



ADV. SWATI (KARPE) KERKAR & ASSOCIATES

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Ref. No.:

Date : 23/06/2025.

-:TO WHOMSOEVER IT MAY CONCERN:-

TITLE-VERIFICATION REPORT AND LEGAL OPINION IN RESPECT OF landed property admeasuring 583.00 sq. mts., bearing New Survey No. 40 sub-division No. 1-Q of Village Maulinguem-South, TALUKA BICHOLIM, DESCRIBED HEREIN BELOW FOR: M/s. SHIVSHAKTI ENTERPRISES, a Partnership Firm, Constituted under the Indian Partnership Act, 1932 and registered with the Registrar of Firms Bicholim, under No. BCH-F9-2019, on 26/08/2019, with registered address at House No. 80/1, "Shivshakti", Desaiwada, Mavlangtad, Sankhali, Taluka Bicholim, North Goa -403505.

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I. DESCRIPTION OF THE PROPERTY: -

SCHEDULE

ALL THAT piece or parcel of landed viz., a Plot (earlier known as Plot No. A-90), admeasuring 583.00 sq. mts., or thereabouts, bearing New Survey No. 40 sub-division No. 1-Q of Village Maulinguem-South, together with an old residential house, admeasuring 126.00 sq. mts., in built-up area and bearing Municipal House Registration No. 4/2539, standing thereon, forming part of the larger property known as "CHIREKHANIKADIL BHARAD " also known as " 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,

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being described as a whole, in the Land Registration Office of Bicholim, under Description No. 4495, at page 121 of Book No. B-12, not enrolled in the Taluka Revenue of Bicholim for the purpose of Matriz and surveyed as a whole, under New Survey Nos. 38/10, 39/3, 40/0 and 41/0 and the said property admeasuring 583.00 sq. mts., surveyed as a separate and distinct holding under New Survey No. 40 sub-division No. 1-Q of Village Maulinguem-South, Taluka Bicholim, hereby sold, being bounded as an independent and distinct entity as follows:-

On or towards the East: by open space and 8.00 mts.
Service road,

On or towards the West: by open space,

On or towards the North: by Plot No. 89 now surveyed under Survey
No. 40/1-S,

On or towards the South: by open space.

II. LIST OF DOCUMENTS EXAMINED :-

- i. Conversion Sanad issued by the Dy. Collector & S.D.O. Mapusa, vide its Order No. CNV/BICH/37/93/4803, dated 24/09/1996 & Order No. CNV/BICH/37/93/3411, dated 25/08/1997.
- ii. Deed of Sale dated 19/01/2001, registered before the Sub-Registrar's Office of Bicholim, under Registration No. 463 of Book No. I, Volume No. 245 on 18/05/2001.
- iii. Records of Right Certificate, in Form No. I and XIV in respect of Survey No. 40 sub-division No. 0 of Village Maulinguem South, Taluka Bicholim.
- iv. Records of Right Certificate, in Form No. I and XIV in respect of Survey No. 40 sub-division No. 1-Q of Village Maulinguem South, Taluka Bicholim.

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- v. Deed of Sale dated 20/01/2024, registered before the Sub-Registrar's Office of Bicholim, under Registration No. BCH-1-111-2024 dated 25/01/2024,
- vi. Conversion Sanad issued by the Dy. Collector & S.D.O. Mapusa-Goa, vide its Order No. CNV/BICH/37/93/3411, dated 25/08/1997.
- vii. Zoning Information issued by the Dy. Town Planner, Town & Country Planning Dept., Bicholim/Sattari Taluka, vide its letter bearing Ref. No. TCP/ZON-1106/Maulinguem(S)/ BICH/23/2878, dated 06/12/2023.
- viii. Technical Clearance Order has been issued by the Deputy Town Planner, Town & Country Planning Dept., Bicholim/Sattari, vide its letter bearing Ref. No. DC/8261/MAULING(S)/BICH/TCP-25/1118, dated 24/04/2025.
- ix. NOC form sanitary point of View for proposed construction of Residential Building ad Compound wall in the plot bearing survey No. 40/1-Q issued by the Directorate of Health Services, Community Health Centre, Sanquelim, vide its letter bearing Ref. No. DHS/2025/DHS0901/00021/20, dated 29/04/2025.
- x. Survey Plan issued by the Directorate of Settlement and Land Records, Bicholim – Goa.
- xi. Issue of NOC for proposed construction of Residential Building and Compound wall in the plot bearing Survey No. 40/1-Q issued by the Assistant Engineer, Sub-Div.I,D.III, DDW, Bicholim – Goa, vide its letter bearing Ref. No. DDW/D.III/SD I/F.40/43/25-26, dated 03/05/2025.
- xii. NOC for carrying out the proposed construction of Residential Building ad Compound wall in the plot bearing survey No. 40/1-Q issued by the Electricity Department, Sub Divisional Engineer

