

B. P. Natekar

ADVOCATE

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Office / Residence
H.No. 245, Kadchal
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Ref. No. _____

Date : _____

BPN/363/2021

05/01/2021

TO WHOMSOEVER IT MAY CONCERN

SEARCH/TITLE REPORT

Reg.: Property Surveyed under Survey No.63/1-A-4 of the Village of Azossim, admeasuring an area of 7,206 sq.mtrs., hereinafter referred to as the 'Said Property', forming part of the larger property known as 'Odlem Ran', within the limits of the Village Panchayat of Azossim, Taluka and Sub-District of Ilhas, District North Goa, State of Goa, described in the Land Registration Office of Ilhas under Description No.382, at pages 236 reverse of Book 'B' five and inscribed in the name of Srinivasa Locu Bandari under Inscription No.9084 but not enrolled in the Taluka Revenue Office for the purpose of Matríz (Matríz Nil).

A) Documents produced and verified by me are the photocopies of the original:

- 1) Deed of Sale dated 15/02/2008, executed between (1) Shri Ashok M. Bhandari; (2) Smt. Aruna A. Bhandari; (3) Smt. Daya A. Bhandari; (4) Kum. Geeta M. Bhandari; (5) Shri Abhay M. Bhandari; (6) Smt. Sushma A. Bhandari; (All represented by Power of Attorney Holder Shri Ajit Mukund Bhandari, by virtue of POA dated 27/09/2007) (7) Shri Rajendra V. Bhandari; (8) Smt Sunita R. Bhandari; (Both



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represented by Power of Attorney Holder Shri Ajit Mukund Bhandari, by virtue of POA dated 26/09/2007) (9) Shri Suresh Mandrekar; (10) Smt Aradhana S. Mandrekar; (Both represented by Power of Attorney Holder Shri Ajit Mukund Bhandari, by virtue of POA dated 29/12/2006) (11) Smt Gulab S. Kossambe; (12) Shri Sukhdesh S. Kossambe; (13) Smt Nutan S. Kossambe; (All represented by Power of Attorney Holder Shri Ajit Mukund Bhandari, by virtue of POA dated 02/02/2007) (14) Shri Vassudev V. S. Kare; represented by Power of Attorney Holder Shri Ajit Mukund Bhandari, by virtue of POA dated 09/01/2007) (15a) Smt. Bela G. Kamat; (15b) Shri Govind V. Kamat; (Both represented by Power of Attorney Holder Shri Ajit Mukund Bhandari, by virtue of POA dated 17/01/2008) (15c) Smt Meeta K. Keni; (15d) Shri Krishna V. Keni; (Both represented by Power of Attorney Holder Shri Ajit Mukund Bhandari, by virtue of POA dated 17/01/2008) (16) Shri Anil Vishnu Kulkarni; (17) Smt Anita A. Kulkarni; (18) Shri Arun Vishnu Kulkarni; (19) Smt Shilpa Arun Kulkarni; (20) Shri Ajit Vishnu Kulkarni; (21) Smt Asha A. Kulkarni; (All represented by Power of Attorney Holder Shri Ajit Mukund Bhandari, by virtue of POA dated 09/01/2007) (22) Shri Sitakant R. Dharwadkar; (23) Smt Kunda Sitakant Dharwadkar; (24) Smt Sheela C. Bhandari; (25) Shri Vishwesh S. Sinai Sanzguiri; (26) Smt Neeta V. Sinai Sanzguiri; (27) Shri Sanjeev C. Bhandari; (All represented by Power of Attorney Holder Shri Ajit Mukund Bhandari, by virtue of POA dated 03/11/2007) (28) Dr. Shrikant K. Bhandari; (29) Smt Suhasini Bhandari; (Both represented by Power of Attorney Holder Shri Ajit Mukund Bhandari, by virtue of POA dated 05/11/2007) (30)



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Shri Ajit Mukund Bhandari, as the 'Vendors/Transferors' and **Goa Property Management Private Limited**, as the 'Purchaser/Transferees', registered in the Office of the Sub-Registrar of Ilhas under No.586, at pages 96 to 127, Book No.I, Volume No.1922, dated 20/02/2008.

