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Ref. No.:

Date :

Date: 16/06/2023.

TO WHOMSOEVER IT MAY CONCERN:-

TITLE-VERIFICATION REPORT AND LEGAL OPINION IN RESPECT OF PROPERTY BEARING NEW SURVEY Nos. 51/5 & 51/5-A OF VILLAGE MAULINGUEM-SOUTH, TALUKA BICHOLIM, TOGETHER WITH BUILDING PROJECT KNOWN AS "KRISHNA-KAMAL" BEING CONSTRUCTED THEREON FOR: M/s. PRASAD CONSTRUCTIONS, Sole Proprietorship Concern - Shri PRASAD RAGHUNATH PANGAM, alias, Shri AVADHUT MADHUKAR KARPE, R/O: House No. 1762/1, Jogadyachi Hali, Sankhali, Taluka Bicholim North Goa-403505.
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I. DESCRIPTION OF THE PROPERTY:-

SCHEDULE (I)

ALL THAT plot of land, admeasuring 452.00 sq. mts., or thereabouts, bearing New Survey No. 51/5 of Village Maulinguem-South, together with an old residential house bearing Municipal House Registration No. 4/67/1 standing thereon AND a plot of land, admeasuring 452.00 sq. mts., or thereabouts, bearing New Survey No. 51/5-A of Village Maulinguem-South, together with an old residential house bearing Municipal House Registration No. 4/67 standing

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thereon both the plots forming part of a larger Plot of Land admeasuring 904.00 sq. mts., or thereabouts, of the property known as " CHIREKHANIKADIL BHARAD" or "CONVONCHO GALLICHEM MOL", situated at Village Maulinguem-South, within the local limits of the Sankhali Municipal Council, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, the said property being Described in the Land Registration Office of Bicholim, as a whole under Description No. 4495 at page 121 of Book B -12, enrolled in the Taluka Revenue of Bicholim under Matriz Predial No. 93.

The said plot of land, admeasuring 452.00 sq. mts., surveyed as a separate holding under New Survey No. 51/5-A of Village Maulinguem-South, Taluka Bicholim, is bounded as an independent and distinct entity as follows:-

On or towards North: by Municipal road,

On or towards South: by Mapusa-Margao Highway,

On or towards East: by Survey No. 51/6 of Shaikh
Ahmad Abdul Razak, and,

On or towards West: by Survey No. 51/5 of Lamikant R.
Pai Kuchelkar.

The said plot of land, admeasuring 452.00 sq. mts., bearing New Survey No. 51/5 of Village Maulinguem-South, Taluka Bicholim, is bounded as an independent and distinct entity as follows:

On or towards North: by Municipal road,

On or towards South: by Mapusa-Margao Highway,

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On or towards East: by Survey No. 51/5-A of Shaym R.
Pai Kuchelkar, and,

On or towards West: by Survey No. 51/4 of Vaman D. Pai
Kuchelkar.

II. LIST OF DOCUMENTS EXAMINED:-

1. Certificate of Inscription & Description (With its English translation)
2. Deed of Sales and Quittances drawn on 04/05/1965, at folios 24 (overleaf) of Notarial Book No. 282, in the Office of then Notary of Judicial Division of Bicholim.
3. Conversion Sanad issued by the Office of the Collector, North Goa, vide its letter bearing Ref. No. CDBIC10-22-118/2847, dated 14/12/2022.
4. Conversion Sanad issued by the Office of the Collector, North Goa, vide its letter bearing Ref. No. CDBIC10-22-119/2848, dated 14/12/2022.
5. Deed of Succession and Relinquishment of Rights came to be drawn at page 67 (reverse) of Book No. 301, before the Civil Registrar-cum-Sub-Registrar and Notary Office of Bicholim, on 09/12/1999.
6. Survey Plan in respect of Survey No. 51/5 & 51/5-A of Village Maulinguem-South, issued by the Directorate of Settlement & Land Records, Panaji Goa.
7. Records of Rights of Certificate in Form I & XIV in respect of New Survey No. 51/5 & 51/5-A of Village Maulinguem-South, Taluka Bicholim.

