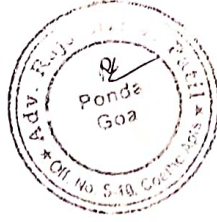


RAJASHRI V. PATIL
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Advocate



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Date: 24/12/2021

1. **OPINION SOUGHT BY:**

MR. MULLA ABDUL MUNAF

R/o H. No. 83, Haveli Curti

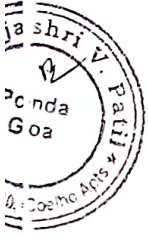
Ponda Goa

2. **DESCRIPTION OF THE PROPERTY:**

All that Land totally admeasuring 1126 sq. mts. surveyed under new survey no. 4/1-AF of village Curti Taluka Ponda, part of bigger landed property known as 'UBIRBAGA' also known as 'ZINGRIMOLLO' or 'BONBO', bearing land registration no. 1012 of Book B-12(old) in the Land Registration Office at Ilhas Goa, bearing matriz no. 719 in the Taluka Revenue Office at Ponda and bounded on the East by rain water way adjoining the property of Jivaji Kundaikar, West by property Shapur of Mulla Mohamad, North boundary of ward Collem to Curti village and South by water way adjoining the property Borod of Mirza Raimod situate in village Curti, within the limits of Village Panchayat of Curti-Khandepar, Taluka and sub District Ponda, District of South Goa, State of Goa.

DOCUMENTS INSPECTED:-

- i. Copy of Deed of Sale with Acquaintance along with copy of Translation in English
- ii. Copies of Certificate of Inscription and description



- iii. Certified Copy of Deed of Dissolution dated 31/05/1978 registered and executed in the office of Sub –Registrar of Ponda under no. 248 at pages 237 to 263 , Book No. I, Volume NO. 47 on 30/09//1978.
- iv. Certified copy of Order in Special Inventory Proceeding No. 41/2006/A passed on 06/05/2009 by Court of Civil Judge Senior Division at Margao.
- v. Deed of Sale dated 03/07/2010 registered and executed in the office of Sub –Registrar of Ponda under no. 2019 at pages 226 to 253 , Book No. I, Volume NO. 1695 on 20/09//2010
- vi. Form I & XIV of survey no. 4/1-AF of village Curti dated 15/12/2021.
- vii. Survey Plan of survey no. 4/1-AF of village Ponda.
- viii. Technical Clearance Order dated 05/08/2021 bearing ref. no. TPP/1058/Curti/4/1-AF/2021/1869.
- ix. NOC from Sanitary and Health point of view dated 18/08/2021 bearing ref. no. DHS/2021/DHS0901/00052/36 issued by Primary Health Centre Ponda.
- x. Sanad dated 08/09/2021 bearing ref. AC/PON/SG/CONV/39/2018/675 issued by the office of the Additional Collector-III, Ponda along with NA Plan.
- xi. Construction License dated 15/09/2021 under Ref. No. VPCC/01/2021-22/1675 issued by Village Panchayat Curti Khandepar Ponda Goa along with approved Plan.
- xii. Certificate of Nil Encumbrances from Sub-Registrar of Ponda

4. TITLE SEARCH REPORT:

A. WHEREAS there exists a landed property comprising of three properties Viz. 'UBIRBAGA' also known as 'ZINGDEMOLO' or 'ZINGRIMOLLO' 'GIGNEMALL' and BONBO adjoining one another and forming only one property which as a whole is registered in the Land Registration Office at Ilhas under No. 1012 of Book 12 (old series) and enrolled in the Land Revenue Office of Ponda under matrize No.719 situated at Village Curti, within the limits of village Panchayat Curti- Khandepar, Taluka Ponda, district earlier North Goa, presently under South Goa, state of Goa surveyed under new survey no. 4/1 of Village Curti and bounded as under.

East : by a rain water drain beyond which lies property
of Jivaji Sinai Cundoicar;

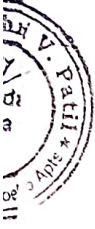
West : by the landed property called Xapur held by
Mullam Mohammad of Kevla Ponda;

North: by the boundary of Ward Colbem of Village Curti

South: by a rain water drain beyond which lies the property
Bhorod owned by Mirzam Raimod.

