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A D V O C A T E

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Ref. No.

TO WHOMSOEVER IT MAY CONCERN:-

Date : 21/09/2018

TITLE-VERIFICATION REPORT AND LEGAL OPINION IN
RESPECT OF 'PLOT, ADMEASURING 1,300.00 SQ. MTS.,
BEARING NEW SURVEY No. 28/12 OF VILLAGE BORDERM,
TALUKA BICHOLIM, DESCRIBED HEREIN BELOW FOR: Shri
PARESH PUNDALIK PAL, R/O: House No. 2/2680, Vadacho
Wado, Bordem, Taluka Bicholim, North Goa-403504.
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I. DESCRIPTION OF THE PROPERTY:-

SCHEDULE

ALL THAT piece or parcel of land admeasuring 1,300.00 sq.
mts., or thereabouts, forming 1/4th part of the larger property
known as "**PANSULE**" or "**PONSULE**", situated at Village
Bordem, within the local limits of the Bicholim Municipal
Council, Taluka and Registration Sub-District of Bicholim,
District of North Goa, in the State of Goa, being described in
the Land Registration Office of Bicholim, under Description No.
1915, of Book No. B-5 and not enrolled in the Taluka Revenue
Office for the purpose of matriz and the said plot of land
admeasuring 1,300.00 sq. mts., being surveyed during the
recent land survey conducted for the purpose of Records of

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Rights of the Revenue Village of Bordem, Taluka Bicholim, under New Survey No. 28 sub-division No. 12 and being bounded as an independent and distinct entity as follows:-

On or towards the East: partly by Mapuca-Bicholim main road and partly by internal access beyond which lies New Survey No. 28/20 of Village Bordem,

On or towards the West: partly by New Survey No. 29/1 and partly by New Survey No. 28/11,

On or towards the North: partly by Mapuca-Bicholim main road and partly by New Survey No. 29/1, and,

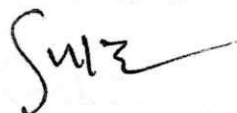
On or towards the South: by the property bearing New Survey No. 28/11.

II. LIST OF DOCUMENT EXAMINED:-

1. Certificate of Description in respect of property bearing Description No. 1915, of the Land Registration Office of Bicholim.
2. Deed of Division, Allotments and Gifts drawn on 23/08/1912, at page 60 of Book No. 64 of the records of the than Notary Public of Judicial Division of Bicholim.
3. Certificate of Inscription (with its English Translation).

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4. Final Order passed on 26/09/2017 in Inventory Proceedings No. 22/2017/C, by the Court of Civil Judge, Junior Division at Bicholim.
5. Final Order passed on 31/07/2017 in Regular Inventory Proceedings No. 23/2017/B, by the Court of Civil Judge, Junior Division (B-Court) at Bicholim.
6. Final Order passed on 31/07/2017 in Regular Inventory Proceedings No. 21/2017/B, by the Court of Civil Judge, Junior Division (B-Court) at Bicholim.
7. Final Order passed on 29/09/2017 by the Court of Civil Judge, Junior Division (C Court) at Bicholim, in Inventory Proceedings No. 20/2017/C.
8. Deed of Succession drawn on 07/02/2018 at pages 57(v) to 59 of Notarial Book No. 319 of Civil Registrar's cum Sub-Registrar's and Special notary Ex-Officio, of Bicholim.
9. Index of land in Form III in respect of Survey No. 28/12, of Village Bordem, Bicholim.
10. Records of Rights Certificate in Form No. I & XIV in respect of Survey No. 28/12 of Village Bordem, Taluka Bicholim.
11. Survey Plan in respect of Survey No. 28/09, 10, 11 and 12, of Village Bordem, Taluka Bicholim.
12. Power of Attorney executed by Mrs. Laxmi Gurudas Pal and others in favour of Mr. Gopi Gurudas Pal executed before

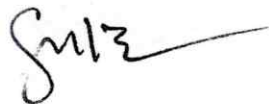


the Notary Adv. Sawli Arolkar, under Registration No. 304/18, on 26/02/2018.

