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Ref. No.:

Date : 19/03/2022

TO WHOMSOEVER IT MAY CONCERN:-

TITLE-VERIFICATION REPORT AND LEGAL OPINION IN RESPECT OF PLOT OF LAND, BEARING NEW SURVEY No. 43/3-A OF VILLAGE MAULINGUEM-SOUTH, TALUKA BICHOLIM, TOGETHER WITH BUILDING PROJECT DESCRIBED HEREIN BELOW FOR: Shri NIZAM SHAMSUDDIN LADJI, R/O: HOUSE NO. 370, SATICHE BHAT, CUDNEM, SANKHALI, TALUKA BICHOLIM, NORTH GOA-403505.
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I. DESCRIPTION OF THE PROPERTY:-

SCHEDULE (I)

ALL THAT piece or parcel of land, viz., a Plot admeasuring 981.00 sq. mts., or thereabouts (as per survey records), together with Residential-cum-Commercial building project, being constructed thereon, forming part of the larger property known as "GHONGUEVALACODIL MOLA" or "GONGUEVALACODIL" also known as " GHONGEVHALA KADIL", 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 as a whole, in the Land Registration Office of Bicholim, under Description No. 15392 of Book No. B-39

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(new), enrolled in the Taluka Revenue Office for the purpose of Matriz, under Matriz Predial No. 263 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, under New Survey No. 43 sub-division No. 3 and the said plot of land, admeasuring 981.00 sq. mts., or thereabouts, being surveyed as a distinct and separate holding under New Survey No. 43/3-A of Village Maulinguem-South, Taluka Bicholim and being bounded as such independent and distinct entity as follows:-

On or towards the East: by the property bearing Survey No. 43/4,

On or towards the West: by remaining part of property surveyed under Survey No. 43/3,

On or towards the North: by public road, and,

On or towards the South: by the property surveyed under Survey No. 42/1.

(The said larger property known as "GHONGUEVALACODIL MOLA" or " GONGUEVALACODIL" also known as " GHONGEVHALA KADIL", bearing New Survey No. 43/3, shall hereinafter, for brevity's sake be referred to as "the said entire property" and the said plot of land, admeasuring 981.00 sq. mts., surveyed under New Survey No. 43/3-A of Village Maulinguem-South, Taluka Bicholim, shall hereinafter, for brevity's sake being referred to as "the said plot";)

II. LIST OF DOCUMENTS EXAMINED:-

1. Deed of Sale with Discharge of Price drawn on 01/11/1963, at pages 25 (v) to 29 of Book of Deeds No. 267, before the then Substitute Notary of Judicial Division of Bicholim.

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2. Deed of Sale dated 13/11/1978, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 9, at pages 668 to 674 of Book No. I, Volume No. 520, on 12/01/1979.
3. Final Order passed on 12/04/2017, in Regular Inventory Proceedings bearing No. 127/2015/B, instituted in the Court of Civil Judge, Junior Division, at 'C' Court, Bicholim.
4. Final Order and Decree passed on 12/04/2017, in the Regular Inventory Proceedings bearing No. 128/2015/C, instituted in the Court of Civil Judge, Junior Division, at 'A' Court, Bicholim.
5. Special Power of Attorney executed in favour of Smt. Ratan Ashok Hanjunker, before the Notary, Adv. Mukund Rawalu Malik, at Bicholim, under Registration No. 186/16, on 19/03/2016.
6. Agreement for Sale dated 10/01/2017, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 16/2017, at pages 129 to 163 of Book No. I, Volume No. 1432, on 07/02/2017.
7. Deed of Sale dated 24/05/2017, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 589/2017, at pages 135 to 173 of Book No. I, Volume No. 1483, on 25/05/2017.
8. Letter bearing Ref. No. 9/ISLR/BICH/PART/LAND/121/18/01, dated 02/01/2018, issued by the Inspector of Survey & Land Records, Bicholim, along with area adjustment statement.
9. Records of Right Certificate in Form No. I & XIV, in respect of New Survey No. 43/3-A of Village Maulinguem-South, Taluka Bicholim.

