

**TITLE REPORT - PLOT BEARING SY. 27/4-C, ADMEASURING
640 SQ.MTS. PILERNE, BARDEZ, GOA.**

**CAPACITY TO CONVEY OWNERSHIP,
MARKETABILITY.**

ADV. SUNIL SHETYE

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TITLE REPORT

This title report is prepared at the request of **MR. AKSHAY VITHAL GOVEKAR**, resident of H. No. 311, Maina, Pilerne, Bardez, Goa, (hereinafter referred to as the "INTENDING PURCHASER") to scrutinize the title of the following Plot.

THE PROPERTY

SCHEDULE I

ALL THAT landed property known as "FORAMCHO CUNTO" not described in the Land Registration Office of Bardez, enrolled in the Taluka Revenue Office under Matriz No. 792, and presently surveyed under Survey No. 27 of Sub Division No. 4 of Village Pilerne, admeasuring **1385 Sq.mts.**, within the jurisdiction and limits of Mapusa Muncipal Council, Registration Sub-District and Taluka of Bardez, North Goa District, State of Goa.

THE PLOT

SCHEDULE II

ALL THAT plot known as "FORAMCHO CUNTO" surveyed under No. 27/4-C, admeasuring 640 sq.mts., situated at



Navetim, Gram Panchayat of Pilerne, Taluka and Sub District of Bardez, District of North Bardez, Goa, State of Goa, not registered in the Land Registration Office of Bardez, recorded in the Revenue Office of Bardez under No. 792 of Pilerne and bounded as under:-

On the East: - By property bearing Survey No. 27/3;

On the West: - By property bearing Survey No. 27/1;

On the North: - By property bearing Survey No. 27/1;

On the South: - By property bearing Survey No. 27/4 and 27/4-B.

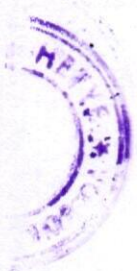
DOCUMENTS PRODUCED

Following documents were submitted:

1.	Deed of Partition dated 23/05/1972, duly registered with the Office of Civil Registrar- cum-Sub-Registrar, Ilhas, Panaji under serial No. 360.
2.	Deed of Relinquishment dated 19/09/1996 registered before the Notary Public Ex-Officio Ilhas-Panaji, drawn in this Office Notary Book of Notarial Deeds No. 656 at pages 36v to 38.



3.	Deed of Partition dated 28/01/1997, duly registered with the Office of Civil Registrar- cum-Sub-Registrar, Ilhas, Panaji, under registration No. 134, at pages 310 to 345, Book No. 1, Volume No. 572, dated 30/01/1997.
4.	Deed of Succession dated 31/03/2009, duly registered in the Notary Book of Deeds bearing No. 825 at pages 21v to 23 in the Office of the Notary Ex-Officio, Bardez, Mapusa.
5.	Deed of Sale dated 18/11/2008 executed before the Sub Registrar of Bardez, under Book -1 Document, Registration No. BRZ-BK1-05426-2008, CD No. BRZD14 dated 18-11-2008.
6.	Deed of Rectification dated 31/12/2022, under Book 1 Document Registration No. BRZ-1-93-2023, dated 06/01/2023
7.	Special Power of Attorney 4636 dated 29/12/2022, executed before Mr. Umesh Chandra Shukla, Advocate and Notary of Bhayander, Thane, Maharastra.
8.	Deed of sale dated 19/08/2023, duly registered in the office of Sub-Registrar of Bardez, at Mapusa, under Book 1, Document Registration No. BRZ-1- 4321-2023, dated 06/09/2023.



9.	Order No. PIBAR11-23-1558/554 dated 28/03/2024 by office of the Inspector of Survey and Land Records, Mapusa, Bardez, Goa.
10.	Form I&XIV bearing Survey No. 27/4-C of Pilerne Village and Survey Plan.

The photocopies copies of the above documents were furnished and I assume the authenticity of the same.

I have carefully read the above documents and give my observations and opinion as under:

O B S E R V A T I O N S A N D O P I N I O N

1. The INTENDING SELLER i.e. **MR. AKSHAY VITHAL GOVEKAR**, claims title to the SAID PLOT on the basis of a Deed of sale dated 19/08/2023, duly registered in the office of Sub-Registrar of Bardez, at Mapusa, under Book 1, Document Registration No. BRZ-1- 4321-2023, dated 06/09/2023, purchased from Mr. Joseph Charles Climacus Fernandes alias Joe Fernnades his wife Mrs. Blossom Fernandes.