13. Power of Attorney executed by Mrs. Sulochana Subhash Pal and others in favour of Mr. Sushant Subhash Pal executed before the Notary Adv. Sawli Arolkar, under registration No. 319/18, on 27/02/2018.
14. Power of Attorney executed by Mr. Rajani Ramesh Pal and others in favour of Mr. Ramesh Shiva Pal executed before the Notary Adv. Sawli Arolkar, under registration No. 288/18, on 23/02/2018.
15. Power of Attorney executed by Mrs. Chandrakala Chandrakant Pal and others in favour of Mr. Pravin Namdev Pal executed before the Notary Adv. Sawli Arolkar, under registration No. 303/18, on 26/02/2018.
16. Public Notice published on the Marathi Daily "GOMANTAK" and English Daily "HERALD", both dated 31/07/2018.
17. Deed of Sale executed on 17/08/2018 and registered before the Sub-Registrar's Office of Bicholim, under Registration No. BCH-BK1-00631-2018, CD Number BCHD2, on 21/08/2018.

III. SEARCH REPORT:-

1. I have carefully examined the documents mentioned herein above and have also taken thorough searches in the records of various offices and from the same it



transpires that the 1/4th part of the said entire property "PONSULE", described in the Land Registration Office of Bicholim under Description No. 1915 was inter alia, allotted to one Smt. Gopique widow of Quessova Bique Pol and her sons with their respective wives viz., Shri Dadu Quessova Pol and his wife, Smt. Caxy, Shri Xencora Quessova Pol and his wife, Smt. Janqui, Shri Fondgo Quessova Pol and his wife, Smt. Sundary, they having been allotted the same, in terms of a Deed of Division, Allotments and Gifts drawn on 23/08/1912 before the then Notary of Judicial Division of Bicholim, Mr. Jose Maria Victor Teles, at page No. 60 of Book No. 64 and the same stands duly inscribed in their favour under Inscription No. 6256.

2. During the recent land survey conducted for the purposes of the Records of Rights Certificate for the Revenue Village of Bordem, the said property "PONSULE" or "PANSULEM", came to be surveyed under New Survey No. 28/9, 10, 11 and 12 of Village Bordem.
3. The said portion falling in New Survey No. 28/12, has been in peaceful enjoyment, possession and ownership of the heirs of late Fondgo Quessova Pol viz., Vithu Fondgo Pol, Shiva Fondgo Pol, Sakharam Fondgo Pol and Gopi Fondgo Pol, ever since promulgation of survey records.
4. The names of Shri Vithu Fondu Pol, Shri Gurudas Gopi Pol, Shri Shiva Fondu Pol and Smt. Sitabai Sakharam

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Pal, stand duly recorded in the Occupants' Column of the Index of Land in Form III, in respect of Survey No. 28/12 of Village Bordem, being joint owners in possession thereof.

5. Similarly, the names of said Shri Vithu Fondu Pol, Shri Gurudas Gopi Pol, Shri Shiva Fondu Pol and Smt. Sitabai Sakharam Pal, stand recorded in the Occupants' Column of the Records of the Rights Certificate in the Form No. I & XIV in respect of New Survey No. 28/12 of Village Bordem, Taluka Bicholim, they being in absolute and exclusive enjoyment and possession of the same.
6. In the mean time, the said Shri Gopi Fondu Pol, expired on 17/10/1964 and his wife, Smt. Caxy Gopi Pol, expired on 04/12/1958, and their son - Shri Gurudas Gopi Pal expired on 02/05/2004.
7. Upon their death an Inventory proceedings bearing No. 21/2017/B, came to be instituted in the Court of Civil Judge, Junior Division, at Bicholim and all the rights of the deceased in the said 1/4th undivided share in the said property "PONSULE" listed in the Item No. I of the list of assets filed therein, came to be allotted to Shri Umesh Gopi Pal and his wife, Smt. Rupawati Umesh Pal to the extent of half undivided share and to Smt. Laxmi Gurudas Pal to the extent of one fourth share and Mr. Gopi Gurudas Pol (son of the deceased - Shri Gurudas Gopi Pal, married to Mrs. Deepika Gopi Pol, to the extent of one fourth share, in terms of Final Order passed

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therein on 31/07/2017, the remaining heirs, having relinquished their rights, title and interest in the inheritance left behind by the deceased.

