



VINAYAK K. NARVEKAR

Advocate High Court & Notary

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Ref :


Date : 21-1-2021

TITLE REPORT

This title report is prepared at the request of the Goa State Co-op. Housing Finance and Federation Ltd, Panaji; hereinafter referred to as "The Federation" in respect of Plot No.369, admeasuring an area of 629.00 sq.mts, hereinafter called the said plot, of the property "Deulabhat" "Deulae" or "Dulay" surveyed under No. 2/1 of Candola Village, within the Village Panchayat of Betqui-Candola, of Ponda Tlauka, State of Goa, which property is described in the Land Registration office under No. 1153 at page 24 overleaf of Book B-14 (old) and enrolled in the Land Revenue Office at Ponda, under Matriz No. 45 of Village Candola, hereinafter referred to as the "Said property". The said plot is bounded as under:

On the East : by Plot No. 398;
On the West : by 8 meter wide road;
On the South : By 8 meter wide road;
On the North by: by plot No. 370.

This title report is prepared based on the copies of the following documents furnished by the Applicants/ Borrowers Mrs. Manashi Mahesh Talekar and her husband Mr. Mahesh Pandurang Talekar, both residents of H. No.


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31st January Road
Panaji-Goa.

820, Flat No. SF-2, Laxminarayan Krupa Building, Ganesh Nagar, Candola, Po. Marcel, Ponda-Goa, both whom are the proprietors of M/s Omkar Builders and Developers, having its office at Panaji-Goa.


1. Matriz certificate;
2. Form I & XIV and Sanad dated 04/03/1983;
3. Inventory Proceedings bearing No. 42/73/B.
4. Conversion Sanad dated 27/03/1987;
5. Final NOC dated 01/09/1993;
6. Sale Deeds dated 03/03/1997;
7. Deed of Sale dated 24/04/2006;
8. Sale Deed dated 08/01/2019;
9. Form I & XIV dated 01/10/2019

Document No.1: Matriz certificate

This certificate issued by the office of the Mamlatdar Ponda. It shows that Luis Bonaparte De Fonseca is recorded as the owner in respect of the said property.

Document No. 2. Form I & XIV dated 29/04/1998

This form wherein name of the property is recorded as Devlache bhat, shows that name of Luis Bonaparte Albino Fonseca is recorded as one of the occupants of the said property surveyed under No. 2/1 of Village Candola.


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Document No. 3: Inventory Proceedings bearing No. 42/73/B.

This Inventory Proceedings were initiated by Luis Bonaparte Albino De Fonseca after the death of his wife Odilia Faretias Fonseca in respect of the said property, it shows that the said property was originally owned by Odilia Faretias Fonseca who expired leaving behind Luis Bonaparte Albino De Fonseca as her widower and the children namely 1) Edgar Bonaparte Fonseca, 2) Glenda Bonaparte Fonseca, 3) Jose Rajendra Derick Fonseca, wherein as Item No. 13 a part of the said property bearing Survey No. 2/1 of Candola was allotted to Edgar Bonaparte De Foncesas alias Edgar Fonseca.


Document No. 4: Conversion Sanad dated 27/03/1987.

This sanad is issued in respect of the said property for the residential use in the name of Shri. Luis De Fonseca.

Document No.5: Final NOC dated 01/09/1993.

It is seen that after the Inventory Proceedings, the owner Shri. Edgar Fonseca subdivided the said property into different residential plots by taking the various approvals and then secured the final NOC to the said subdivisions.

This final NOC is issued by the Village Panchayat of Betqui-Candola to Shri. Edgar Fonseca for the sub-division of the said property, in respect of the plots bearing different Numbers including plot Nos. 339 to 398 wherein the said plot 369 is included.


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Document No.6: Sale Deeds dated 03/03/1997


These sale deeds are executed between Mr. Edgar Bonaparte Fonseca and his wife Myrtle Edgar Fonseca as the vendors and Mr. Jose Felipe Pegado Braganza as the purchasers which are registered under no. 367 dated 15/04/1997 and another sale deed bearing registration No. 368 dated 15/04/1997, wherein Mrs. Wilma Jacques Braganza is the purchaser, whereby half rights were given to each in respect of the said property bearing survey No. 2/1 of Candola Village and being husband and wife, both sharing the said property together became absolute owners.

Document No. 7: Deed of Sale dated 24/04/2006

This deed is executed between Antonio Mariano J. Pegado Braganza and his wife Maria Fatima Alice Afonso Braganza as the Vendors and Mrs. Lavita Silveira as the purchaser, whereby the said plot bearing No. 369, admeasuring 629 sq. mts of survey No. 2/1 of Candola was sold to the purchaser and the purchaser Mrs. Lavita Silveira became owner of the said plot.

Document No. 8: Sale Deed dated 08/01/2019

This Sale deed is executed by Mrs. Lavita Silveira and her husband Mr. John Judy Selestine Silveira as the Vendors and


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M/s Omkar Builders and Developers, a proprietorship represented by its owners Mrs. Manashi Mahesh Talekar and Mr. Mahesh Pandurang Talekar, both husband and wife as the purchaser, in respect of the said plot No. 369, admeasuring 629 sq. mts of the said property which came to the possession and ownership of M/s Omkar Builders and Developers.

Document No. 9: Form I & XIV dated 01/10/2019

This Form shows that the names of Mahesh Pandurang Talekar and Manashi Mahesh Talekar are recorded vide serial Nos. 282 and 283 respectively in this document dated as above issued in respect of the said property Deulache bhat, bearing Survey No. 2/1 of Candola.

OPINION

In view of the documents discussed above, it is expressed that by the sale deed dated 08/01/2019 the Applicants representing M/s Omkar Builders and Developers are the owners in possession and enjoyment of the said plot No. 369, admeasuring 629 sq.mts of the said property bearing Survey No. 2/1 of Village Candola and they have clean and marketable title to the said plot.


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The Federation is advised to execute equitable Mortgage in respect of the said plot and in addition to the fresh Nil Encumbrance Certificate, take declaration that the said plot is free from Encumbrance/Mortgage executed with any third party,,.

Place: Panaji-Goa

Date: 21-1-2021



Adv. **Vinayak K. Narvekar**

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