

AMOL THALI

ADVOCATE & NOTARY

Office:

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Panaji, Goa 403 001

Date: 15 May 2025

**Legal Scrutiny Report and Certificate of title in respect of
Property admeasuring 1229 sq. mts. surveyed under No. 39/1-A of Paleim
Village of the property known as "KHAR BHAT" situated at Paleim,
Bardez, Goa, belonging to MRS. NIRMALA TUKARAM SHETTIGAR and
MRS. REENA PARSHURAM DESAI.**

a)Description of the property under scrutiny:

Description of the Property:-

All that property admeasuring 1229 sq. mts. surveyed under No. 39/1-A of Paleim Village of the immovable property known as "KHAR BHAT" more particularly described below and the said property is bounded as follows:

East : by survey No. 39/2

West : by survey No. 36/3 & 36/3-B

North : By Public Road

South : By Survey No. 39/1.



Description of the Larger Property:-

All that property an immovable property known as "KHAR BHAT" admeasuring an area of 1475 sq. mts. bearing survey No. 39/1 of Paleim Village in the State of Goa and in particular in the village of Paliem having a dilapidated structure bearing House No. 22 thereon which property is neither inscribed or described in the Land Registration Office nor Taluka Revenue Office of Bardez, within the jurisdiction of the Village Panchayat of Paliem, North Goa District and state of Goa and bounded as follows:

East : by survey No. 39/2

West : by survey No. 36/3

North : By Public Road

South : By Public Road

b) Documents examined/scrutinized/referred to:

- 1) Construction Licence dated 22-4-2025 issued by Village Panchayat of Ucassaim-Paliem-Punola.
- 2) Conversion Sanad dated 17-3-2025 issued by Additional Collector-III, North Goa District, Mapusa, Goa.
- 3) NOC dated 27-1-2025 issued by Primary Health Centre of Aldona.
- 4) NOC dated 23-1-2025 issued by Electricity Department.
- 5) Provisional NOC dated 15-1-2025 issued by Public Works Department.
- 6) Approved Construction Plan dated 27-12-2024.
- 7) Technical Clearance Order dated 27-12-2024 issued by Town and Country Planning Department.
- 8) Zoning Information dated 14-11-2024 issued by Town and Country Planning Department.



9) Form I & XIV dated 5-11-2024 of the property surveyed under No. 39/1-A of Paliem Village.

10) Survey Plan dated 5-11-2024 of the property surveyed under No. 39/1-A of Paliem Village.

11) Deed of Sale dated 15-1-2024 between MR. TUKARAM DOGU SHETTIGAR, SHRI. PANKAJ PURUSHOTTAM SHETTIGAR alias PANKAJ SHETTY, SMT. SULOCHANA PANKAJ SHETTIGAR alias SULOCHANA PANKAJ SHETTY, SHRI DINESH MANJUNATH SHETTIGAR ALIAS SHRI DINESHCHANDRA MANJUNATH SHETTIGAR ALIAS DINESH CHANDRA, SHRI RAMESH ANNAPPA SHETTIGAR ALIAS K RAMESHCHANDRA, MRS. REVATHI alias REVATI SANJIVA SHETTIGAR, MR. VIVEKANAND K. S, MRS. CHANDRIKA VIVEK SHETTIGAR alias CHANDRIKA V. S, MRS. SM SAVITA PRAKASH KUMBLAR ALIAS SAVITHA PRAKASH KUMBLAR, SHRI PRAKASH RAMESH KUMBLAR, MRS. VIJAYA alias ANITHA SURESH SHETTIGAR, MR. SURESH SHETTIGAR, MRS. JEEJA SHETTIGAR, MR. SADANAND LAXIMAN SHETTIGAR, MRS. SUNITA S. SHETTIGAR, MRS. REKHA SANDEEP RAIKAR, MR. SANDEEP RAIKAR, MR. SUNIL LAXIMAN SHETTIGAR, MR. SUHAS SHETTIGAR, MR. SURESH RAMA alias SURESH RAMA SHETTIGAR, SMT. LATA SURESH SHETTIGAR alias LATHA, MRS. PRABHA HARI SHETTIGAR alias PRABHAVATHI HARI SHETTIGAR, MR. HARI SHETTIGAR alias HARI KUNHYA SHETTIGAR, MRS. SHOBHAVATI N SHETTIGAR alias SHUBHAVATHI N SHETTIGAR alias SHUBHAVATHI N, MR. N. SHETTIGAR alias NAVIN KUMAR, MRS. GEETA VITHAL SHETTIGAR, MRS. VATHSALA DAMODAR, SHRI. B. DAMODARA, MRS. MOHINI K. VITHAL, SHRI. JAYAKUMAR, MRS. LATHAMANI KUKKIKATTE VITTAL, MR. VINOD RAMACHANDRA SHETTIGAR, MR. K. V. HEMANT, MRS. CHAITHRA HEMANTH, VASANTI SHRINIVAAS SHETTIGAR alias VASANTHI, MRS. SUDHA SHETTIGAR, MR. MOHAN SHETTIGAR, MRS. SUSHAMA M. RAGHURAM SHETTIGAR alias SUSHMA SHETTIGAR, MR. RAGHURAM SHETTIGAR, MRS. SUKHITA M. DAMODAR SHETTIGAR alias SUKITHA SHETTIGAR, MR. K. DAMODAR SHETTIGAR, MS.