Hereinafter referred to as '**SAID PROPERTY**'

B. AND WHEREAS the Said Property was originally owned by Narcinva Gangaram Xetio and his wife Caxibai Cetio.





- C. AND WHEREAS Vide Deed of Sale with Acquaintance along with copy of 01/05/1954 said Narcinva Gangaram Xetio and his wife Caxibai Cetio sold the said property to The Companhia Fosforeira de Goa Limited presently known as Matches Goa Pvt. Ltd.
- D. AND WHEREAS after perusing the document at Sr. No. 2 namely copy of Certificate of Inscription it is seen that at page 103 of Book G-36 entered and inscribed at Transmission number 23174 in Land Registration Office at Ilhas it is noted that the name of The Companhia Fosforeira de Goa Limited is changed to Matches Goa Pvt. Ltd.
- E. AND WHEREAS after perusing the document at Sr. No. 3 namely Copies of Certificate of Inscription and description it is seen that the said property is inscribed in favour of the name of The Companhia Fosforeira de Goa Limited presently known as Matches Goa Pvt. Ltd.
- F. AND WHEREAS Partnership firm by name M/s Ponda Real Estate Pvt. Ltd, was constituted under Partnership Act and was registered by Deed of Partnership dated 04/01/1977 executed between partners M/s Matches Goa Private Ltd., Shri Ramdas Sarvottam Mallya, Shri Prakash Ghode, Smt. Radhabai Ghode, Smt. Ramabai Ghode, Shri Bhalchandra Shetye and Shri Kamlakant N. Shetye.

G. AND WHEREAS the said M/s Matches Goa Private Ltd, who was partner of said Partnership firm 'M/s Ponda Real Estate Pvt. Ltd.', brought on 04/01/1977 the Said Property in the said partnership firm and thus the said property became absolute and exclusive property of Said Partnership Firm, 'M/s Ponda Real Estate Pvt. Ltd,'

H. AND WHEREAS the said Partnership Firm was dissolved vide Deed of Dissolution dated 31/05/1978 registered and executed in the office of Sub -Registrar of Ponda under no. 238/1978 on 20/06/1978.

I. AND WHEREAS in the terms of the said deed of Dissolution dated 31/05/1978 said Smt. Radhabai Vaikunth Ghode as its partner, was allotted several portion / plots being Plots G1, G2, G3 and G4 described in Sixth schedule of the said deed.

J. AND WHEREAS in the inventory proceedings bearing no. 41/2006/A initiated after the death of said Smt. Radhabai Vaikunth Ghode and her Husband Shri Voicunta Panduronga Goddo alias Vaikunth Panduran Ghode in the Court of the Civil Judge, Senior Division at Margao, the said plot No. G1 admeasuring 6569 sq. mts. or thereabouts forming part of survey no.4 of Curti, village of Ponda Taluka in the District of North Goa, State of Goa, which was listed at item no. II in the list of assets, was allotted to the Shri Pramod Vaicunth Ghode married to Jeevan Pramod Ghode.



K. AND WHEREAS the said Shri Pramod Vaicunth Ghode and his wife Jeevan Pramod Ghode entered in an Agreement with Shri Venkatnarayan Papshetty , a developer to sell to the developer the said plot no. G1.

L. AND WHEREAS t the said developer, Shri Venkatnarayan Papshetty and Shri Pramod Vaicunth Ghode and his wife Jeevan Pramod Ghode divided the said Plot No. G1 into smaller plots without sub division approval and decided to sell to any person on as is where is bases.

