



Adv. Shri. Siddhesh P. Patkar

House No. 5/27/C, Krushna Bungalow,
Near St. Britto High School,
Mapusa - Goa 403 507
Phone No. 9850168966.

Date:- 06/06/2024

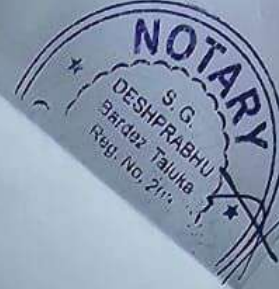
**TITLE VERIFICATION, SEARCH REPORT AND THE
LEGAL OPINION OF PROPERTY AT SANVORDEM,
TALUKA SANGUEM.**

At the request of Shri Stanley Crescent Fernandes, age 50 years, for preparing the title verification, search report and the legal opinion in respect of the property bearing Sy. No. 13/1-B of Village Sanvordem, admeasuring 48700 sq. mts. known as "TOLEM alias XENDO of TOLEM alias ZORO", situated at village Sanvordem, Taluka Sanguem within the limits of Village Panchayat of Sanvordem, South Goa District, State of Goa, and more particularly described in Schedule-I, herein after referred to as "SAID PROPERTY".

SEARCH AND TITLE REPORT

Name of the Owner:-

S. Patkar



- 1) Shri. STANLEY CRESCENT FERNANDES
- 2) Shri. PERVIS BENEDITO GOMES
- 3) Shri. CHANDRAKANT PUNDALIK SHETYE
- 4) Shri. SANDEEP CHANDRAKANT PRABHU

Survey No. of the Property: 13/1-B of Village Sanvordem, Sanguem Goa.

DESCRIPTION OF THE PROPERTY

SCHEDULE I

(DISCRIPTION OF THE SAID LARGER PROPERTY)

ALL THAT property identified as "TOLEM" alias Xendo of Tolem alias Zoro, admeasuring an area of 50,225 sq.mts, and surveyed under Survey No. 13/1 of Village Sanvordem, within the jurisdiction of Village Panchayat Sanvordem, Taluka and Registration sub-district of Sanguem, South Goa District, State of Goa, and bounded as under:

ON THE EAST : By property bearing survey No.15/1, 2 and 19/1 of Village Sanvordem, Taluka Sanguem;

ON THE WEST : By property bearing survey No. 12/1 & 2 of Village Sanvordem, Taluka Sanguem;

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ON THE NORTH : By property bearing survey No. 14/1
and 15/1 of Village Sanvordem,
Sanguem;

ON THE SOUTH : By property bearing survey No.20/1, 4 and
12/2,3,4,5,6,7 of Village Sanvordem and
public Road.

SCHEDULE II

(DISCRIPTION OF THE SAID PROPERTY)

ALL THAT property identified as "TOLEM" alias Xendo of
Tolem alias Zoro, admeasuring an area of 48,700 sq.mts, and
surveyed under Survey No. 13/1-B of Village Sanvordem, within
the jurisdiction of Village Panchayat Sanvordem, Taluka and
Registration sub-district of Sanguem, South Goa District, State of
Goa, and bounded as under:

ON THE EAST : By property bearing survey No.15/1,
2 and 19/1 of Village Sanvordem, Taluka
Sanguem;

ON THE WEST : By property bearing survey No. 12/1
& 2 of Village Sanvordem, Taluka Sanguem;

ON THE NORTH : By property bearing survey No. 14/1
and 15/1 of Village Sanvordem, Taluka
Sanguem;

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ON THE SOUTH : By property bearing survey No.20/1, 4 and 12/2,3,4,5,6,7 of Village Sanvordem and public Road.

THAT an immovable property bearing Survey Number 13/1 known as "TOLEM" alias "XENDO of TOLEM" alias ZORO totally admeasuring an area of 50,225 square meters situated at Sanvordem, within the jurisdiction of Village Panchayat Sanvordem, Taluka and Registration Sub- District of Sanguem, South Goa District, State of Goa and was recorded under the Cadastral Sy. No. 36 of village Sanvordem in the name of Visomber Xamba Sinai Savordekar during Portuguese regime better described in SCHEDULE- I and is herein after referred to as the "SAID LARGER PROPERTY"

THAT the SAID LARGER PROPERTY was originally inscribed in favour of Late. Shri. Xamba Sanvlo Sinai Sanvordemkar and upon death of late Shri. Xamba Sanvlo Sinai Sanvordemkar and his wife, SAID LARGER PROPERTY devolved in favour of their sole and Universal heir Shri. Visvambara Sanvordencar alias Vishwambar Shamba Sanvordekar married to Smt. Sogunabai Sinai Sanvordekar and Shri. Sanvlo Shamba Sinai Sanvordencar alias Sanvlo Xamba Sinai Narcornim Sanvodekar and his wife Smt. Himavatibai alias Lilabai Sanvlo Sinai Narcornim Sanvordekar.