SMITHA VISHWANATH SHETTIGAR alias SMITHA SHETTIGAR, MR. PANDURANG SHETTIGAR alias PANDURANG SHETTIGAR, MR. PRADEEP PANDURANG SHETTIGAR, MRS. SHUBHA SHETTIGAR, MR. VINOD SHETTIGAR, MRS. SUPRIYA SHETTIGAR, MRS. PUSHPAVANI SHETTIGAR, MR. SHIVPRASAD K. S. alias K R SHIVPRASAD, MR. SHYAM PANDURANGA SHETTIGAR, MRS. SUPRIYA SHETTIGAR (owners) and MRS. NIRMALA TUKARAM SHETTIGAR, MRS. REENA PARSHURAM DESAI registered in the Office of the Sub Registrar of Bardez under No. BRZ-1-419-2024 on 19-1-2024.

12) Inventory Proceedings bearing No. 176/2015/C/A in the Court of the AD-HOC Civil Judge Senior Division 'A' Court, at Mapusa, Goa.

13) English Translation of Deed of Sale with Discharge dated 27-5-1946

14) Inscription and Description.

15) Form I & XIV (manual) of the property surveyed under No. 39/1 of Paliem Village.

c)Tracing of the Title:

- Upon the perusal of the above listed Xerox copies of the documents, it is seen that there exists an immovable property known as "KHAR BHAT" admeasuring an area of 1,475 sq. mts. bearing survey No. 39/1 in the State of Goa and in particular in the village of 'Paliem having a dilapidated structure bearing House No.22 thereon, which property is neither inscribed or described in the Land Registration Office nor Taluka Revenue Office of Bardez, within the jurisdiction of the Village Panchayat of Paliem, North Goa District and state of Goa" and bounded as follows:

East: by survey No. 39/2

West: by survey No. 36/3

North: By Public Road

South :By Public Road

(Hereinafter referred to as the "said property").

-The said property originally belonged to Mr. Gopal alias Dogu Shettigar alias Gopi Shettigar alias Dogu Alias Gopal Xettigar alias Donghu Shetyegar alias Dongh Shetyegar alias Gopi Shettigar alias Donghu Shetyegar alias Dogu Tucra Chetigar by virtue of Deed of Sale with Discharge dated 26-5-1946. The said property was inscribed in the name of the said Dogu Tucra Chetigar under Inscription No. 34027 drawn up at folio 83 of Book G-38 of Land Registration Records of Bardez on 1-7-1946 and described in the Land Registration Office of Bardez under description under No. 37788 at folio 26 reverse of B 97.