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sub-Div-II (R) Sakhali – Goa, vide its letter bearing Ref. No. AE/V-II(R)/TECH-4(D)2025-26/339, dated 12/05/2025.

- xiii. Construction License issued by the Sankhali Municipal Council, Sankhali - Goa, vide its License No. 05/2025-26 dated 04/06/2025.
- xiv. Special Power of Attorney executed by M/s. SHIVSHAKTI ENTERPRISES, through its partners, before the Notary, Adv. M. P. Sawaikar, at Sankhali-Goa, under Reg. No. 06/2025 on 02/02/2025, in favour of Shri Sudhir Anand Dessai and Shri Sarvesh Anandrao Dessai.
- xv. Nil Encumbrance Certificate No. NEC/6/2025/267, dated 23/06/2025, issued by the Sub Registrar's Office of Bicholim.

TITLE-SEARCH REPORT:-

1. I have carefully examined the documents mentioned hereinabove and have also taken thorough searches in the records of the various offices and from the same it transpires that the said entire property "CHIREKHANIKADIL BHARAD" also known as "CONVONCHO GALLICHEM MOL", described in the Land Registration Office of Bicholim, under Description No. 4495, originally stands inscribed in the name of one Shri Sakharam Shaba Dessai.
2. During the recent land survey conducted for the purposes of Records of Rights for the Revenue Village of Maulinguem-South, the said entire property has been surveyed under New Survey Nos. 38/10, 39/3, 40/0 and 41/0 of said Village Maulinguem-South.

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3. The Dy. Collector & S.D.O. Mapusa, has granted its Conversion Sanad for the said entire property, vide its Order No. CNV/BICH/37/93/4803, dated 24/09/1996 & Order No. CNV/BICH/37/93/3411, dated 25/08/1997.
4. In terms of a Deed of Sale dated 19/01/2001, registered before the Sub-Registrar's Office of Bicholim, under Registration No. 463 of Book No. I, Volume No. 245 on 18/05/2001, one Shri Rajendra Shivajirao Prabhu Desai and his wife, Smt. Renuka Rajendra Prabhu Desai, Dr. Prakash Shivajirao Prabhu Desai and his wife, Dr. Saroj Prakash Prabhu Desai, Mr. Chandrashekhar Shivajirao Prabhu Desai and his wife, Mrs. Chetana Chandrashekhar Prabhu Desai, Shri Tushar Shivajirao Prabhu Desai, Shri Ganpatrao Govindrao Prabhu Desai and his wife, Smt. Geetabai Ganpatrao Prabhu Desai, Smt. Parvatibai Appasaheb Prabhu Desai, Shri Shankarrao Appasaheb Prabhu Desai, Smt. Sundarabai Narayanrao Prabhu Desai, Shri Bhimrao Dajisaheb Prabhu Desai and his wife, Smt. Wasundhara Bhimrao Prabhu Desai, Mr. Pandurang Dajisaheb Prabhu Desai and his wife, Smt. Anuradha Pandurang Prabhudesai, Smt. Durgabai Dattaram Prabhudesai, Shri Laxmanrao Dattaram Prabhudesai and his wife, Smita Prabhudesai, Smt. Hirabai Vishwasrao Prabhudesai, Shri Anandrao Venkatrao Prabhudesai and his wife, Smt. Sulabha Anandrao Prabhudesai, Shri Bhausaheb Shamrao Prabhudesai and his wife, Smt. Ujwala Bhausaheb Prabhudesai, Shri Bhalchnaddra Shamrao Prabhudesai, and his wife, Smt. Bindiya Bhalchandra Prabhudesai, Shri Jaiwantrao Balwantrao Prabhudesai and his wife, Smt. Pramila Jaiwantrao Prabhudesai, Smt. Haunsabai Balwantrao Prabhudesai (widow of

