

Pranav P.P. Tendolkar

Advocate

Office

Ground Floor, Tendolkar's,
Behind Chodankar Hospital,
Upper Bazar, Ponda Goa 403401
Phone: 9673199226
Email: pranav5535@gmail.com

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SEARCH REPORT & LEGAL OPINION

1. OPINION SOUGHT BY:

- (i) Shri. Prathamesh Bhagyachandra Sukthankar
- (ii) Shri. Shravan Jagdish Jog

2. DESCRIPTION OF THE PROPERTY:

All that Plot No.19 admeasuring 640sq.mts along with unoccupied old House structure and forming part of the property known as "PREDIO OU TERRENO INCULTO OITERAL CONHECIDO POR NOME AMBEGAL" alias "AME GHALA" situated at village Queula alias Kavlem, within the limits of village Panchayat of Queula alias Kavlem, registration Sub-District and taluka Ponda, District of North Goa State of Goa and which property as a whole is registered in the Land Registration Office of Ilhas Goa under no.14171 of Book B-37 New and also inscribed in the said Land Registration Office of Ilhas under Inscription No.24644 of book G-38 in the name of the original owner Mr. Joao Inacio Gracias and also wholly enrolled in the Matriz records under No.1122 and surveyed as a whole under new survey no.89/1 of village Queula, Taluka Ponda, Goa And presently forming a separate and distinct unit surveyed under new survey no.89/1-I of village Queula, taluka Ponda, Goa and bounded as under:

East : By the 8.00 meters wide road.

West : By the property of Rama B. Kamat Ghanekar.

Note : Only the original of this report be considered as valid and no copy hereof should be treated as authentic.

North : By the plot No.18 sold to one Madhukar Verlekar and others.

South : By the plot No.20 sold to one Deu Bhosle.

3. DOCUMENTS INSPECTED:

- (i) Land Registration Certificate
- (ii) Deed of Sale, dated 25/04/1988.
- (iii) Deed of Sale, dated 3/6/1997.
- (iv) Deed of Sale dated 22/4/2008
- (v) Deed of succession dated 9/3/2010
- (vi) Deed of sale, dated 18/1/2014
- (vii) Deed of sale, dated 10/10/2018.
- viii) Conversion Sanad dated 24/5/2013.
- ix) License, dated 5/3/2013 obtained by Shri Vishwas Fugro.
- x) Survey records in form I & XIV of survey no.89/1-I.
- xi) Nil certificate of encumbrances.

4. SEARCH REPORT:

a) There exist at village Keula, within the limits of village Panchayat of Keula, a landed property Known as PREDIO OU TERRENO INCULTO OITERAL CONHECIDO POR NOME AMBEGAL and registered in the office of land Registrar Ilhas under No.14171 of book B-57(New).

b) In the land registration records the said land is inscribed in the name of Shri Joao Inacio Gracias under inscription no.24644 of book G-38, for having purchased the same vide deed of sale, dated 3/6/1961 and registered in the office of the ex officio notary of Ponda, Shri. Singbal on book 539 at folio 58, from Shri Vishwanath Pendse and his wife Smt. Saraswati.

c) By a sale deed, dated 25/04/1988 and registered in the office of sub-registrar at Ponda under registration no.307 at pages 551 to 564 of book no. I, volume no.34, on 19/06/1991 one Shri. Jose Custodio Eduardo Marques purchased from said Shri. Joao Inacio Gracias and his wife a distinct part/plot of the said land being plot No.19, as described hereinabove.

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d) By a Deed of Sale, dated 3/6/1997 duly registered before Sub-Registrar at Ponda under registration no.667 at pages 364 to 403 at book No.1, volume no.334 dated 162/6/1997, said Shri. Jose Custodio Eduardo Marques and his wife sold the said plot to one Shri. Ravindra P. N. Namshikar.

e) Said Shri. Ravindra P. Naik Namshikar expired and thereafter by Deed of Sale dated 22/4/2008 and registered in the office of Sub Registrar Ponda under No.952/08 at pages 160 to 180 of book I volume 1272 on 28/4/2008, the heirs and legal representatives of said late Ravindra N. Naik Namshikar viz. his widow Smt. Sharad R. N. Namshikar, daughters Mrs. Sharmila Rajaram Pai Kuchelkar and Mrs. Sharayu Chetan Khandeparkar alongwith their spouses, sold and conveyed the said plot no.19 to a Hindu Undivided Family (H.U.F) represented by its Karta Shri. Vishwas Narayan Fugro and ever since then said HUF owned the said plot No.19.

f) Said Shri. Ravindra P. N. Namshikar expired on 7/4/1999 and in terms of a Deed of succession dated 9/3/2010, and recorded at pages 18 to 19(V) of notarial book for deeds no.403, his widow Smt. Sharad Ravindra N. Namshikar and his two daughters viz. Smt. Sharayu Chetan Khandeparkar and Smt. Sharmila Rajaram Pai Kuchelkar were qualified as his heirs and legal representative.

g) After its purchase said HUF got the said plot No.19 partitioned from the remaining land under survey no.89/1 and consequently the said plot no.19 with the area of 640sq.mts is presently surveyed distinctly and independently under new survey no.89/1-I of village Queula, Taluka Ponda Goa and the name of said HUF was recorded as its occupant.

h) Said HUF through its Karta Shri. Vishwas Narayan Fugro, got the said plot No.19 under new survey number 89/1-I converted to non agricultural use vide Sanad No. RB/CNV/PON/COLL/04/2012 dated 24/5/2013, from the office of collector North, Goa.

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construction of a residential building in the said plot No.19 being license No.14/2012-2013, dated 5/3/2013 from the office of village Panchayat of Queula, Ponda.

j) By Deed of sale, dated 18/1/2014 and registered in the office of Sub Registrar Ponda under no.303/14 at pages 1 to 20 of book no. I volume No.2497 dated 4/3/2014, said HUF through its Karta Shri. Vishwas Narayan Fugro, sold and conveyed the said plot No.19 to M/s. Devsan construction, a partnership firm.

k) Subsequently by Deed of sale, dated 10/10/2018 and registered in the office of Sub Registrar Ponda under no.PON-BK1-01570-2018 CD no.PONDA on 15/10/2018 at Book I said M/s. Devsan Construction, through its partners, sold and conveyed said plot No.19 jointly to Shri. Prathamesh Bhagyachandra Sukthankar and Shri. Shravan Jagdish Jog.

5. OPINION:

On perusal of above documents submitted for my scrutiny and considering the flow of title as above, I hereby opine that Shri. Prathamesh Bhagyachandra Sukthankar and Shri. Shravan Jagdish Jog, jointly own and have a clean, clear and absolute and readily marketable title over the said plot no.19 as described above and there are no encumbrances recorded against the same.

In case the said owners are married, then under the Law of Communion of assets, as applicable to Goans, the said ownership rights are/will be shared by above said owners jointly with their spouses.



A handwritten signature in blue ink, appearing to read 'Pranav P. P. Tendolkar', written over a horizontal line.

(ADV. PRANAV P. P. TENDOLKAR)
Advocate