-The said Mr. Gopal alias Dogu Shettigar alias Gopi Shettigar alias Dogu Alias Gopal Xettigar alias Donghu Shetyegar alias Dongh Shetyegar alias Gopi Shettigar alias Donghu Shetyegar expired on 28-10-1964 and his wife Gopi Dogu Shettigar alias Gopi Gopal Shettigar being his wife, half sharer and moiety holder expired on 26-09-1994 and after their death Inventory Proceeding No. 176/2015/C was filed in the Court of the Civil Judge Senior Division, A Court at Mapusa-Goa.

-As per Final Order/Decree dated 11-05-2022 was passed by the Ad hoc Civil Judge Senior Division, A Court at Mapusa, Bardez, Goa, (1) Pankaj Purushottam Shettigar and his wife Sulochana Pankaj Shettigar (being son and daughter in law of late Purushottam alias Shankar Dogu Shettigar and Sharada alias Manorama Purushottam Shettigar) were allotted 1/12th

undivided share in the said Plot/Property, (2) Mr. Dinesh Majunath Shettigar, (being son of late Manjunath Shettigar and Bhagirathi Manjunath Shettigar) was allotted 1/12th undivided share in the said Property, (3) Ramesh Anappa Shettigar (being son of Saraswati Annappa Shettigar and Annappa Shettigar) was allotted 1/12th undivided share in the said Property, (4) Ms. Jeeja Keshav Shettigar (wife of late Keshav Shettigar and mother of her sole son, late Chandrakant Keshav Shettigar who have expired in the status of Bachelor) was allotted 1/12th undivided share in the said Plot/Property, (5) Mrs. Revati Sanjiva Shettigar (wife of late Sanjiva Shettigar) was allotted 1/24th undivided share in the said Plot/Property, (6) Mr. Vivek Sanjiva Shettigar married to Mrs. Chandrika Vivek Shettigar (being son/daughter in law of Revati Sanjiva Shettigar and Sanjiva Shettigar) were allotted 1/72th undivided share in the said Plot/Property, (7) Mrs. Savita Prakash Kumbhar married to Prakash (being daughter/Son in law of Revati Sanjiva Shettigar and Sanjiva Shettigar) were allotted 1/72th undivided share in the said Property, (8) Mrs. Vijaya alias Anita Suresh Shettigar married to Suresh Shettigar, (being daughter/Son in law of Revati Sanjiva Shettigar and Sanjiva Shettigar) were allotted 1/72th undivided share in the said Property, (9) Mr. Suresh Rama Shettigar married to Mrs. Lata Suresh Shettigar (being son/daughter in law of late Janki Rama Shettigar and Rama Shettigar) were allotted 1/36th undivided share in the said Plot/Property, (10) Mrs. Prabha Hari Shettigar married to Hari Shettigar (being daughter/Son in law of late Janki Rama Shettigar and Rama Shettigar) was allotted 1/36th undivided share in the said Plot/Property, (11) Mrs. Shobhavati N Shettigar married to Mr. N Shettigar, (being daughter/Son in law of late Janki Rama Shettigar and Rama Shettigar) was allotted 1/36th undivided share in the said Plot/Property, (12) Mrs. Geeta Vithal Shettigar and her husband Vithal Shettigar), were allotted 1/12th undivided share in the said Plot/Property, (13) Mrs. Vasanti Shrinivas Shettigar wife of late Shrinivas Shettigar was allotted 1/24th undivided share in the said Plot/Property, (14) Mrs. Sudha Mohan Shettigar married to Mr. Mohan K Shettigar (daughter /son in late of Shrinivas Shettigar) was allotted 1/96th undivided share in the said



Plot/Property, (15) Mrs. Sushama M Raghuram Shettigar married to Raghuram Shettigar, (daughter/son in late of Shrinivas Shettigar) was allotted 1/96th undivided share in the said Plot/Property, (15) Mrs. Sukhita M Damodar Shettigar married to Mr. K Damodar Shettigar (daughter /son in late of Shrinivas Shettigar) was allotted 1/96th undivided share in the said Plot/Property, (17) Mrs. Smitha Vishwanath Shettigar, wife of late Vishwanath Shettigar was allotted 1/192th undivided share in the said Plot/Property who have expired leaving behind One Minor Son Rithvik Vishwanath Shettigar was allotted 1/192th undivided share in the said Plot/Property.