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Balwantrao Prabhudesai), Shri Shantaram Balwantrao Parbhudesai and his wife, Smt. Sheetal Shantaram Prabhudesai, Shri Tanaji Balwantrao Prabhudesai and his wife, Smt. Tanuja Tanaji Prabhudesai, as the absolute and exclusive owners inter alia of the said Plot, sold and transferred the said property earlier known as Plot No. A-90 admeasuring 583.00 sq. mts., forming part of the New Survey No. 40/0 of Village Maulinguem South, Taluka Bicholim in favour of one Shri Dinkar Gangaram Naik.

5. After the purchase of the said plot of land, the said Shri Dinkar Gangaram Naik, carried out necessary mutation proceedings and his name stood duly recorded in Occupant's Column of the Records of Right Certificate in Form No. I and XIV in respect of said New Survey No. 40/0 of Village Maulinguem South, Taluka Bicholim, against mutation No. 473, as one of the occupants' thereof.
6. Thereafter, the said Shri Dinkar Gangaram Naik carried out necessary partition proceedings and got the said plot partitioned as a separate holding, under New Survey No. 40/1-Q and accordingly, his name stood duly recorded in Occupant's Column of the Records of Right Certificate in Form No. I and XIV in respect of said New Survey No. 40/1-Q of Village Maulinguem-South, Taluka Bicholim, against Mutation Entry No. 35496, as the sole occupant thereof.
7. After the purchase of the said plot, the said Shri Dinkar Gangaram Naik constructed a residential house thereon, as per Construction License No. 54/VPSHV/2002-2003/1572, dated

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02/01/2003, issued by the then Village Panchayat of Sankhali-Harvalem-Virdi.

8. The then Village Panchayat of Sankhali-Harvalem-Virdi, thereafter issued Occupancy Certificate for the same, vide its Certificate bearing Ref. No. SMC/Tech/Occ-Cert-15/2009-10/410 dated 10/06/2002Z
9. The said Residential House is duly recorded in the records of the Sankhali Municipal Council, under Municipal House Registration No. 4/2539, in the name of said Shri Dinkar Gangaram Naik.
10. In terms of a Deed of Sale dated 20/01/2024, registered before the Sub-Registrar's Office of Bicholim, under Registration No. BCH-1-111-2024 dated 25/01/2024, the said Shri Dinkar Gangaram Naik and his wife, Smt. Vandana Dinkar Naik sold and transferred the said Plot bearing New Survey No. 40 sub-division No. 1-Q of Village Maulinguem-South and admeasuring 583.00 sq. mts., or thereabouts (earlier known as Plot No. A-90) together with old residential house, admeasuring 126.00 sq. mts., in built-up area and bearing Municipal House Registration No. 4/2539, standing thereon, in favour of the title-holder above named - M/s. SHIVSHAKTI ENTERPRISES, through its partners.
11. After the purchase of Plot the said Partnership Firm - M/s. SHIVSHAKTI ENTERPRISES, carried out necessary mutation proceedings and its name stands duly recorded in Occupant's Column of the Records of Right Certificate in Form No. I and XIV in respect of said New Survey No. 40/1-Q of Village Maulinguem-

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South, Taluka Bicholim, against Mutation Entry No. 41152, as the sole occupant thereof.