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10. Survey Plan in respect of New Survey No. 43/3-A of Village Maulinguem-South, Taluka Bicholim, issued by the Directorate of Settlement and Land Records, Bicholim, Goa.
11. Conversion Sanad issued by the Additional Collector I of North Goa District, Panaji, vide its Order No. RB/CNV/BICH/AC-I/06/2020/1619, dated 18/06/2021.
12. Order towards Infrastructure issued by the Deputy Town Planner, Town & Country Planning Dept., Bicholim, vide its letter bearing Ref. No. DC/7734/MAUL-S/TCP-21/1887, dated 24/08/2021.
13. No Objection Certificate No. DHS /2021/DHS0901/O0021/69, issued by the Community Health Centre Sankhalim, dated 16/09/2021.
14. No Objection Certificate No. AE/V-II(R)/Tech-4(D)/2021-22/1356, issued by the Electricity Department Sankhali, dated 05/09/2021.
15. No Objection Certificate No. PWD/D.XXIV/SD I(WS)/F. 40/302/21-22, dated 02/11/2021, issued by the Office of the Asst. Engineer, Public works Department, Bicholim.
16. Technical Clearance Order, issued by the Deputy Town Planner, Town & Country Planning Dept., Bicholim, vide its letter bearing Ref. No. DC/7734/MAULG-SOUTH/TCP-21/1058, dated 03/09/2021.
17. Approved Building Plan.
18. Construction License issued by the Sankhali Municipal Council, vide its License No. 33/2021-22, dated 22/02/2022.
19. Nil Encumbrance Certificate dated 02/03/2022, issued by the Sub-Registrar's Office of Bicholim.

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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, "GHONGUEVALACODIL MOLA" or " GONGUEVALACODIL" also known as " GHONGEVHALA KADIL", described in the Land Registration Office of Bicholim, under Description No. 15392, inter alia, originally belonged to one Shri Datarama Apasaheb Porobo Dessai, Shri Daji Socro Porobo Dessai and his wife, Smt. Ratnaprabha, Shri Bacharam Manicrao Porobo Dessai and his wife, Smt. Sulochanabai, all of Village Gauthan.
2. In terms of a Deed of Sale with Discharge of Price drawn on 01/11/1963, at pages 25 (v) to 29 of Book of Deeds No. 267, before the Civil registrar-cum-Sub-Registrar and Notary Ex-Officio of Bicholim, the said Shri Datarama Porobo Dessai, Shri Daji Socro Porobo Dessai and his wife, Smt. Ratnaprabha, Shri Bacharama Manicrao Porobo Dessai and his wife, Smt. Sulochanabai, inter alia, have sold and transferred 1/20th undivided share, equivalent to an area admeasuring 1,012.50 sq. mts., totally admeasuring 2,025.00 sq. mts., jointly in favour of one Shri Sadassiva Caxinata Pangamo and Shri Manohar Caxinata Pangamo, both brothers.
3. During the recent land survey conducted for the purposes of the Records of Rights for the Revenue Village of Maulinguem-South, the said entire property came to be surveyed under New Survey No. 43/3 of said Village Maulinguem-South.

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4. Further, in terms of a Deed of Sale dated 13/11/1978, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 9, at pages 368 to 374 of Book No. I, Volume No. 520, on 12/01/1974, the said Shri Sadashiv Kashinath Pangam and Shri Manohar Kashinath Pangam, along with their respective spouses, have sold and transferred the said plot of land admeasuring 1,012.50 sq. mts., forming part of New Survey No. 43/3 of Village Maulinguem-South, jointly, in favour of one Shri Ashok Narsinha Hanjunker, Shri Digamber Narsinha Hanjunker and Shri Kishor Narsinha Hanjunker, all brothers.
5. In the meantime, the said Shri Ashok Narsinha Hanjunker alias, Ashok Shambu Hanjunker, expired on 07/12/2002, leaving behind Smt. Ratan Ashok Hanjunker, as his widow and moiety-holder and following children as his sole and universal heirs:-
- i. Smt. Aruja Sushil Desai alias, Aruja Ashok Hanjunker, married to Shri Sushil Prabhakar Desai,
 - ii. Ms. Amrita Ashok Hanjunker (a Divorcee),
 - iii. Smt. Aarti Siddesh Shet Narvekar alias, Aarti Ashok Hanjunker, married to Shri Siddesh Shet Narvekar, and,
 - iv. Miss. Harsha Ashok Hanjunker (a spinster).
6. Upon the death of the said Shri Ashok Narsinha Hanjunker alias, Ashok Shambu Hanjunker, Regular Inventory Proceedings bearing No. 128/2015/C, came to be instituted in the Court of Civil Judge, Junior Division, at Bicholim, for partitioning the assets left behind the deceased, amongst the interested parties.

