the same
Property.

(The said larger property "GHONGEVALACODIL", bearing New Survey No. 42/1, being more particularly shall hereinafter, for brevity's sake be referred to as "the said property" and the said plot of land, admeasuring 1,000.00 sq. mts., surveyed under New Survey No. 42/1-N of Village Maulinguem-South, Taluka Bicholim, being more particularly shall hereinafter, for brevity's sake being referred to as "the said plot";)

II. LIST OF DOCUMENTS EXAMINED:-

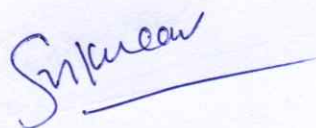
1. Certificate of Inscription (with its English Translation).
2. Deed of Sale dated 14/10/1983, registered with the Sub-Registrar's Office of Bicholim, under the Registration No. 82 at pages 344 to 353 of Book No. I Volume No. 82 on 24/02/1984.
3. Deed of Rectification dated 10/04/1985, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 90, at pages 109 to 116, of Book No. I, Volume No. 99, on 25/04/1986.

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4. Records of Right Certificate in Form No. I & XIV, in respect of New Survey No. 42/1-N of Village Maulinguem-South, Taluka Bicholim.
5. Survey Plan in respect of New Survey No. 42/1-N of Village Maulinguem-South, Taluka Bicholim, issued by the Directorate of Settlement and Land Records, Bicholim, Goa.
6. Conversion Sanad issued by the Additional Collector I of North Goa District, Panaji, vide its Order No. RB/CNV/BICH/AC-I/03/2018 dated 30/01/2019.
7. Technical Clearance Order, issued by the Deputy Town Planner, Town & Country Planning Dept., Bicholim, vide its letter bearing Ref. No. DC/7250/BICH/TCP-19/3311, dated 09/05/2019.
8. Approved Building Plan.
9. Construction License issued by the Sankhali Municipal Council, vide its License No. 16/2019-20, dated 31/10/2019.
10. Nil Encumbrance Certificate dated 14/01/2020, issued by the Sub-Registrar's Office of Bicholim.

III. SEARCH REPORT:-

1. I have carefully examined the original of documents mentioned hereinabove and have also taken thorough searches in the records of various public offices and from the same it transpires that the said entire property, "CHIREKHANIKADIL BHARAD", or "CHIREKHANIKADIL ZAGA", bearing Description No. 15392, inter alia, stands inscribed in the name of one Shri Datarama Dada Porob Dessai, Nana Dada Porob Dessai and Bolvonta Dada Porob Dessai of Gauthan, Sankhali, Goa.



2. The said property thereafter, devolved upon the members of the Dessai family of Gaothan, which includes Shri Hanmantrao Bapusaheb Prabhu Desai and others, who developed a part of the said Survey No. 42/1, by partitioning the same into various smaller plots.
3. In terms of a Deed of Sale dated 14/10/1983, registered with the Sub-Registrar's Office of Bicholim, under the Registration No. 82 at pages 344 to 353 of Book No. I Volume No. 82 on 24/02/1984, the said Shri Hanmantrao Bapusaheb Prabhu Desai and ten others, have sold and transferred a Plot of land, admeasuring 1,000.00 sq. mts., from and out of the said Survey No. 42/1 of Village Maulinguem-South, in favour of the applicant above named - Shri Nitin Vilasrao Nikam.
4. Further, the said Deed of Sale dated 14/10/1983, was rectified in terms of a Deed of Rectification dated 10/04/1985, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 90 at pages 109 to 116, of Book No. I, Volume No. 99, on 25/04/1986, thereby rectifying and adding the name of the spouses of the Owners, who were left to be added in the Principle Deed of Sale.
5. After the purchase of the said plot, the said Shri Nitin Vilasrao Nikam, carried out necessary mutation proceedings followed by partition proceedings and vide Order passed by the Dy. Collector & S.D.O. Bicholim, in Partition Case No. 8-12-2018/PART/BICH, dated 07/02/2018, got the said Plot admeasuring 1,000.00 sq. mts., partitioned as a separate holding under New Survey No. 42/1-N of Village Maulinguem-South, Taluka Bicholim.

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6. Accordingly, the name of the said Shri Nitin Vilasrao Nikam, stands duly recorded in the occupant's column of the Records of Rights Certificate in Form No. I & XIV in respect of New Survey No. 42/1-N of Village Maulinguem-South, Taluka Bicholim, against Mutation Entry No. 25873, as the sole occupants thereof.
7. By virtue of above, the said Shri Nitin Vilasrao Nikam and his wife, have become the absolute and exclusive owners in possession of the said Plot, admeasuring 1,000.00 sq. mts., bearing New Survey No. 42/1-N of Village Maulinguem-South, Taluka Bicholim.
8. Thereafter, the said Shri Nitin Vilasrao Nikam, prepared a plan for development of the said plot, by constructing thereon a Residential-cum-Commercial building and a Compound Wall and obtained appropriate licenses and permissions from the competent authorities.
9. The Additional Collector – I of North Goa District, Panaji, Goa, granted Conversion Sanad for the said New Survey No. 42/1-N, vide its Order No. RB/CNV/BICH/AC-I/03/2018 dated 30/01/2019.
10. The Deputy Town Planner, Town & Country Planning Department, Bicholim, has approved building plan for the construction of residential-cum-commercial building and compound wall on the said plot, vide its Technical Clearance Order issued vide its letter bearing Ref. No. DC/7250/BICH/TCP-19/3311, dated 09/05/2019.



11. The Sankhali Municipal Council, has granted construction License for the construction of residential-cum-commercial building and compound wall on the said Survey No. 42/1-N, vide its License No. 16/2019-20, dated 31/10/2019.
12. The Sub-Registrar's Office of Bicholim, vide its Nil Encumbrance Certificate, dated 14/01/2020, has certified that the said plot, admeasuring 1,000.00 sq. mts., bearing New Survey No. 42/1-N of Village Maulinguem-South, Taluka Bicholim, is free from any registered encumbrances, for the period from 01/01/2004 to 06/01/2020.

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 Nitin Vilasrao Nikam and his wife, to the said plot of land, admeasuring 1,000.00 sq. mts., bearing New Survey No. 41/1-N of Village Maulinguem-South, Taluka Bicholim, forming part of the larger property known as "GHONGEVALACODIL", 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 the applicant - Shri Nitin Vilasrao Nikam, is developing the said plot, by constructing thereon a Residential-cum-Commercial building and has obtained



appropriate licenses and permissions from the competent authorities.

- c. that Urban Land Ceiling Act is not applicable in the state of Goa.
- d. that there are no acquisitions or requisitions proceedings pending in respect of the said plot and the building being constructed thereon.
- e. The said plot and the building being constructed thereon is SARFAESI Complaint.



(Mrs. Swati U. Kerkar)
Advocate.

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