8. The said Shri Shiva Fondu Pal alias, Shiva Phondu Pal, expired on 22/11/1998 and his widow, Smt. Parwati Shiva Pal expired on 09/02/2014, upon whose death Inventory Proceedings No. 20/2017/C, came to be instituted in the Court of Civil Judge, Junior Division, at Bicholim and in terms of Final Order passed therein on 29/09/2017, all the rights of the deceased in the said 1/4th part of the said property in Survey No, 28/12 of Village Bordem, Taluka Bicholim, listed in the Item No. I of the list of assets filed therein, came to be allotted to Shri Ramesh Shiva alias, Shiwa Pal married to Smt. Rajani Ramesh Pal, Smt. Ratnamala Tulshidads Salkar married to Tulshidas Raghunath Salkar, Smt. Harsha Harischandra Parab, married to Shri Harischandra Kele Parab, Smt. Sharad Prabhakar Palav, married to Shri Prabhakar Gopal Palav, to the extent of one fourth share each.
9. The said Shri Vithu Fondu Pal, expired on 13/08/1999, and his wife, Smt. Rukmini Vithu Pal alias, Pol, expired on 23/12/1955 and their son - Shri Subhash Vithu Pal, expired on 11/07/2016, upon whose death, Inventory Proceedings No. 22/2017/C, came to be instituted in the Court of Civil Judge, Junior Division at Bicholim and in terms of Final Order passed therein, on 26/09/2017, all the undivided rights of the deceased to the said 1/4th

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part of the said property bearing Survey No. 28/12 of Village Bordem, Taluka Bicholim, listed in the Item No. I of the list of assets filed therein, came to be allotted to Shri Sushant Subhash Pal, married to Mrs. Shamini Sushant Pal, Mr. Gaurish alias, Gauresh Subhash Pal (unmarried) (towards the share of their deceased father - Mr. Subhash Vithu Pal) and Smt. Sulochana Subhash Pal.

10. The said Smt. Sitabai Sakharam Pal, expired on 08/04/2008 and her husband, Shri Sakharam Fondu Pal, pre-deceased her on 03/03/1965, their sons - Shri Chandrakant Sakharam Pal, expired on 02/07/2015 and Namdev Sakharam Pal, expired on 11/03/2016, upon their death Inventory Proceedings No. 23/2017/B, came to be instituted before the Court of Civil Judge, Junior Division, at Bicholim and in terms of Final Order of Allotment passed thereon on 31/07/2017, all the rights of the deceased to the said 1/4th part of the said property bearing New Survey No, 28/12 of Village Bordem, Taluka Bicholim, listed in Item No. I of the list of assets filed therein came to be allotted to the said Smt. Chandrakala Chandrakant Pal, Smt. Namita Namdev Pal, Shri Prajyot Namdev Pal, married to Mrs. Pratiksha Prajyot Pal, Shri Charudatta Namdev Pal, married to Mrs. Pooja Charudatta Pal, and Shri Pravin Namdev Pal (unmarried).
11. In the meantime, the said Shri Umesh Gopi Pal, expired on 11/12/2017, upon whose death a Deed of

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Succession, came to be drawn on 07/02/2018 at pages 57(v) to 59 of Notarial Book No. 319 of Civil Registrar's cum Sub- Registrar's and Special Notary Ex-Officio, of Bicholim, wherein, Smt. Roopawati Umesh Pal, was declared as his widow and moiety-holder and his children, viz., Mrs. Radhika Ladu Raut alias, Ujwala alias, Ujawala Umesh Pal, married to Mr. Ladu Kushta Raut, Mr. Gauresh Umesh Pal and Mr. Gautam Umesh Pal (both unmarried), as their sole and universal heirs.

12. By virtue of above inheritance, the said property bearing New Survey No. 28/12 of Village Bordem, Taluka Bicholim, devolved upon the following persons: -

1. Smt. Roopawati alias, Rupavati Umesh Pal (a widow),
 - a. Mr. Gaurish alias, Gauresh Umesh Pal (unmarried)
 - b. Mr. Gautam Umesh Pal (unmarried),
 - c. Mrs. Radhika Ladu Raut alias, Ujwala Umesh Pal married to Mr. Ladu Kushta Raut,
2. Smt. Laxmi Gurudas Pal (a widow),
 - a. Mr. Gopi Gurudas Pal married to Mrs. Dipika Gopi Pal.
3. Shri Ramesh Shiva Pal married to Smt. Rajani Ramesh Pal,
4. Smt. Ratnamala Tulshidads Salkar married to Tulshidas Raghunath Salkar,
5. Smt. Harsha Harischandra Parab married to Shri Harischandra Kele Parab,