- 2) Deed of Sale dated 20/02/2008, executed between (1) Shri Audhoot Bhandari; (2) Smt Sheela Audhoot Bhandari alias Xila A. Bhandari,(represented by Vendor No.1 Shri Audhoot Bhandari by virtue of Power of Attorney dated 18/02/2008), as the 'Vendors/Transferors' and **Goa Property Management Private Limited**, as the 'Purchaser/Transferees', registered in the Office of the Sub-Registrar of Ilhas under No.613, at pages 134 to 149, Book No.I, Volume No.1923 dated 22/02/2008.
- 3) Deed of Sale dated 20/02/2008, executed between (1) Shri Motilal Nevrekar; (2) Shri Rohit Nevrekar; (3) Shri Amit Nevrekar, (All represented by Power of Attorney Holder Shri Ajit Mukund Bhandari, by virtue of POA dated 19/02/2008), as the 'Vendors/Transferors' and **Goa Property Management Private Limited**, as the 'Purchaser/Transferees', registered in the Office of the Sub-Registrar of Ilhas under No.617, at pages 210 to 228, Book No.I, Volume No.1923 dated 22/02/2008.
- 4) Power of Attorney dated 29/12/2006, executed by (1) Shri Suresh Mandrekar; (2) Smt Aradhana S. Mandrekar in favour of Shri Ajit



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Mukund Bhandari, executed and attested before the Notary at Bicholim, Mr.S.A. Parab, under Reg. No.14399/06, dated 29/12/2006.

- 5) Power of Attorney dated 09/01/2007, executed by (1) Shri Anil Vishnu Kulkarni; (2) Smt Anita A. Kulkarni; (3) Shri Arun Vishnu Kulkarni; (4) Smt Shilpa Arun Kulkarni; (5) Shri Ajit Vishnu Kulkarni; (6) Smt Asha A. Kulkarni in favour of Shri Ajit Mukund Bhandari, executed and attested before the Notary at District Sindhudurg, Sawantwadi, Mr.S.L. Desai, under Reg. No.21/07 dated 09/01/2007.
- 6) Power of Attorney dated 09/01/2007, executed by (1) Shri Vassudev V. S. Kare;(2) Smt Susheela V. Kare, in favour of Shri Ajit Mukund Bhandari, executed and attested before the Notary at Margao, Mr.Rajiv Mukund Shinkre, under Reg. No.25944, dated 09/01/2007.
- 7) Power of Attorney dated 09/01/2007, executed by (1) Shri Krishna Vamona Keni; (2) Smt Meeta K. Keni in favour of Shri Ajit Mukund Bhandari, executed and attested before the Notary at Panaji, Mr.Ashok S. Mashelkar, under Reg. No.208, dated 17/01/2008.
- 8) Power of Attorney dated 02/02/2007, executed by (1) Smt Gulab S. Kossambe; (2) Shri Sukhdesh S. Kossambe; (3) Smt Nutan S. Kossambe, in favour of Shri Ajit Mukund Bhandari, executed and attested before the Notary at Quepem, Mr.Mahendra V. Gavas, under Reg. No.2140/2007, dated 02/02/2007.
- 9) Power of Attorney dated 26/09/2007, executed by (1) Shri Rajendra V. Bhandari; (2) Smt Sunita R. Bhandari, in favour of Shri Ajit Mukund



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Bhandari, executed and attested before the Notary at Panaji, Mr. Ashok S. Mashelkar, under Reg. No.4115 dated 26/09/2007.