-The said Mrs. Smitha Vishwanath Shettigar was appointed as the Natural Guardian of her minor son Master Rithvik Vishwanath Shettigar vide Order dated 02-02-2021 passed by the Civil Judge Senior Division C Court in the Inventory Proceeding No. 176/2015/C (18) Mr. Pradeep Pandurang Shettigar married to Mrs. Shubha alias Nivedita Pradeep shettigar were allotted 1/96th undivided share in the said Plot/Property, (19) Mr. Vinod Pandurang Shettigar married to Mrs. Supriya Vinod Shettigar were allotted 1/96th undivided share in the said Plot/Property, (20) Mrs Pushpavani Shivprasad K.S married to Shivprasad KS Alias KR Shivprasad, were allotted 1/96th undivided share in the said Plot/Property (21) Mr. Shyam P Shettigar married to Mrs. Supriya Shyam Shettigar were allotted 1/96th undivided share in the said Plot/Property, (22) Mr. Pandurang Shettigar husband of late Vanaja Pandurang Shettigar was allotted 1/24th undivided share in the said Property, (23) Mr. Tukaram Dogu Shettigar married to Nirmala Tukaram Shettigar were allotted 1/12th Share in the said property. The total undivided share of the abovesaid Owners is 1229 sq. mts. out of total area 1475 sq i.e.1229/1475 sq. mts.

- The said Plot/property was mentioned as Item No. 2 of the List of Assets/Description of the Assets in the said Inventory Proceeding No. 176/2015/C.



- Vide Deed of Sale dated 15-1-2024, duly registered in the Office of the Sub Registrar of Bardez under No. BRZ-1-419-2024 on 19-1-2024, the said Mr. Tukaram Dogu Shettigar, Shri. Pankaj Purushottam Shettigar Alias Pankaj Shetty, Smt. Sulochana Pankaj Shettigar Alias Sulochana Pankaj Shetty, Shri Dinesh Manjunath Shettigar Alias Shri Dineshchandra Manjunath Shettigar Alias Dinesh Chandra, Shri Ramesh Annappa Shettigar Alias K Rameshchandra, Mrs. Revathi Alias Revati Sanjiva Shettigar, Mr. Vivekanand K. S, Mrs. Chandrika Vivek Shettigar Alias Chandrika V. S, Mrs. Sm Savita Prakash Kumblar Alias Savitha Prakash Kumblar, Shri Prakash Ramesh Kumblar, Mrs. Vijaya Alias Anitha Suresh Shettigar, Mr. Suresh Shettigar, Mrs. Jeeja Shettigar, Mr. Sadanand Laximan Shettigar, Mrs. Sunita S. Shettigar, Mrs. Rekha Sandeep Raikar, Mr. Sandeep Raikar, Mr. Sunil Laximan Shettigar, Mr. Suhas Shettigar, Mr. Suresh Rama Alias Suresh Rama Shettigar, Smt. Lata Suresh Shettigar Alias Latha, Mrs. Prabha Hari Shettigar Alias Prabhavathi Hari Shettigar, Mr. Hari Shettigar Alias Hari Kunhya Shettigar, Mrs. Shobhavati N Shettigar Alias Shubhavathi N Shettigar Alias Shubhavathi N, Mr. N. Shettigar Alias Navin Kumar, Mrs. Geeta Vithal Shettigar, Mrs. Vathsala Damodar, Shri. B. Damodara, Mrs. Mohini K. Vithal, Shri. Jayakumar, Mrs. Lathamani Kukikatte Vittal, Mr. Vinod Ramachandra Shettigar, Mr. K. V. Hemant, Mrs. Chaithra Hemanth, Vasanti Shrinivaas Shettigar Alias Vasanthi, Mrs. Sudha Shettigar, Mr. Mohan Shettigar, Mrs. Sushama M. Raghuram Shettigar Alias Sushma Shettigar, Mr. Raghuram Shettigar, Mrs. Sukhita M. Damodar Settigar Alias Sukitha Shettigar, Mr. K. Damodar Shettigar, Ms. Smitha Vishwanath Shettigar Alias Smitha Shettigar, Mr. Pandurang Shettigar Alias Pandurang Shettigar, Mr. Pradeep Pandurang Shettigar, Mrs. Shubha Shettigar, Mr. Vinod Shettigar, Mrs. Supriya Shettigar, Mrs. Pushpavani Shettigar, Mr. Shivprasad K. S. Alias K R Shivprasad, Mr. Shyam Panduranga Shettigar and Mrs. Supriya Shettigar sold their undivided share and rights of 1229 sq. mts. out of 1475 sq. mts. of the said property to Mrs. Nirmala Tukaram Shettigar and Mrs. Reena Parshuram Desai.