THAT the said Shri. Visvambara Sanvordencar alias Vishwambar Shamba Sanvordekar and his wife Smt. Sogunabai

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Sinai Sanvordekar expired leaving behind their sole and universal heir Shri. Jaganath Vishwambhar Sinai Sanvordencar, married to Mrs. Tara Jaganath Nadkarni Sawardekar alias Tara Jaganath Sinai Sanvordencar alias Tarabai Nadcarnim.

THAT the said late Shri. Jaganath Vishwambhar Sinai Sanvordencar expired at Singbal Hospital, Ponda-Goa, on 26.10.1996, leaving behind his wife and moiety share holder Mrs. Tara Jaganath Nadkarni Sawardekar alias Tara Jaganath Sinai Sanvordencar alias Tarabai Nadcarnim, and his sole and universal heir his only child Shri. Xamba Jegonata Nadcarnim alias Shyam Jagahnath Nadkarni Sawardekar, married to Smt. Suvarna Shyam Nadkarni Sawardekar, to the estate left behind him in the state of Goa including the "SAID LARGER PROPERTY", who are qualified as heirs by Deed of Succession dated 14.01.2005 drawn at the office of the Notary & Ex-officio of the Judicial Division of Quepem, City of Quepem, at page Nos. 57-60 of Notarial Book No. 579.

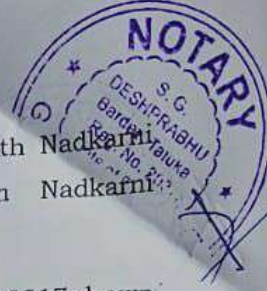
THAT the said late Shri. Sanvlo Shamba Sinai Sanvordencar alias Sanvlo Xamba Sinai Narcarnim Sanvodekar and his wife late Smt. Himavatibai alias Lilabai Sanvlo Sinai Narcarnim Sanvordekar, both expired at Sanvordem, on 08.12.1988 and 22.10.1986, respectively without having ascendants and descendants, without issues.

THAT Mrs. Tara Jaganath Nadkarni Sawardekar alias Tara Jaganath Sinai Sanvordencar alias Tarabai Nadcarnim, expired at Sanjivani Hospital, Bandora, Ponda - Goa, on 11.02.2015 leaving behind her sole and universal heir her only son Shri.

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Xamba Jegonata Nadcarnim alias Shyam Jagahnath Nadkarni
Sawardekar married to Smt. Suvarna Shyam Nadkarni
Sawardekar.

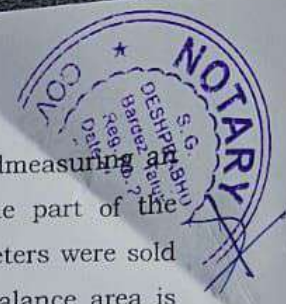
THAT the vide Deed of Succession dated 07.02.2017 drawn at the office of the Notary Ex-Officio, of Canacona, Goa, at page No. 52-54v of the Notarial Book of Deeds No. 54, said Shri. Xamba Jegonata Nadcarnim alias Shyam Jagahnath Nadkarni Sawardekar, married to Smt. Suvarna Shyam Nadkarni Sawardekar, being grandson of Shri. Viswambara Sanvordencar alias Vishwambar Shamba Sanvordekar and his wife Smt. Sogunabai Sinai Sanvordencar, a collateral heirs being brother/ brother -in-law of late Shri. Sanvlo Shamba Sinai Sanvordencar alias Sanvlo Xamba Sinai Nadcornim Sanvodekar and his wife late Shri. Himavatibai alias Lilabai Sanvoloi Sinai Narcornim Sanvordekar and being son of late Mrs. Tara Jaganath Nadkarni Sawardekar alias Tara Jaganath Sinai Sanvordencar alias Tarabai Nadcarnim, and Shri. Jaganath Vishwambhar Sinai Sanvordencar, as their sole and universal heir to the estate left behind by them in the state of Goa including the SAID LARGER PROPERTY.

THAT Shri. Shyam Jagannath Nadkarni alias Xamba Jegonata Nadcarnim alias Shyam Jagahnath Nadkarni Sawardekar and his wife Smt. Suvarna Shyam Nadkarni Sawardekar were owners in possession of the SAID LARGER PROPERTY.

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THAT the SAID LARGER PROPERTY was admeasuring an area of 50,225 square meters, out of which the part of the property admeasuring an area of 1,278 square meters were sold by erstwhile owners by Deed of Sale and the balance area is 48,947 square meters were retained by them.

THAT the VENDORS have purchased part of the "SAID LARGER PROPERTY" admeasuring an area of 48,947 sq. meters by deed of sale dated 09.11.2021 from erstwhile owners Shri Shyam Jagannath Nadkarni alias Xamba Jegonata Nadcarnim alias Shyam Jaganath Nadkarni Sawardekar and his Smt. Suvarna Shyam Nadkarni alias Smt. Suvarna Shyam Nadkarni Sawardekar. The said deed of sale bearing serial no. 2021-SGN-175 was duly executed and registered before the Sub-Registrar of Sanguem on 9th November 2021 under Registration No. SGM-1-169-2021 of Book No. 1 Document.

