

# **Adv. R. D. MANDREKAR**

Off. No. 310, Boshan building, Mapusa Bardez Goa.

Ref. No.

Date: 14.06.2022

## **TITLE REPORT**

### **1. Documents Produced by**

Mr. LALIT SHARMA

Siolim, Bardez Goa.

### **2. Documents Produced**

1. Survey Plan.
2. Form I and XIV (New).
3. Form I and XIV (old).
4. Form III and Form IX
3. Deed of sale dated 13<sup>th</sup> June 2021
4. Nil Encumbrance Certificate.
5. Deed of succession dated 08.07.2013
6. Description certificate No. 7129 at folio 50 of Book No.B-19.
7. Inscription certificate No. 4425 of folio 391 of Book No. G- 6.
8. Sale deed dated 10.04.2012
9. Public will dated 13<sup>th</sup> June 1879.
10. Orphonological inventory proceeding
11. Inventory proceeding No. 430/20



# **Adv. P. D. MANDREKAR**

Off. No. 310, Boshan Building, Mapusa, Bardez, Goa.

Ref. No.

Date: 14.06.2022

### **3. Offices Searched**

Office of Talathi of Village Moira

Taluka Revenue Office, Mapusa

Office of Land Survey, Mapusa.

Office of Sub-Registrar of Bardez at Mapusa

### **4. Description of Properties:**

**Whereas**, The Property known as " Cantor" or "Sincorcand" or "Kalizor" surveyed under survey No. 67/20 of the Village of Moira, Bardez, Goa, admeasuring 3640 Sq. Mtrs. found described in the Land Registration Office of Bardez at Mapusa under No. 7129 of folio 50 of Book B-19, and and inscribed under No. 4425 of folio 391 of Book G -6, found enrolled in land revenue office under No. 1789 of first circumscription hereinafter referred to as **"THE SAID PROPERTY"** .

**AND WHEREAS** the said property presently is bounded as under:-

|       |   |                                             |
|-------|---|---------------------------------------------|
| EAST  | : | Property bearing survey No. 67/21, 67/21-A. |
| WEST: |   | Property bearing survey No. 67/19.          |
| NORTH | : | By public Road                              |
| SOUTH | : | Public Road                                 |



# ***Adv. R. D. MANDREKAR***

Off. No. 310, Boshan Building, Mapusa – Bardez, Goa

Ref. No.

Date: 14.06.2022

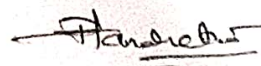
## ***5. Flow of Title :***

I have examined the documents mentioned at Para (2) above and carried out searches in the various offices mentioned at Para (3) above. From the documents examined and the searches carried out it transpires that:-

## **TRACING OF PARTIES TITLE:-**

The said property was originally belonged to Fr. Sebastiao Jeronimo da Cunha and by virtue of public will dated 13<sup>th</sup> June 1879, registered at folio 167 of Book 56, Notary Gustav Adolfo Fraiss, the said property along with many other properties bequeathed to his nephew Mr. Leopoldina Santa Anna Cunha alias Leopoldina S. Anna Cunha.

Upon the death of the Leopoldina Santa Anna Cunha alias Leopoldina S. Anna Cunha, an orphanological inventory proceedings has been instituted by his wife Mrs. Maria Prisca de Andrade and by virtue of the said inventory proceeding, the property described under No. 7129 of folio 50 of Book B-19 allotted to Fr. Baldvino Heitor Sebastiao da Cunha.



# **Adv. R. D. MANDREKAR**

Off. No. 310, Boshan Building, Mapusa – Bardez, Goa

Ref. No.

Date: 14.06.2022

Fr. Baldvino Heitor Sebastiao da Cunha expired in the year 28.06.1963, in the status of bachelor.

Margarid Cunha daughter of late. C.P.de Cunha expired in the status of spinster in the year 12/02/2002 leaving behind will dated 13/01/1998 in favour of her sister Mrs. Mona Albuquerque and Brother Eric da Cunha.

Thereafter upon the death of Fr. Baldvino Heitor Sebastiao da Cunha, Margarid cunha, Mona Albuquerque,, V. M. Albuquerque and Eric Da Cunha, an Inventory proceeding bearing No. 430/2011/A was instituted and upon the said inventory proceeding their legal heirs Adrian da Cunha, Robert da cunha, Gerard da Cunha, Michael Albuquerque, Manuela Albuquerque and Marie da Cunha acquired right and share in the said property.

Vide order dated 05/11/2016, passed in suit No. 7718/16 by the court of the additional district judge -05, south district, saket court, new Delhi, the aforementioned share of Manuela Albuquerque was allotted to Michael Albuquerque.



# **Adv. R. D. MANDREKAR**

Off. No. 501, Poshan Building, Nagasa - Bardez, Goa

Ref. No.

Date: 14/06/2022

Upon the death of Eric da Cunha and subsequently his wife Marie da Cunha, a Notarial deed of succession dated 08/07/2021 was drawn before the civil Registrar cum sub-Registrar and Notary Ex - Officer of Bardez at Nagasa, recorded on pages 66 of the Notarial Book No. 85 and consequently Gerard Da Cunha Married to Nisha Da Cunha, Andrian Da Cunha married to Lilianne Da Cunha and Robert Da Cunha were declared as the universal heirs of late Eric da Cunha and Marie da Cunha.

By deed of sale dated 13<sup>th</sup> August 2021, duly registered before sub-registrar of Bardez at Nagasa under No. 582-1-2438-2021, Book 1, dated 23/08/2021 the said Gerard Da Cunha and Mrs. Nisha Da Cunha, Andrian Da Cunha and Mrs. Lilianne Da Cunha, Robert Da Cunha Michael Albuquerque and Mrs. Visha Albuquerque sold the said property to Mrs. Reem Durga, Mr. Munee Durga and Kamika Durga, owner herein above.

The said property stands entered in the name of Mrs. Reem Durga, Mr. Munee Durga and Kamika Durga in the Revenue Records as OWNER.



# **Adv. R. D. MANDREKAR**

Off. No. 310, Boshan Building, Mapusa - Bardez, Goa

Ref. No.

Date: 14.06.2022

## **ENCUMBRANCE ON PROPERTY:-**

I have taken search in the Office of the Sub-Registrar of Bardez, and have not found any registered mortgages in respect of the said property from the Nil encumbrance Certificate issued by Sub Registrar of Bardez at Mapusa confirming that there are no encumbrance respect of the said property described above.

## **Legal Opinion:**

On the basis of above documents I have therefore to opine that Mrs. Reetu Durga, Mr. Manav Durga and Kanika Durga are exclusive owner in possession of the said property and his title to the said property is clear and marketable, as such, he is legally entitled to sell/ transfer/ convey/ alienate/ mortgage the said property in favour of any person or institution.



Adv. R. D. Mandrekar  
Regd. No. MAH/280/02  
Off. No. 310, Boshan Bldg.  
Mapusa - Goa.