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7. In the said Inventory Proceedings, 1/3rd of half undivided share in the said plot admeasuring 1,012.50 sq. mts., equivalent to an area of 337.50 sq. mts., enlisted under Item No. 1 of the list of assets was allotted to the share of Smt. Ratan Ashok Hanjunker and her aforesaid three daughters, as per their legal share and the said allotment was confirmed by Final Order dated 12/04/2017, passed therein.
8. In the meantime, the said Shri Digambar Narshinva Hanjunker alias, Digamber Narsinha Hanjunker expired on 29/06/2009, leaving behind Smt. Ranjana Digamber Hanjunker, as his widow and moiety-holder and his only son viz., Shri Darshan Digamber Hanjunker alias, Krishna Digamber Hanjunker, married to Smt. Deepti Darshan Hanjunker, as his sole and universal heirs.
9. Upon the death of the said Shri Digambar Narshinva Hanjunker alias, Digamber Narsinha Hanjunker, Regular Inventory Proceedings bearing No. 127/2015/B, came to be instituted in the Court of Civil Judge, Junior Division, at Bicholim, for partitioning the assets left behind the deceased, amongst the interested parties.
10. In the said Inventory Proceedings, 1/3rd of half undivided share in the said plot admeasuring 1,012.50 sq. mts., equivalent to an area of 337.50 sq. mts., enlisted under Item No. 1 of the list of assets was allotted to the share of Smt. Ranjana Digamber Hanjunker and her son- Shri Darshan Digamber Hanjunker alias, Krishna Digamber Hanjunker, married to Smt. Deepti Darshan Hanjunker, as per their share and the said allotment

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was confirmed by Final Order dated 12/04/2017, passed therein.

11. By virtue of above allotments, the said Smt. Ratan Ashok Hanjunker and her aforesaid three daughters, viz., Smt. Aruja Sushil Desai alias, Aruja Ashok Hanjunker and her husband, Shri Sushil Prabhakar Desai, Ms. Amrita Ashok Hanjunker (a Divorcee), Smt. Aarti Siddesh Shet Narvekar alias, Aarti Ashok Hanjunker and her husband, Shri Siddesh Shet Narvekar, Miss. Harsha Ashok Hanjunker (a spinster), Smt. Ranjana Digamber Hanjunker, Shri Darshan Digamber Hanjunker alias, Krishna Digamber Hanjunker and his wife, Smt. Deepti Darshan Hanjunker, Shri Kishor Narcinva Hanjunker and his wife, Smt. Mamta Kishor Hanjunker, became the joint owners in possession of the said plot of land admeasuring 1,012.50 sq. mts., forming part of New Survey No. 43/3 of Village Maulinguem-South.

12. In terms of a Special Power of Attorney executed before the Notary, Adv. Mukund Rawalu Malik, at Bicholim, under Registration No. 186/16, on 19/03/2016, the aforesaid owners - Smt. Aruja Sushil Desai alias, Aruja Ashok Hanjunker and her husband, Shri Sushil Prabhakar Desai, Ms. Amrita Ashok Hanjunker (a Divorcee), Smt. Aarti Siddesh Shet Narvekar alias, Aarti Ashok Hanjunker and her husband, Shri Siddesh Shet Narvekar, Miss. Harsha Ashok Hanjunker (a spinster), have empowered their mother/mother-in-law, respectively - Smt. Ratan Ashok Hanjunker, as their Duly Constituted Attorney, to act on their behalf, in respect of various affairs in the said property.

Smt. Ratan Ashok Hanjunker

13. In terms of an Agreement for Sale dated 10/01/2017, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 16/2017, at pages 129 to 163 of Book No. I, Volume No. 1432, on 07/02/2017, the said Smt. Ratan Ashok Hanjunker and her aforesaid three daughters, viz., Smt. Aruja Sushil Desai alias, Aruja Ashok Hanjunker and her husband, Shri Sushil Prabhakar Desai, Ms. Amrita Ashok Hanjunker (Divorcee), Smt. Aarti Siddesh Shet Narvekar alias, Aarti Ashok Hanjunker and her husband, Shri Siddesh Shet Narvekar, Miss. Harsha Ashok Hanjunker (a spinster), Smt. Ranjana Digamber Hanjunker, Shri Darshan Digamber Hanjunker alias, Krishna Digamber Hanjunker and his wife, Smt. Deepti Darshan Hanjunker and Shri Kishor Narcinva Hanjunker along with his wife, Smt. Mamta Kishor Hanjunker, agreed to sell the said plot of land admeasuring 1,012.50 sq. mts., forming part of New Survey No. 43/3 of Village Maulinguem-South, in favour of Shri Nizam Shamsuddin Ladji;

14. Further, in terms of a Deed of Sale dated 24/05/2017, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 589/2017, at pages 135 to 173 of Book No. I, Volume No. 1483, on 25/05/2017, the said the said Smt. Ratan Ashok Hanjunker and her aforesaid three daughters, viz., Smt. Aruja Sushil Desai alias, Aruja Ashok Hanjunker and her husband, Shri Sushil Prabhakar Desai, Ms. Amrita Ashok Hanjunker (a Divorcee), Smt. Aarti Siddesh Shet Narvekar alias, Aarti Ashok Hanjunker and her husband, Shri Siddesh Shet Narvekar, Miss. Harsha Ashok Hanjunker (a spinster), Smt. Ranjana Digamber Hanjunker, Shri Darshan Digamber Hanjunker alias, Krishna