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8. Deed of Partition dated 22/02/2000, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 143 of Book No. I, Volume No. 206, dated 22/02/2000.
9. Inventory Proceeding No. 25/2014/B, instituted in the Court of Civil Judge, Junior Division, at Bicholim and final order passed on 02/05/2014.
10. Technical Clearance Order issued by the Dy. Town Planner, Town and Country Planning Dept., Bicholim, vide its letter bearing Ref. No. DC/8040/MAULG-SOUTH/TCP-23/746 dated 3/04/2023.
11. Approved Building plan.
12. Construction License issued by the Sankhali Municipal Council, vide its License No. 4/A/2023-24, dated 07/06/2023 to 06/06/2024.
13. NOC from sanitary point issued by Community Health Centre, Sanquelim, Directorate of Health Services Government Of Goa vide its letter bearing Ref. No. DHS/2023/DHS0901/00021/593, dated 20/04/2023.
14. NOC for Proposed Construction of Commercial Cum Residential building and Compound wall in Survey No.51/5 & 51/5-A of Maulinguem-South, Taluka Bicholim, issued by Assistant Engineer, Electricity Department, vide its letter bearing Ref. No. AE/V-II (R)/TECH-4 (D)/2023-24/214 dated 02/05/2023.
15. NOC for Proposed Amalgamation & Construction of Commercial Cum Residential building and Compound wall in Plot bearing survey No.51/5 & 51/5-A at Maulinguem South, Taluka Bicholim, issued by The Assistant Engineer ,SUB-DIV.I (WS).D XXIV (PHE), PWD,Bicholim-Goa. vide its letter bearing Ref. No. PWD/D.XXIV/SD I (WS)/F.40/47/23-24, dated 21/04/2023.
16. Nil Encumbrance Certificate NO. NEC/6/2023/239 dated 16/06/2023.

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SEARCH REPORT:-

1. I have carefully examined the 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 larger plot, admeasuring 904.00 sq. mts., forming part of the said larger property known as "CHIREKHANIKADIL BHARAD" or "CONVONCHO GALLICHEM MOL", described in the Land Registration Office of Bicholim, under Description No. 4495 at page 121 of Book B -12, was inter alia, purchased by one Shri Rajarama Atchuta Pai Cuchelcar and his wife, Smt. Srimoti Painim, by virtue of a Deed of Sales and Quittances drawn on 04/05/1965, at folios 24 (overleaf) of Notarial Book No. 282, in the Office of then Notary of Judicial Division of Bicholim, from one, Smt. Ailiabai Dorma Porobo Dessai, Smt. Subadrabai Vencotrau Dessai, Shri Visvasrau Vital Porobo Dessai and his wife, Smt. Hirabai Dessai, Shri Dagi Nana Porobo Dessai and his wife, Smt. Tarabai Dessai, Shri Govinda Babu Porobo Dessai, Shri Crisnarau Aparau Dessai and his wife, Smt. Anapurnabai Dessai, and Xantabai Dessai, of Village Maulinguem-South of Sanquelim.
2. The said Shri Rajarama Atchuta Poi Cuchelcar alias, Rajaram Atchut Pai Kuchelkar, expired on 12/07/1965 and his wife, Smt. Shrimati Rajaram Pai Kuchelkar alias, Shrimatibai Rajaram Poi Kuchelkar, expired on 25/01/1991, leaving behind following children as their sole and universal heirs:-

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i. Shri Balaji alias, Atchuta Rajaram Pai Kuchelkar (deceased in the status of a bachelor on 15/09/1986);

ii. Shri Vassudeva Rajarama Poi Cuchelcar alias, Vassudev Rajaram Pai Kuchelkar, married to Smt. Usha Vassudev Pai Kuchelkar;

iii. Smt. Xarat Poi Cuchelcar, married to Shri Sitacant Crisnand Naique Bandcar;

iv. Smt. Xanta Poi Cuchelcar, married to Shri Ananta Govinda Camotim Ponjicar;

v. Shri Naraina Rajaram Poi Cuchelcar alias, Narayan Rajaram Pai Kuchelkar, married to Smt. Vijaya Narayan Pai Kuchelkar;

vi. Shri Loximicanta Rajarama Poi Cuchelcar alias, Laximikant Rajaram Pai Kuchelkar, married to Smt. Surekha Laximikant Pai Kuchelkar, and,

vii. Shri Xama Rajarama Poi Cuchelcar alias, Shyam Rajaram Pai Kuchelkar, married to Smt. Bharati Shyam Pai Kuchelkar;

3. Upon the death of the said Shri Rajarama Atchuta Poi Kuchelcar alias, Rajaram Atchut Pai Kuchelkar, his wife, Smt. Shrimati Rajaram Poi Kuchelkar alias, Shrimatibai Rajaram Poi Kuchelkar and their unmarried son - Shri Balaji alias, Atchuta Rajaram Pai Kuchelkar, a Deed of Succession and Relinquishment of Rights came to be drawn at page 67 (reverse) of Book No. 301, before the Civil Registrar-cum-Sub-Registrar and Notary Office of Bicholim, on 09/12/1999, wherein, the said Shri Vassudeva Rajarama Poi Cuchelcar, Shri Naraina Rajarama Poi Cuchelcar, Shri Loximicanta Rajarama Poi

