
Date: 1/4/2021

TITLE REPORT

As requested by Macval Ventures I am submitting herewith my Title Scrutiny Report with respect to property surveyed under Survey No.175/4B of Village Siolim, Bardez – Goa.

1. DESCRIPTION OF THE PROPERTY

- a) All that immovable property known as “TACHI BHAT” also known as “TARCHI BHAT” OR “DRAGACHEM BATA”, situated within the limits of the Village Panchayat of Siolim, Taluka and Sub District of Bardez, District of North Goa, State of Goa, found described in the Land Registration Office of Bardez under No.13845 at pages 44 of Book B- 36 new and found enrolled in the Taluka Revenue Office of Bardez under No.47, presently surveyed under Survey No.175/4B of Village Siolim, admeasuring 1067 Sq.mts and bounded as under :

North : by property surveyed under Survey
No.175/4.



South: by property surveyed under Survey
No.175/6.
East : by Nallah
West : by public road.

Hereinafter referred to as the Said Property for the sake of
brevity.

II DOCUMENTS SCRUTINISED

1. Xerox copy of Deed of sale with quitance dated 28th June 1932 at folio 9 overleaf to 16 overleaf of Book 387 in Portuguese language.
2. Xerox copy of certificate of inscription No.24429 at folio 188 of G-30 and description No.13845 at folio 44 B new 36 along with annotation in Portuguese language.
3. Manuel Form I and XIV of the property surveyed under Survey No.175/4 of Village Siolim.
4. Xerox copy of Compromise Decree in Special Civil Suit bearing no.402/87/A passed by Hon'ble Civil Judge Senior Division at Mapusa dated 11th August 1995.
5. Copy of Manuel Form I and XIV pertaining to the

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property surveyed under Survey No.175/4 of Village Siolim.

6. Copy of Deed of sale dated 7th October 2003 duly executed before sub registrar of Bardez at Mapusa under registration No.2134 at pages 15 to 28 of Book No.I, Vol.No.1062 dated 16th October 2003.
7. Copy of Conversion Sanad issued by Office of Additional Collector, Panjim vide letter No. No. RB / CNV / BAR / 103 /2009 dated 30/11/2010 in the name of Sudhir R. Korgaonkar and Mrs. Sanyogita alias Gita S.Korgaonkar.
8. Copy of Technical Clearance Order bearing No. TRBZ / 2143 /SIO /TCP /16 /2556 dated 19/11/2016 issued by the Office of the Senior Town Planner, Mapusa Goa to Mr. Sudhir R. Korgaonkar and Mrs. Sanyogita alias Gita S. Korgaonkar.
9. Copy of computerized Form I and XIV pertaining to the property surveyed under Survey No.175/4B of Village Siolim.

I have perused the aforesaid documents and studied the same in order to form my Opinion on the title of the Said Property.

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FLOW OF TITLE

WHEREAS there exists a larger property known as TACHI BHAT" also known as "TARCHI BHAT" OR "DRAGACHEM BATA", situated within the limits of the Village Panchayat of Siolim, Taluka and Sub District of Bardez, District of North Goa, State of Goa, found described in the Land Registration Office of Bardez under No.13845 at pages 44 of Book B- 36 new and found enrolled in the Taluka Revenue Office of Bardez under No.47, presently surveyed under Survey No.175/4 of Village Siolim, admeasuring 4300 Sq.mts hereinafter referred to as the Said Larger Property.

The said Larger Property originally belonged to Nira Corgaocarina.

That vide Deed of sale with quittance dated 28th June 1932 at folio 9 overleaf to 16 overleaf of Book 387, executed before the then Notary Jose Joaquim Filipe Pinto de Menezes, the Said Larger Property was purchased by Nira Corgaocarina in the status of spinster from Vittola Pai alias Vittola Vassudeva Poi and his wife Radhabai.