M. AND WHEREAS vide Deed of Sale dated 3rd July 2010 registered and executed in the office of Sub-Registrar of Ponda under land registration no. 2019 at pages 226 to 253, Book No. I Volume No.1695 on 20/09/2010, said Shri Pramod Vaicunth Ghode and his wife Jeevan Pramod Ghode along with Shri Venkatnarayan Papshetty, as confirming Party sold five plots being plot no. 3 admeasuring an area of 270 sq. mts., plot no. 4 admeasuring an area of 208 sq. mts., plot no.5 admeasuring an area of 208 sq. mts., plot no.6 admeasuring an area of 208 sq. mts., and plot no.7 admeasuring an area of 232 sq. mts. adjoining to one another, parts of bigger Plot No. G1, piece of Said Property surveyed under survey No. 4/1 of village Curti(hereinafter called as The Said Plots) to Shri Mulla Abdul Munaf.



N. AND WHEREAS the said Shri Mulla Abdul Munaf entered his name in the occupant's column of Form I and XIV of 4/1 of village Curti with respect to said Plots. .

O. AND WHEREAS said Shri Mulla Abdul Munaf have partitioned his said Plots from the rest of property bearing survey no. 4/1 of village Curti under section 61 of Land Revenue Code of Goa and presently the said Plots being plot no. 3 admeasuring an area of 270 sq. mts., plot no. 4 admeasuring an area of 208 sq. mts., plot no.5 admeasuring an area of 208 sq. mts., plot no.6 admeasuring an area of 208 sq. mts., and plot no.7 admeasuring an area of 232 sq. mts. adjoining to one another are together surveyed under new survey no. 4/1-AF of village Curti totally admeasuring 1126 sq. mts. on the name of Shri Mulla Abdul Munaf and there are no names in Tenant's and other rights column on the said Form.

P. AND WHEREAS vide Sanad dated 08/09/2021 bearing Ref. no.AC/PON/SG/CONV/39/2018/675 issued by the Additional Collector -III of Ponda Goa said Plots together as joint property surveyed under new survey no. 4/1-AF off village Curti totally admeasuring 1126 sq. mts. in area was converted for Residential purpose. That the said land surveyed under new survey no. 4/1-AF off village Curti is now the developed plot.

Q. AND WHEREAS the said Shri Mulla Abdul Munaf for carrying out construction of Residential building in said land surveyed under new survey no. 4/1-AF off village Curti obtained Technical clearance order dated 05/08/2021 under ref. no. TPP/1058/curti/4/1-AF/2021/1869 from Town & Country Planning Department Ponda, obtained NOC from Sanitary and Health point of view dated 18/08/2021 under no. DHS/2021/DHS0901/00052/36 by Primary Health Centre Ponda and obtained Construction License dated 15/09/2021 bearing ref. no. VPCC/01/2021-22/1675 from Village Panchayat Curti Khandepar Ponda Goa.

R. That after perusing the Certificate of Nil Encumbrance on Property dated 24/11/2021 bearing no. 1081/2021 issued by Sub-Registrar of Ponda it can be seen that the said land admeasuring 1126 sq. mts. in area surveyed under new survey no. 4/1-AF off village Curti is free from encumbrance from 03/07/2010 to 24/12/2021

5. E. CERTIFICATE:

From the search taken by me from the office of Sub-Registrar of Ponda and after perusing the copies of documents produced mentioned herein above, I am of the legal opinion that **MR. MULLA ABDUL MUNAF** is the lawful owner of the All that Land totally admeasuring 1126 sq. mts. surveyed under new survey no. 4/1-AF of village Curti Taluka Ponda, part of bigger landed property known as 'UBIRBAGA' also known as 'ZINGRIMOLLO' or 'BONBO', bearing

land registration no. 1012 of Book B-12(old) in the Land Registration Office at Ilhas Goa, bearing matriz no. 719 in the Taluka Revenue Office at Ponda and bounded on the East by rain water way adjoining the property of Jivaji Kundaikar, West by property Shapur of Mulla Mohamad, North boundary of ward Collem to Curti village and South by water way adjoining the property Borod of Mirza Raimod situate in village Curti, within the limits of Village Panchayat of Curti-Khandepar , Taluka and sub District Ponda, District of South Goa, State of Goa along with proposed residential building in the said land.

Place: - Ponda

Date:-24/12/2021



Adv. Rajashri V. Patil
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Coelho Apartments,
Ponda - Goa.