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Cuchelcar and Shri Xama Rajarama Poi Cuchelcar, have been qualified as the sole and universal heirs of their deceased parents and their deceased brother, the said Smt. Xarat Poi Cuchelcar and her husband, Shri Sitacant Crisnanand Naique Bandcar and Smt. Xanta Poi Cuchelcar and her husband, Shri Ananta Govind Camotim Ponjicar, having relinquished all their right, title and interest in the inheritance left behind by their late parents/parents-in-law and their late brother/brother-in-law, respectively, in favour of remaining co-heirs, under Article 2029 of Portuguese Civil Code, in force in the State of Goa;

4.By virtue of above, the said Shri Vassudeva Rajarama Poi Cuchelcar alias, Vassudev Rajaram Pai Kuchelkar, Shri Naraina Rajaram Poi Cuchelcar alias, Narayan Rajaram Pai Kuchelkar, Shri Loximicanta Rajarama Poi Cuchelcar alias, Laximikant Rajaram Pai Kuchelkar and Shri Xama Rajarama Poi Cuchelcar alias, Shyam Rajaram Pai Kuchelkar, along with their respective wives, became the absolute and exclusive owners of the said assets left behind by their deceased parents/parents-in-law and their deceased brother/brother-in-law, respectively;

5.In terms of a Partition Deed dated 22/02/2000, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 143 of Book No. I, Volume No. 206, dated 22/02/2000, executed between the said Shri Vassudev Rajaram Pai Kuchelkar and his wife, Smt. Usha Vassudev Pai Kuchelkar, as the Parties of the First part, Shri Narayan Rajaram Pai Kuchelkar and his wife, Smt. Vijaya Narayan Pai Kuchelkar, as the Parties of the Second Part, Shri Shyam Rajaram Pai

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Kuchelkar and his wife, Smt. Bharati Shyam Pai Kuchelkar, as the Parties of the Third Part, Shri Laximikant Rajaram Pai Kuchelkar and his wife, Smt. Surekha Laximikant Pai Kuchelkar, as the Parties of the Fourth Part, have partitioned the said property amongst themselves, wherein, the said larger plot, admeasuring 904.00 sq. mts., was sub-divided into two plots viz., Plots 'C' & 'D', each admeasuring 452.00 sq. mts., and Plot 'C', admeasuring 452.00 sq. mts., was allotted to the share of the Parties of the Third Part - Shri Shyam Rajaram Pai Kuchelkar and his wife and Plot 'D', admeasuring 452.00 sq. mts., was allotted to the share of the Parties of the Fourth Part - Shri Laximikant Rajaram Pai Kuchelkar and his wife, Smt. Surekha Laxmikant Pai Kuchelkar.

6. In pursuance of the said Deed of Partition, the said Shri Shyam Rajaram Pai Kuchelkar initiated Partition Proceedings and got his portion viz., Plot 'C', admeasuring 452.00 sq. mts., separated and partitioned as a separate holding, under New Survey No. 51 Sub-division No. 5-A of Village Maunilguem-South, as per the Order issued by the Dy. Collector, Case No. 8-12-2009-PART-BICH, dated 16/12/2009;

7. In terms of Deed of Sale dated :20/04/2022, registered with the Sub-Registrar of Bicholim under registration No. BCH-1-351-2022 dated 26/04/2022, the said Shri Sham Rajaram Pai Kuchelkar and his wife, Smt. Bharati Sham Pai Kuchelkar, sold and transferred the said plot bearing New Survey No. 51/5-A of Village Maulinguem-South admeasuring 452.00 sq.mts, together with old Residential House bearing Municipal House

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Registration No.4/67, standing thereon, in favour of Title-Holder above named M/s. Prasad Constructions.