- 10) Power of Attorney dated 27/09/2007, executed by (1)Shri Ashok M. Bhandari; (2) Smt.Aruna A. Bhandari; (3) Smt. Daya A. Bhandari; (4) Kum.Geeta M. Bhandari; (5) Shri Abhay M. Bhandari; (6) Smt. Sushma A. Bhandari in favour of Shri Ajit Mukund Bhandari, executed and attested before the Notary at Panaji Mr. Ashok S. Mashelkar, under Reg. No.4141, dated 27/09/2007.
- 11) Power of Attorney dated 03/11/2007, executed by (1) Shri Sitakant R. Dharwadkar; (2) Smt Kunda Sitakant Dharwadkar; (3) Smt Sheela C. Bhandari; (4) Shri Vishwesh S. Sinai Sanzguiri; (5) Smt Neeta V. Sinai Sanzguiri; (6) Shri Sanjeev C. Bhandari, in favour of Shri Ajit Mukund Bhandari, executed and attested before the Notary at Mumbai, Mr.S.M.Shetty, under Reg. No.Nil, dated 3/11/2007.
- 12) Power of Attorney dated Nil November 2007, executed by (1)Dr.Shrikant K. Bhandari; (2) Smt Suhasini Bhandari; in favour of Shri Ajit Mukund Bhandari, executed and attested before the Notary at Mumbai, Mr.S.M.Shetty, under Reg. Nil, Dated 5/11/2007.
- 13) Power of Attorney dated 17/01/2008, executed by (1) Smt. Bela G. Kamat; (2) Shri Govind V. Kamat; in favour of Shri Ajit Mukund Bhandari, executed and attested before the Notary at Margao, Shri Rajiv Mukund Shinkre, under Reg. No.33449, dated 17/01/2008.



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- 14) Power of Attorney dated 18/02/2008, executed by (1) Shri Motilal Nevrekar; (2) Shri Rohit Nevrekar; (3) Shri Amit Nevrekar, in favour of Shri Ajit Mukund Bhandari, executed and attested before the Notary at Panaji, Mr. Leo Velho, under Reg. No.1023, dated 19/02/2008.
- 15) Power of Attorney dated 18/02/2008, executed by(1) Shri Audhoot Bhandari; (2) Smt Sheela Audhoot Bhandari alias Xila A. Bhandari, in favour of Shri Ajit Mukund Bhandari, executed and attested before the Notary at Bicholim, Mr. S.A. Parab, under Reg. No.3050/08, dated 18/02/2008.
- 16) Photocopy of the Deed of Succession dated 21/01/2008, drawn in the Office the Civil-Registrar- cum- Sub-Registrar & Notary Ex-Officio, Canacona-Goa, recorded at pages 28v to 31v of the Notarial Book of Deeds/Wills No.14, dated 6th February, 2008, executed upon the death of Srinivassa Locu Bandari alias Shrinivas Bhandari & his wife Smt. Duarqui Bandarina alias Duarqui Bhandari.
- 17) Order for Partition dated 30/10/2009, passed by the Dy.Collector & S.D.O, Panaji-Goa, in Case No.LND/PART/163/2009, whereby Survey No. 63/0 was partitioned and new holding was created with Survey No.63/1-A.
- 18) Form I & XIV dated 24/08/2020 in respect to Survey No.63/1-A-4 of Village Azossim, Tiswadi Taluka.
- 19) Survey Plan of Survey No.63/1-A-4 of the Village of Azosim.



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- 20) Letter under Ref. No.TIS/9352/AZOS/TCP/19/12, dated 10/7/2019, issued by the Office of the Town Planner, Town and Country Planning Department, Tiswadi Taluka Office, Panaji-Goa, thereby granting Technical Clearance from planning point of view to issue provisional approval for the proposed sub-division in S.No.63/1-A of Village Azossim, Taluka Tiswadi.
- 21) Letter under Ref. No.VP/AM/TIS/2019-2020/559 dated 2/8/2019, issued by the Village Panchayat of Azossim Mandur, Tiswadi, Goa, thereby granting Provisional NOC for carrying out proposed revised NOC for provisional sub-division of plots 1 to 16 at property bearing Survey No.63/1-A of Village Azossim, Tiswadi, Goa.
- 22) Order dated 7th July 2020, in Case No.LND/PART/132/2019, issued by the Deputy Collector & SDO, Tiswadi, Panaji-Goa, confirming therein the newly partition portion admeasuring an area of 7,206 sq.mtrs., Surveyed under Survey No.63/1-A-4 of Village Azossim, Tiswadi Taluka.
- 23) Conversion Sanad under reference No. RB/CNV/TIS/AC-II/17/201 dated 30/12/2020 , issued by the Additional -Collector, Tiswadi, Panaji-Goa, for using said property for Non-Agricultural use i.e. Residential use.