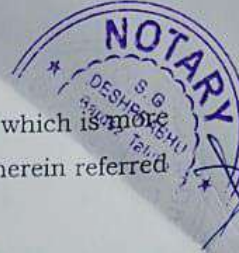
THAT the "SAID LARGER PROPERTY" was mutated in favour of the present VENDORS by the Mamlatdar and Certifying Officer of Sanguem Taluka and the name of the present VENDORS were recorded in the occupant column of form I & XIV of village Sanvordem.

THAT the Inspector of Land Survey and Records, Quepem by its order in the Partition Proceedings bearing number: LRC/PART/ISLR/SANV/65/22 dated 28.02.2022 have partitioned the share of the VENDORS admeasuring an area of 48,700 sq. mts. and the separate Survey No. 13/1-B of village

S. G. Deshpande

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Sanvordem was allotted to the partitioned property which is more particularly described in the Schedule -II which is herein referred to as the SAID PROPERTY.

THAT the said property was developed by the VENDORS into various plots with the permission of the concerned authorities.

THAT the Collector of South Goa at Margao has issued the conversion **SANAD** with respect to the said property bearing Sy. No.13/1-B vide No. COL/SAN/SG/CONV/121/2021/8166, dated - 17.06.2022.

THAT the Town & Country Department has issued the Technical Clearance Order vide Ref. No. TPQ/7538/S-Sanguem/13/1-(P)/2022/441 dated - 07.03.2022.

THAT on completion of the development work, the Town& Country Planning Department has issued the final NOC vide. Ref. No. TPQ/7538/S-Sanguem/13/1-B/2023/1231, dated - 01.06.2023.

THAT the Village Panchayat of Sanvordem village has issued Development permission / Provisional NOC vide Ref. No. VP/S/SAN/NOC-Provisional/2021-22/19 dated - 05.04.2022.

THAT on completion of the development work, the Village Panchayat, Sanvordem has issued final NOC vide Ref. No. VP/S/SAN/FINAL NOC/2023-24/339, dated - 09.06.2023.

I. DOCUMENTS STUDIED AND RELIED UPON:

Signature

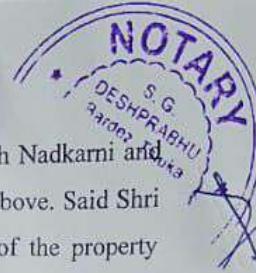
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SERIAL NO.	DATE OF DOCUMENT	DOCUMENT NO.	NATURE OF DOCUMENT	PARTIES TO THE DOCUMENT AND BRIEF DESCRIPTION
1	09/11/2021	Registration No. SGM-1-169-2021 Dated 09/11/2021	SALE DEED	Shri. Shyam Jagannath Nadkarni and his wife (Vendors) 1) Shri. STANLEY CRESCENT FERNANDES 2) Shri. PERVIS BENEDITO GOMES 3) Shri. CHANDRAKANT PUNDALIK SHETYE 4) Shri. SANDEEP CHANDRAKANT PRABHU (Purchasers)
2	14/07/2023	Sy.No. 13/1-B	Form I & XIV	1) SHRI. STANLEY CRESCENT FERNANDES 2) SHRI. PERVIS BENEDITO GOMES 3) SHRI. CHANDRAKANT PUNDALIK SHETYE 4) SHRI. SANDEEP CHANDRAKANT PRABHU
3	01/03/2022	Sy.No. 13/1	Form I & XIV	1) Pedru Caitan D'Costa and others
4	23/06/2023	Old Cadastral Sy.No. 36(Part)	Old Cadastral Plan	Old Castrate Plan

Signature



The said property was inherited by Shri Shyam Jagannath Nadkarni and his wife in terms of the Deed of Succession mentioned herein above. Said Shri Shyam Jagannath Nadkarni and his wife have sold the part of the property admeasuring 48947 sq. Mts. by Deed of Sale. This Deed was duly registered before the Sub Registrar. The name of the present owners are recorded in the occupant column. They have sought the partition of their share from the larger property and separate sub division was allotted to their portion under No. 1-B. The present owners have developed the said property into the small plots under the permission issued by the various authorities mentioned herein above.

FINDINGS:

After having examined the title document in detail, it is seen that Shri. 1)SHRI. STANLEY CRESCENT FERNANDES 2)SHRI. PERSIS BENEDITO GOMES 3) SHRI. CHANDRAKANT PUNDALIK SHETYE 4) SHRI. SANDEEP CHANDRAKANT PRABHU are absolute owners in possession of the said property admeasuring 48700 square metres of Survey No. 13/1-B of Village Sanvordem, Sanguem, Goa.

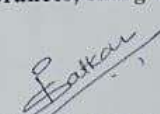
That the term occupant as defined under sanction 2(24) of the Land Revenue Code 1968 means and includes a holder in actual possession of the land.

That I finally certify that I am of the opinion that:

- I) That the title to the aforesaid "SAID PROPERTY" is clear and perfect.
- II) That the said "SAID PROPERTY" is free from encumbrances, charges, demands whatsoever.

Place : Mapusa

Date:- 06 /06/2024


(Adv. Shiddesh P. Patkar)