12. The said Partnership Firm M/s. Shivshakti Enterprises is now developing the said Plot bearing New Survey No. 40 sub-division No. 1-Q by constructing thereon a Residential Building project and has obtained appropriate license and permissions from the competent authorities in the following manner:-

- i. The Dy. Collector & S.D.O. Mapusa-Goa, has granted its Conversion Sanad for the said survey of Village Maulinguem - South, vide its Order No. CNV/BICH/37/93/3411, dated 25/08/1997.
- ii. The Dy. Town Planner, Town & Country Planning Dept., Bicholim/Sattari Taluka, issued Zoning Information vide its letter bearing Ref. No. TCP/ZON-1106/Maulinguem(S)/BICH/23/2878, dated 06/12/2023.
- iii. Technical Clearance Order has been issued by the Deputy Town Planner, Town & Country Planning Dept., Bicholim/Sattari, vide its letter bearing Ref. No. DC/8261/MAULING(S)/BICH/TCP-25/1118, dated 24/04/2025.
- iv. NOC form sanitary point of view for proposed construction of Residential Building and Compound wall in the plot bearing survey No. 40/1-Q has been issued by the Directorate of Health Services, Community Health Centre, Sanquelim, vide

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its letter bearing Ref. No. DHS/2025/DHS0901/00021/20, dated 29/04/2025.

- v. NOC for proposed construction of Residential Building and Compound wall in the plot bearing Survey No. 40/1-Q has been issued by the Assistant Engineer, Sub-Div.I,D.III, DDW, Bicholim - Goa, vide its letter bearing Ref. No. DDW/D.III/SD I/F.40/43/25-26, dated 03/05/2025.
 - vi. NOC for carrying out the proposed construction of Residential Building and Compound wall in the plot bearing survey No. 40/1-Q has been issued by the Electricity Department, Sub Divisional Engineer sub-Div-II (R) Sakhali - Goa, vide its letter bearing Ref. No. AE/V-II(R)/TECH-4(D)2025-26/339, dated 12/05/2025.
 - vii. Construction License for the construction of residential building and compound wall has been issued by the Sankhali Municipal Council, Sankhali - Goa, vide its License No. 05/2025-26 dated 04/06/2025.
13. In terms of Special Power of Attorney executed by all the partners of M/s. SHIVSHAKTI ENTERPRISES, before the Notary, Adv. M. P. Sawaikar, at Sankhali-Goa, under Reg. No. 06/2025 on 02/02/2025, have jointly empowered their co-partners - Shri Sudhir Anand Dessai and Shri Sarvesh Anandrao Dessai to deal with said plot including power of sell and agree to sell proposed agreements/deed of sale etc. in respect of premises to be constructed thereon.

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14. The Sub-Registrar's Office of Bicholim, vide its Nil Encumbrance Certificate No. NEC/6/2025/267, dated 23/06/2025 has certified that the said Plot admeasuring 583.00 sq. mts., (earlier known as Plot No. A-90), bearing New Survey No. 40 sub-division No. 1-Q of Village Maulinguem-South, is free from any registered encumbrances for the period from 20/06/1995 to 20/06/2025.
15. The said Plot and the house standing thereon has been in uninterrupted occupation and possession of the said Shri Dinkar Gangaram Naik and his wife, Smt. Vandana Dinkar Naik for a period of last twenty three years and now that of the Title-holder.

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. SHIVSHAKTI ENTERPRISES, a duly registered Partnership Firm to the said Plot admeasuring 583.00 sq. mts., or thereabouts (earlier known as Plot No. A-90), bearing New Survey No. 40 sub-division No. 1-Q of Village Maulinguem-South Taluka Bicholim and forming part of the larger property known as “ **CHIREKHANIKADIL BHARAD** ” also known as “ **CONVONCHO GALLICHEM MOL** ”, situated at Village Maulinguem-South, is clean, clear and marketable and there are no registered encumbrances, charges and/or liens of any kind whatsoever are found in the Office of the Sub-Registrar of Bicholim in respect of the said Plot.

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- b. That the said M/s. Shivshakti Enterprises is developing the said Plot admeasuring 583.00 sq. mts., or thereabouts (earlier known as Plot No. A-90), by constructing thereon a Residential building complex 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.
- e. Provision of Goa Real Estate Regulatory Authority, (RERA), are applicable to the present project.
- f. I further certify that I have verified all the original Title Documents mentioned hereinabove and also verified the certified copies of the same from the records of the Sub-Registrar of Bicholim.
- g. The said Plot is SARFAESI Complaint.

Date: 23/06/2025.

Place: Sankhali, Bicholim, Goa.



(Mrs. Swati U. Kerkar)
Advocate

Sou. Swati Ulnas Kerkar
ADVOCATE
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