-Thus, the said Mrs. Nirmala Tukaram Shettigar and Mrs. Reena Parshuram Desai are the lawful owners in possession of the said undivided share and right of admeasuring an area of 1229 sq. mts. of the said property known as "KHAR BHAT" bearing survey No. 39/1 of Paleim Village, Bardez Taluka, State of Goa.

-The said Mrs. Nirmala Tukaram Shettigar and Mrs. Reena Parshuram Desai have done the partition before Deputy Collector & S.D.O. at Mapusa, Bardez, Goa, in case no. PIBAR06-24-72/1268 dated 22-8-2024 and have taken separate survey Number to the said portion of the property admeasuring 1229 sq. mts. as Survey No. 39/1-A of Paliem Village and the names of the said Mrs. Nirmala Tukaram Shettigar and Mrs. Reena Parshuram Desai are appearing in form I & XIV in the occupants Column of the property bearing Survey No. 39/1-A of Paliem Village.

- Zoning Information dated 14-11-2024 was issued by Town and Country Planning Department.

- Technical Clearance Order dated 27-12-2024 was issued by Town and Country Planning Department for construction of residential building (Block A & Block B) and Compound wall in the said property surveyed under no. 39/1-A of Paliem Village as per the approved construction plan.

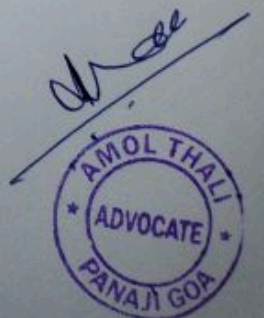
- Provisional NOC dated 15-1-2025 was issued by Public Works Department for construction of residential building (Block A & Block B) and Compound wall in the said property surveyed under no. 39/1-A of Paliem Village.



- NOC dated 23-1-2025 was issued by Electricity Department for construction of residential building (Block A & Block B) and Compound wall.
- NOC dated 27-1-2025 was issued by Primary Health Centre of Aldona for construction of residential building (Block A & Block B) and Compound wall in the said property.
- Conversion Sanad dated 17-3-2025 was issued by Additional Collector-III, North Goa District, Mapusa, Goa, for the purpose of residential use.
- The Village Panchayat of Ucassaim-Paliem-Punola has issued Construction Licence dated 22-4-2025 for construction of residential building (Block A & Block B) and Compound wall in the said property surveyed under no. 39/1-A of Paliem Village. The said Construction licence is valid for three years i.e. from 22-4-2025 upto 21-4-2028.

d) Final Certificate:

I certify that **MRS. NIRMALA TUKARAM SHETTIGAR and MRS. REENA PARSHURAM DESAI** are the joint owners of the property admeasuring 1229 sq. mts. surveyed under No. 39/1-A of Paleim Village of the property known as "KHAR BHAT" situated at Paleim, Bardez, Goa and their title to the said property is *clean, clear and marketable*.



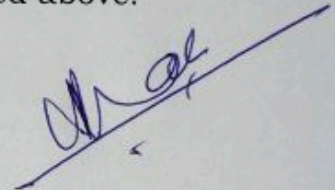
I further certify that the proposed construction of residential building (Block A & Block B) and Compound wall being carried out in the said property is legal.

I further certify that there is clear flow in the chain of title from the original owners to the present owners of the property.

This legal opinion has been given without any interest, direct or indirect, after verifying all the copies of the documents discussed above.

Place: Panaji-Goa

Date: 15 May 2025



(Adv. AMOL THALI)

