

Date : 18/12/2006

TITLE CERTIFICATE

I have been handed over the copies of Deed of conveyance dated 2-3-1977 executed between Smt. Amelia Barbara Fernandes and Ms. Laticia Angelina Fernandes, Sale Deed dated 16.10.2003 executed between Ms. Laticia Angelina Fernandes and Mr. Vishwanath Rohidas Halarnkar and Mrs. Meeta Vishwanath Halarnkar, Order of demarcation and resurvey from the Court of Deputy Collector and Sub-Divisional Office Mapusa, Objections received from Advocate M. S. Joshi to the notice dated 24-11-2006 and have been asked to give my opinion on the same.

1. That from the Deed of conveyance dated 2-3-1977 it is clear that M/s Laticia Angelina Fernandes had purchased the property known as "PAITHAN" or "DURIG" bearing survey No. 128/2, admeasuring 8575 sq. mts., situated at Village Salvador do Mundo, within the jurisdiction of Village Panchayat of Salvador do Mundo, Taluka and Sub-District of Bardez, District of North Goa from Smt. Amelia Barbara Fernandes widow of Luis Joao Fernandes.

2. From the deed of Sale dated 16.10.2003 it is clear that Mr. Vishwanath Rohidas Halarnkar and his wife Mrs. Meeta Vishwanath Halarnkar have purchased the said property from said Ms Laticia Angelina Fernandes, spinster, alongwith the right to use the access passing through the property bearing Survey no.118/6A, belonging to said Ms Laticia Angelina Fernandes.
3. That Ms Laticia Angelina Fernandes had made an application in the Court of the Deputy Collector and Sub-Divisional Officer Mapusa, for demarcation and resurvey of the said property, which application / case was registered under no. 16/83/2003/Re-Survey, and in the said Re-survey, the area of the said property was increased from 8575 sq. mts to 9497 sq. mts. being the corrected true and actual area of survey no. 128/2.
4. A Public Notice was published in the daily Navhind Times dated 24/11/2006 inviting objections if any to the proposed sale of the said property. To the said notice dated 24/11/2006 an objection was received from Adv. M. S. Joshi on behalf of his client Shri Vithal Joshi as regards

the area which was the subject matter of the re-survey. The area mentioned in the sale deed dated 16-10-2003 is 8575 sq. mts.

5. Form I and XIV of the said property bearing survey no. 128/2 shows the original area as 8575 sq. mts. and the corrected area as 9497 sq. mts.
6. After going through the said documents, I arrive at the conclusion that Mr. Vishwanath Rohidas Halarnkar and Mrs. Meeta Vishwanath Halarnkar have clear marketable title as regard to an area of 8575 sq. mts. of Survey No. 128/2. However the title to the balance area of 920 sq. mts. appears to be in dispute.

Thanking You,

Yours Faithfully,



(Mandar G. S. Khandeparkar)

MANDAR G. S. KHANDEPARKAR
ADVOCATE