The name of Nira Corgaocarina is found inscribed in the Inscription bearing No.24429 at folio 188 of G-30.

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That the name of Nira Corgaocarina alias Mira Korgaonkar along with the name of Mr. Rogunath Krishna Korgaokar is seen recorded in the occupant's coloumn of Manuel Form I and XIV of the said Larger property.

That thereafter the legal heir of Nira Corgaocarina alias Mira Korgaonkar, namely Mr. Jairam Nilkanth Korgaokar and the widow and legal heirs of Late Rogunath Krishna Korgaokar filed a Special Civil Suit bearing No.402/87/A before the Hon'ble Civil Judge Senior Division at Mapusa, for partition of the said Larger Property and a Compromise Decree was drawn dated 11th August 1995 wherein the said larger property was divided into various plots and Plot A and A-1 was solely allotted to Mr. Jairam Nilkanth Korgaokar the Plaintiff therein.

That the name of the said Mr. Jairam Nilkanth Korgaokar along with the name of the legal heirs of late Rogunath Krishna Korgaokar is seen recorded in the Occupants coloumn of the Form I and XIV of the said Larger property along with other co-heirs.

That thereafter the said Mr. Jairam Nilkanth Korgaokar applied for partition of the said Plot No.A-1 from the said Larger property and was given a new Sub - Division No.175/4-B vide Order passed by the

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Deputy Collector dated 6th November 1997 in case No. 15/49/97/PART/LAND.

That vide Deed of Sale dated 7th October 2003 duly executed before sub registrar of Bardez at Mapusa under registration No.2134 at pages 15 to 28 of Book No.I, Vol.No.1062 dated 16th October 2003 the said Mr. Jairam Nilkanth Korgaokar along with his spouse Mrs. Smita Jairam Korgaokar sold the Said property to Mr. Sudhir Raghunath Korgaokar and his wife Mrs. Sanyogita alias Gita Sudhir Korgaokar for valid consideration.

That the name of Mr. Sudhir Raghunath Korgaokar and his wife Mrs. Sanyogita alias Gita Sudhir Korgaokar is seen recorded in the Occupant's coloumn of computerized Form I and XIV of the Said Property.

It is clear from the Sanad issued by Office of the additional Collector, Panjim of Goa dated 30/11/2010 vide letter No. RB/CNV/BAR/103/2009 issued in the name of Sudhir R. Korgaokar and Mrs. Sanyogita alias Gita S. Korgaokar that an area of 1067 Sq. mtrs have been converted for residential purpose.

It is clear from the Technical Clearance Order bearing No. TRBZ / 2143 /SIO /TCP /16 /2556 dated 19/11/2016 issued by the Office of

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the Senior Town Planner, Mapusa Goa in the name of Mr. Sudhir R. Korgaokar and Mrs. Sanyogita alias Gita S. Korgaokar that technical clearance and permission has been obtained from the concerned department for construction of residential building in the Said Property.

No Nil Encumbrance certificate has been submitted for perusal.

LEGAL OPINION

1. That a Nil encumbrance certificate may be obtained till date from 2003.
2. The Portuguese documents produced for scrutiny may be translated to English for better understanding of title.
3. However it can be seen from the documents enlisted hereinabove from the year 1932 till date i.e for more than 80 years the respective owners have been in open, peaceful, uninterrupted possession of the Said property which is the subject matter of this Title report.

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4. The buyer is advised to publish a Public Notice in two newspapers with local circulation inviting objections to the proposed sale of the said Property to him / her.
 5. That the buyer is advised to get copy of the Order passed by the Deputy Collector dated 6th November 1997 in case No. 15/49/97/PART/LAND.

In terms of the above referred documents it is seen that Mr. Sudhir R. Korgaokar and Mrs. Sanyogita alias Gita S. Korgaokar, have clear, open and peaceful possession of the Said Property and has clear and marketable title to the said property.


(Adv. R. Arporkar) 