B) Flow of Title



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The Property, the subject matter of the present Opinion is a plot of land admeasuring 7,206 sq.mtrs., surveyed under Survey No. 63/1-A-4 of the Village of Azossim, of Tiswadi Taluka.

The aforesaid property is a part of a larger property known as 'Odlem Ran' admeasuring an area of 87,025 sq.mtrs., situated at Azossim, within the limits of the Village Panchayat of Azossim, Taluka and Sub-District of Azossim, District North Goa, State of Goa, described in the Land Registration Office of Ilhas under Description No.382 at pages 236 reverse of the book 'B' five and surveyed under Survey No.63/0 (63/1) of Azossim Village, Taluka Tiswadi, Goa,

The aforesaid larger Property originally belonged to late Srinivassa Locu Bandari and the same stands inscribed under Inscription No.9084 at pages 65 reverse of the Book F-17 in the Land Registration Office of the Judicial Division of Ilhas, Goa, in the name of said Srinivassa Locu Bandari.

It is seen that upon the death of aforesaid Srinivassa Locu Bandari and his wife Smt Duarqui Bandarina, the said property was inherited and devolved upon their only sons namely (1) Shri Keshav Bhandari married to Smt Shantabai Bandari; (2) Shri Mukund Bhandari married to Smt Laxmibai Bandari and (3) Shri Vithal Bhandari married to Smt Rukminibai Bandari as per their respective shares, i.e. $1/4^{\text{th}}$, $1/4^{\text{th}}$ and $1/2$ respectively, who were owners in possession and enjoyment of the said larger Property.



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Thereafter upon their demise, the said larger property devolved in favor of their respective heirs, which heirship was confirmed vide Deed of Succession dated 21/01/2008, drawn before Shri Suka V. Govenkar, Sub-Registrar cum Notary Ex-Officio of the Judicial Division of Canacona, recorded at pages 28 v to 31 v, Notarial Book of Deeds No. 14;

Vide three Deeds of Sale, as mentioned hereinabove in detail, being (1) Deed of Sale dated 15/02/2008 executed between Shri Ashok M. Bhandari; and others as the 'Vendors' and M/s Goa Property Management Private Limited as the 'Purchaser', registered before the Sub Registrar of Ilhas at Panaji under No. 586, at pages 96 to 127, Book No. I, Vol. No. 1922, dated 20.02.2008, (2) Deed of Sale dated 20.02.2008 executed between Shri Audhoot Bhandari and Smt. Sheela Bhandari as the 'Vendors' and M/s Goa Property Management Private Limited as the 'Purchaser', registered before the Sub Registrar of Ilhas under No. 613 at Pages 134 to 149, Book No. I, Vol No. 1923 dated 22.02.2008 and (3) Deed of Sale dated 20.02.2008 executed between Shri Motilal Nevrekar, Shri Rohit Nevrekar and Shri Amit Nevrekar as the 'Vendors' and M/s Goa Property Management Private Limited as the 'Purchaser', registered before the Sub-Register of Ilhas under No. 617 at pages 210 to 228 of Book No. I, Vol No. 1923 dated 25.02.2008, the lawful owners/ legal heirs of Bandharis mentioned in the Deed of Succession hereinabove, sold, conveyed and transferred the said property in favor of the Vendors hereinabove i.e. M/s Goa Property Management Private Limited;

