

**Antonio Filipe Cordeiro**

ADVOCATE

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OPINION on TITLE

This opinion is given on the property bearing chalta no 46-A of P T Sheet no 73, situated in Duler, Mapusa known as "SORVO" described under No 33687 at fls. 146 reverse of book B-86 and inscribed under No 37746 at fls. 87 reverse of book G-41 in the name of Baba Hiru Bandorkar, in the Land Registration office of Bardez, enrolled under Matriz No 1389 of 3<sup>rd</sup> circumscription of Mapusa in the Taluka Revenue office of Bardez, situated at Duler, Mapusa, hereinafter referred to as the "entire property".

It is seen that one Shri. Baba Hiru Naik alias Baba Hiru Naique Bandorcar acquired the entire property from Maharudrappa Mallappa Mungurvadi and his wife, under a Deed of sale dated 10<sup>th</sup> September 1953, duly recorded at pages 39V onwards of Book No 540 of the then Notary of Bardez Judicial Division ( comarca) Guilherme Lobo.

The entire property is described in the Land Registration office of Bardez under no.33687 at page 146 of Book B86 and Inscribed under no.37746 at page 87v of Book G41 in the name of Baba Hiru Naique Bandorcar after the above purchase made in the year 1953. Thus the title of said Baba Hiru Naique Bandorcar is confirmed.

Subsequently by deed of gift dated 19/03/1969 which is found registered under no.2901 at page 292 to 297 in Book 1 volume 33 dated 21/7/1969 in the office of the sub registrar of Bardez at Mapusa, the said Baba Hiru Naique and his wife Gopikabai gifted a portion of the entire property admeasuring 963.78 square meters on the western part of the entire property to two brothers of the said Baba Hiru Naique and others, for the purpose of construction, and the said separated portion was therefore separately surveyed.



Thereafter the remaining portion of the said property surrounded by the compound wall on all sides alongwith a residential house thereon, totally admeasuring 1534 square meters, was separated in the city survey and surveyed as a distinct property by itself under chalta no.46A P.T.Sheet no.73 of the city survey of Mapusa.

The said separated property namely chalta no.46A is hereinafter onward referred to as the "said property".

Thereafter the said property was acquired by Ms. NISHIGANDHA HOLDINGS from Shri. Baba Hiru Naik alias Baba Hiru Naique Bandorcar and his wife Smt. Gopikabai Baba Naik Bandorcar, under a Deed of sale dated 5<sup>th</sup> July 2003, duly recorded under registration no. 1757 at pages 98 to 110 of Book I volume 1298 dated 29<sup>th</sup> July 2003, in the office of the Sub-Registrar in the Bardez at Mapusa.

The said NISHIGANDHA HOLDINGS is a partnership firm comprised of two partners namely Nishikant Shamrao Shirodkar and his wife Neelam Nishikant Shirodkar.

As per Zoning Certificated dated 22/07/2019 issued by the North Goa planning and Development Authority under reference no. NGPDA/Tech-Gen/Mapusa, Vol XIV/492 the said property is stated to have been marked as commercial C1 zone in the outline development plan of Bardez.

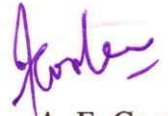
The original sale deed dated 25/7/2003 of Ms. NISHIGANDHA HOLDINGS was reported to be lost/misplaced for which a missing report no.2376/2019 was registered at Mapusa Police Station and a certificate to that effect was issued by the said Police Station on 28/08/2019.

Following the purchase, the name of Ms. NISHIGANDHA HOLDINGS stand recorded in survey records of rights in Form D and property card in the city survey

of Mapusa under chalta no.46A P.T.Sheet no.73 by way of mutation. The survey records therefore stand unchallenged since 2003, that is more than 17 years.

On going through the above I am of the opinion that Ms. NISHIGANDHA HOLDINGS through partners Nishikant Shamrao Shirodkar and his wife Neelam Nishikant Shirodkar, together, have absolute, valid, clear and marketable title to the said property..

Mapusa, February 1, 2021



A. F. Cordeiro