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Digamber Hanjunker and his wife, Smt. Deepti Darshan Hanjunker, Shri Kishor Narcinva Hanjunker and his wife, Smt. Mamta Kishor Hanjunker, sold and transferred the said plot of land admeasuring 1,012.50 sq. mts., forming part of New Survey No. 43/3 of Village Maulinguem-South, along with a structure existing therein, in favour of said Shri Nizam Shamsuddin Ladji;

15. After the purchase of the said plot, the said Shri Nizam Shamsuddin Ladji, carried out necessary mutation proceedings in the Records of Right Certificate, and his name stood duly recorded in the Occupants' Column of the Records of Rights Certificate in Form No. I & XIV of said New Survey No. 43/3 of Village Maulinguem-South, as the occupant thereof.
16. The said Shri Nizam Shamsuddin Ladji, moved an application for partition of his plot as a separate holding, before the Deputy Collector of Bicholim.
17. After following the due procedure of law and in terms of Order dated 16/10/2018, passed in Partition Case No. 8-352-2017/-Part-Bich, the Deputy Collector & S. D. O. Bicholim, was pleased to demarcate and partition the said plot as a separate holding, under New Survey No. 43/3-A of Village Maulinguem-South, Taluka Bicholim.
18. The area of the said plot, has been corrected as 981.00 sq. mts., as per Area Adjustment Statement issued by the Field Surveyor and Head Surveyor of the Directorate of Settlement & Land Records and the same has been carried out on the plan and survey records of the said New Survey No. 43/3-A, as can be seen from the letter issued by the Inspector of Survey & Land

Smt. Narver

Records, Bicholim, bearing Ref. No.
9/ISLR/BICH/PART/LAND/121/18/01, dated 02/01/2018.

19. The said plot is now bearing New Survey No. 43/3-A of Village Maulinguem-South and is admeasuring 981.00 sq. mts., as per survey records.
20. Accordingly, the name of the said Shri Nizam Shamsuddin Ladji, stands duly recorded in the Occupants' Column of the Records of Right Certificate, in Form No. I & XIV, in respect of New Survey No. 43 sub-division No. 3-A, against Mutation No.27282, as the sole occupant thereof.
21. By virtue of above, the said Shri Nizam Shamsuddin Ladji and his wife, Smt. Zahidabi Nizam Ladji, have become the absolute and exclusive owners in possession of the said Plot, admeasuring 981.00 sq. mts., bearing New Survey No. 43/3-A of Village Maulinguem-South, Taluka Bicholim.
22. Thereafter, the said Shri Nizam Shamsuddin Ladji and his wife, 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.
23. The Additional Collector – I of North Goa District, Panaji, Goa, granted Conversion Sanad for the said plot admeasuring 981.00 sq. mts., bearing New Survey No. 43/3-A, vide its Order No. RB/CNV/BICH/AC-I/06/2020/1619, dated 18/06/2021.

Smt. Zahidabi

24. The Deputy Town Planner, Town & Country Planning Department, Bicholim, has approved building plan for the construction of residential-cum-commercial building on the said plot, vide its Technical Clearance Order issued vide its letter bearing Ref. No. DC/7734/MAULG-SOUTH/TCP-21/1058, dated 03/09/2021.
25. 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. 33/2021-22, dated 22/02/2022.
26. The Sub-Registrar's Office of Bicholim, vide its Nil Encumbrance Certificate, dated 02/03/2022, has certified that the said plot, admeasuring 981.00 sq. mts., bearing New Survey No. 43/3-A of Village Maulinguem-South, Taluka Bicholim, is free from any registered encumbrances, for the period from 25/05/2017 to 02/03/2022.

VII. LEGAL OPINION:

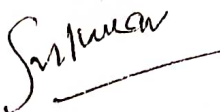
Based upon the examination of the aforesaid documents and the searches carried out in various public offices, I hereby certify as under:-

- a. that the title of - Shri Nizam Shamsuddin Ladji and his wife, Smt. Zahidabi Nizam Ladji, to the said plot of land, admeasuring 981.00 sq. mts., bearing New Survey No. 43/3-A of Village Maulinguem-South, Taluka Bicholim, forming part of the larger property known as "GHONGUEVALACODIL MOLA" or "GONGUEVALACODIL" also known as " GHONGEVHALA KADIL", 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 Nizam Shamsuddin Ladji, 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.
- f. The Provisions of RERA (Real Estate regulatory Authority) Act are applicable to the said plot and development project has to be registered under the said Act, by following due procedure laid therein.


(Mrs. Swati U. Kerkar)
Advocate.