8. Accordingly, the said Plot 'D', admeasuring 452.00 sq. mts., allotted to the Shri Laxmikant Rajaram Pai Kuchelkar, has been retained with the same Survey No. 51 Sub-division No. 5, with an area admeasuring 452.00 sq. mts.
9. The name of the said Shri Laxmikant Rajaram Pai Kuchelkar, 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. 51/5 of Village Maulinguem-South, Taluka Bicholim, as the sole occupant thereof;
10. In terms of Deed of Sale dated 20/04/2022, registered with the Sub-Registrar's office of Bicholim under Registration No. BCH-1-350-2022 dated 26/04/2022, the said Shri Laximikant Rajaram Pai Kuchelkar and his wife, Smt. Surekha Laximikant Pai Kuchelkar, sold and transferred the said plot dmeasuring 452.00 sq. mts., now bearing New Survey No. 51/5 of Village Maulinguem-South, Taluka Bicholim, together with an old residential house, admeasuring 140.00 sq. mts. in built-up area and bearing Municipal House Registration No. 4/67/1, standing thereon;
11. After the purchase of the said plots, the said M/s. PRASAD CONSTRUCTIONS, carried out necessary mutation proceedings and its name stands duly recorded in the Occupant's Column of the Records of Rights Certificates in Form No. I & XIV, in respect of said property bearing New Survey No. 51/5 & 51/5-A of Village Maulinguem-South, Taluka Bicholim, as the sole

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occupant thereof, against Mutation Entry No. 34529 & 34530 respectively.

12. The Owner/Developer/Title-Holder, thereafter, prepared a plan for the AMALGAMATION AND CONSTRUCTION OF COMMERCIAL CUM RESIDENTIAL BUILDING AND COMPOUND WALL on the said plot and obtained appropriate licenses and permissions from the competent authorities in the following manner :-

- i. Technical Clearance Order issued by the Dy. Town Planner, Town and Country Planning Dept., Bicholim, vide its letter bearing Ref. No. DC/8040/MAULG-SOUTH/TCP-23/746 dated 3/04/2023.
- ii. Construction License issued by the Sankhali Municipal Council, vide its License No. 4/A/2023-24, dated 07/06/2023 to 06/06/2024.
- iii. NOC from sanitary point issued by Community Health Centre, Sanquelim, Directorate of Health Services Government Of Goa vide its letter bearing Ref. No. DHS/2023/DHS0901/00021/593, dated 20/04/2023.
- iv. NOC for Proposed Construction of Commercial Cum Residential building and Compound wall in Survey No.51/5 & 51/5-A of Maulinguem-South, Taluka Bicholim, issued by Assistant Engineer, Electricity Department, vide its letter bearing Ref. No. AE/V-II (R)/TECH-4 (D)/2023-24/214 dated 02/05/2023.
- v. NOC for Proposed Amalgamation & Construction of Commercial Cum Residential building and Compound wall in Plot bearing survey No.51/5 &



51/5-A at Maulinguem South, Taluka Bicholim, issued by The Assistant Engineer, SUB-DIV.I (WS).D XXIV (PHE), PWD, Bicholim-Goa. vide its letter bearing Ref. No. PWD/D.XXIV/SD I (WS)/F.40/47/23-24, dated 21/04/2023.

13. The said building scheme on the said plot, has been named and styled as "**KRISHNA-KAMAL**".

14. The Sub-Registrar's Office of Bicholim, vide its Nil Encumbrance Certificate No. NEC/6/2023/239 & No. NEC/6/2023/238 has certified that the said plots, are free from any registered encumbrance for the period from 26/04/2022 to 08/06/2023 both dated 16/06/2023.

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 - M/s. PRASAD CONSTRUCTIONS, a proprietorship concern of Shri Prasad Raghunath Pangam alias, Shri Avadhut Madhukar Karpe and his wife, Smt. Shilpa Prasad Pangam, to the said plot of land, admeasuring 452.00 sq. mts., or thereabouts, bearing New Survey No. 51/5 of Village Maulinguem-South, together with an old residential house bearing Municipal House Registration No. 4/67/1 standing thereon AND a plot of land, admeasuring 452.00 sq. mts., or thereabouts, bearing New Survey No. 51/5-A of Village Maulinguem-South, together with an old residential house bearing

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Municipal House Registration No. 4/67 standing thereon both the plots forming part of a larger Plot of Land admeasuring 904.00 sq. mts., or thereabouts, of the property known as "CHIREKHANIKADIL BHARAD" or "CONVONCHO GALLICHEM MOL", situated at Village Maulinguem-South, within the local limits of the Sankhali Municipal Council, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, 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 M/s. PRASAD CONSTRUCTIONS, has obtained appropriate licenses and permissions from the competent authorities for the construction of Commercial-Cum-Residential building on the said amalgamated plots.
- 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.
- e. that the said plot is SARFAESI Complaint.



(Mrs. Swati U. Kerkar)
Advocate.

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