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6. Smt. Sharad alias, Sharada Prabhakar Palav, married to Shri Prabhakar Gopal Palav.
7. Smt. Sulochana Subhash Pal (a widow),
 - a. Shri Sushant Subhash Pal married to Mrs. Shamini Sushant Pal,
 - b. Mr. Gauresh Subhash Pal (unmarried)
8. Smt. Chandrakala Chandrakant Pal (a widow),
9. Smt. Namita Namdev Pal (a widow),
 - a. Shri Prajyot Namdev Pal married to Mrs. Pratiksha Prajyot Pal,
 - b. Shri Charudatta Namdev Pal, married to Mrs. Pooja Charudatta Pal,
 - c. Shri Pravin Namdev Pal.
13. Further, in terms of a Deed of Sale dated 17/08/2018, registered with the Sub-Registrar's office of Bicholim, under Registration No. BCH-BK1-00631-2018, CD Number BCHD2, on 21/08/2018, all the aforesaid owners viz., Smt. Rupavati Umesh Pal alias, Rupawati Umesh Pal alias, POL (a widow), Shri Gauresh Umesh Pal, Shri Gautam Umesh Pal, Smt. Radhika Ladu Raut alias, Ujwala alias, Ujawala Umesh Pal, Shri Ladu Kushta Raut, Smt. Laxmi Gurudas Pal (a widow), Shri Gopi Gurudas Pal, Smt. Deepika Gopi Pal alias, Dipika Gopi Pal, Shri Ramesh Shiwa Pal, alias, Ramesh Shiva Pal, Smt. Rajani Ramesh Pal alias, Rajni Ramesh Pal, Smt. Ratnamala Tulshidas alias, Tulsidas Salkar, Shri Tulsidas alias, Tulshidas Raghunath Salkar, Smt.



Harsha Harischandra Parab alias, Harsha Harichandra Parab, Shri Harichandra Kele Parab alias, Harischandra Kele Parab, Smt. Sharada alias, Sharad Prabhakar Palav, Smt. Sulochana alias, Sulochna Subhash Pal (a widow), Shri Sushant Subhash Pal, Smt. Shamini Sushant Pal alias, Shamini Shantaram Gaonkar, Shri Gauresh Subhash Pal alias, Gaurish Subhash Pal, Smt. Chandrakala Chandrakant Pal alias, Chandracala Chandrakanta Pal (a widow), Smt. Namita Namdev Pal alias, Nameeta Namdev Pal (a widow), Shri Prajyot Namdev Pal, Smt. Pratiksha Prajyot Pal, Shri Charudatta Namdev Pal, Smt. Pooja Charudatta Pal alias, Pooja Prabhakar Parab and Shri Pravin Namdev Pal, sold and transferred the said plot of land admeasuring 1,300.00 sq. mts., or thereabouts, bearing New Survey No. 28/12 of Village Bordem, Taluka Bicholim, in favour of the titleholder - Shri Paresh Pundalik Pal.

14. A Public Notice calling for objection if any for the sale of the said plot, was published on behalf of Shri Paresh Pundalik Pal, on the Marathi Daily " GOMANTAK" and English Daily " HERALD", both dated 31/07/2018 and no objection whatsoever has been received from any person.
15. By virtue of above, the said Shri Paresh Pundalik Pal and his wife, have become the absolute and exclusive owners in possession of the said plot of land admeasuring 1,300.00 sq. mts., or thereabouts, bearing New Survey No. 28/12 of Village Bordem, Taluka Bicholim.

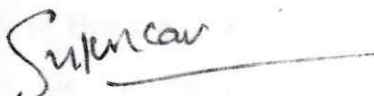


16. Necessary Mutation Proceedings have been already forwarded through the Sub-Registrar of Bicholim with Entry No. MIDBIC 18-978 to the Mamlatdar of Bicholim for recording the name of Shri Paresh Pundalik Pal, in the Occupant's Column of the Records of Rights Certificate in Form No. I & XIV of Survey No. 28/12 of Village Bordem, Taluka Bicholim.

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 Owner - Shri Paresh Pundalik Pal and his wife, to the said plot of land admeasuring 1,300.00 sq. mts., or thereabouts, bearing New Survey No. 28/12 of Village Bordem, Taluka Bicholim, more particularly described in Schedule hereinabove written is clean, clear and marketable.
- b. that Urban Land Ceiling Act is not applicable in the state of Goa.
- c. that there are no acquisitions or requisitions proceedings pending in respect of the said Plot.


(Mrs. Swati U. Kerkar)
Advocate.

Sou. Swati Ulhas Kerkar
ADVOCATE
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