Thereafter in pursuance to the above, the Owners of the said property, i.e. M/s Goa Property Management Private Limited instituted Partition Proceedings



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before the Deputy Collector and Sub-Divisional Officer, Sub-Division at Panaji, being Case No. LND/PART/163/2009, in accordance to Section 61 of Land Revenue Code 1968 and Rules made thereunder, seeking Partition of holding of the property Surveyed under Survey No. 63/0 in view of their acquisition of an area of 47,025 sq.mts by the aforesaid three Deeds of Sale;

By an Order dated 30th October, 2009, the Ld. Deputy Collector and Sub-Divisional Officer, Panaji-Goa ordered Partition of the larger property surveyed under Survey No. 63/0 of Village Azossim, Tiswadi Taluka, whereby Survey No. 63/0 was partitioned and new holding was created with Survey No.63/1-A in favour of Goa Property Management Pvt. Ltd.

Thereafter the name of the M/s Goa Property Management Pvt. Ltd. came to be recorded in the Occupant Column in respect to an area admeasuring 47,025 sq.mtrs., in Form No.I & XIV of Survey No.63/1-A of Village Azossim, Taluka Tiswadi.

Having obtained the necessary permissions and NOC's from the competent Authorities and getting the Plans approved therein, the owners have sub divided the said property into various plots / holdings with a provision for road, common areas and facilities.

By a Letter under Ref. No. TIS/9352/AZOS/TCP/19/12, dated 10/7/2019, the Town Planner, Town and Country Planning Department, Tiswadi Taluka Office, Panaji-Goa, granted Technical Clearance from planning point of view



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to issue provisional approval for the proposed sub-division in S.No.63/1-A of Village Azossim, Taluka Tiswadi.

Thereafter vide a Letter under Ref. No.VP/AM/TIS/2019-2020/559 dated 2/8/2019, the Village Panchayat of Azossim Mandur, Tiswadi, Goa, granted Provisional NOC for carrying out proposed revised NOC for provisional sub-division of plots 1 to 16 at property bearing Survey No.63/1-A of Village Azossim, Tiswadi, Goa.

The Office of the Additional-Collector II, Tiswadi, Panaji-Goa, issued Sanad for Conversion under No. RB/CNV/TIS/AC-II/17/201 dated 30/12/2020 , for using the said property for Non-Agricultural purpose i.e. residential use.

Considering that an area of 7,206 sq.mtrs. was in Settlement Zone in the Regional Plan 2021, Goa Property Management filed an Application for Partition under Section 62 of the Land Revenue Code for separation of Holding of 7,206 sq.mtrs.

By an Order dated 7th July 2020, in Case No.LND/PART/132/2019, the Deputy Collector & SDO, Tiswadi, Panaji-Goa, ordered partition of the new holding being Survey No.63/1-A-4 with an area of 7,206 sq.mtrs.

Thereafter, M/s Goa Property Management Pvt. Ltd. obtained the following Permissions, Approvals and NOC's from the competent Authorities for development of the aforesaid area of 7,206 sq.mtrs., and developed the same as a Project for development and sale of plots.



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I have carried out necessary search in the Public Offices, including the Office of the Sub-Registrar of Ilhas at Panaji, for verification as to whether any encumbrances or charges are created on the aforesaid property.

Based on the aforesaid Documents verified and the Search conducted by me as regards the Title, I hereby certify that the tile of M/s Goa Property Management Pvt. Ltd. to the aforesaid property admeasuring 7,206 sq.mtrs., surveyed under Survey No.63/1-A-4 is clear and marketable and that there are no encumbrances of whatsoever nature recorded thereon.

It is also certified that the Development being undertaken by M/s Goa Property Management Pvt. Ltd. is in compliance of the Law, based on the Permissions, Approvals and NOC's issued by the competent Authorities as referred to herein above.

Hope the present opinion will suffice your purpose.

With Regards,



(Adv. B. P. Natekar)