2. The SAID PROPERTY originally belonged to Mr. Joaquim Maria Sant Anna Fernandes.

3. Said Mr. Joaquim Maria Sant Anna Fernandes expired interstate leaving behind his moiety sharer his widow Mrs. Maria Magdalena Fernandes alias Maria Magdalena Fernandes nee D'Souza and his sole and universal heirs his following children's;

i. Mr. Alberto Beaventura Circunscisao de Menino Jesus Fernandes married to Mrs. Pedrinha Pinto e Fernandes,

ii. Mr. Manuel Santana Maximo Fernandes married to Mrs. Maria Antonetta Philomena Lobo e Fernandes,

iii. Mr. Joao Carmo Fernandes married to Mrs. Lucy Isabela Flory Maria Bella Nazareth e Fernandes,

iv. Mrs. Joaninha Clara Fernandes e Mascarenhas
widow of late Mr. Dominic Santana Marcelino
Mascarenhas.

v. Mrs. Natalina Maria Fernandes Coelho married to
Mr. Silverio Luis Coelho,

vi. Mrs. Lilia Ines Fernandes married to Mr. Sabino
Carlos Fernandes.

4. Vide Deed of Partition dated 23/05/1972, duly
registered with the Office of Civil Registrar- cum-Sub-
Registrar, Ilhas, Panaji under serial No. 360, executed
between;

i. Mrs. Maria Magdalena Fernandes alias Maria
Magdalena Fernandes nee D'Souza (FIRST PART),

ii. Mr. Alberto Beaventura Circunscisao de Menino
Jesus Fernandes and his wife Mrs. Pedrinha Pinto e
Fernandes (SECOND PART),

iii. Mr. Manuel Santana Maximo Fernandes and his wife Mrs. Maria Antonetta Philomena Lobo e Fernandes (THIRD PART),

iv. Mr. Joao Carmo Fernandes and his wife Mrs. Lucy Isabela Flory Maria Bella Nazareth e Fernandes (FOURTH PART),

v. Mrs. Joaninha Clara Fernandes e Mascarenhas widow of late Dominic Santana Marcelino Mascarenhas (FIFTH PART) and their children's namely;

a. Mr. John Luis Denis Mascarenhas (SIXTH PART),

b. Mr. Cosme Antonio Bonifacio Mascarenhas (SEVENTH PART),

vi. Mrs. Natalina Maria Fernandes Coelho and her husband Mr. Silverio Luis Coelho (EIGHT PART),

vii. Mrs. Lilia Ines Fernandes and her husband Mr. Sabino Carlos Fernandes (NINETH PART).



usufruct right in the SAID PROPERTY was allotted to Mrs. Maria Magdalena Fernandes alias Maria Magdalena Fernandes nee D'Souza, 1/3rd right in the SAID PROPERTY without usufruct was allotted to Mr. Alberto Beaventura Circunscisao de Menino Jesus Fernandes and his wife Mrs. Pedrinha Pinto e Fernandes, 1/3rd right in the SAID PROPERTY without usufruct was allotted to Mr. Manuel Santana Maximo Fernandes and his wife Mrs. Maria Antonetta Philomena Lobo e Fernandes, 1/3rd right in the SAID PROPERTY without usufruct was allotted to Mr. Joao Carmo Fernandes and his wife Mrs. Lucy Isabela Flory Maria Bella Nazareth e Fernandes.

5. Said Mr. Manuel Santana Maximo Fernandes expired on 4/11/1991, leaving behind his widow and moiety share holder Mrs. Maria Antonetta Philomena Lobo e

Fernandes, and his sole and universal heirs his children's namely;

- a. Mr. Anthony Medard Michael Fernandes,
- b. Mr. Louis Amando Fernandes,
- c. Mr. Edward Philip Denis Fernandes,
- d. Ms. Antoinette Theresa Doris de Souza nee Fernandes,
- e. Miss. Lourdes Isabella Fernandes,
- f. Miss. Maria Perpetua Fernandes.

6. Vide Deed of Relinquishment dated 19/09/1996 registered before the Notary Public Ex-Officio Ilhas-Panaji, drawn in this Office Notary Book of Notarial Deeds No. 656 at pages 36v to 38, Mrs. Antionette Theresa Doris de Souza nee Fernandes alongwith her husband Mr. Vikram de Souza, Miss. Lourdes Isabella Fernandes and Miss Maria Perpetua Fernandes,

relinquished their rights to the estate left by late Mr. Manuel Santana Maximo Fernandes.



7. Vide Deed of Partition dated 28/01/1997, duly registered with the Office of Civil Registrar- cum-Sub-Registrar, Ilhas, Panaji, under registration No. 134, at pages 310 to 345, Book No. 1, Volume No. 572, dated 30/01/1997, executed between;

i. Mr. Alberto Beaventura Circunscisao de Menino Jesus Fernandes and his wife Mrs. Pedrinha Pinto e Fernandes (FIRST PART),

ii. Mrs. Maria Antonetta Philomena Lobo e Fernandes and her children's;

a. Mr. Louis Amando Fernandes and his wife Mrs. Linda Francisca Fernandes,

b. Mr. Edward Philip Denis Fernandes,

c. Mr. Anthony Medard Michael Fernandes, (together SECOND PART)

iii. Mr. Joao Carmo Fernandes and his wife Mrs. Lucy Isabela Flory Maria Bella Nazareth e Fernandes (THIRD PART).

Plot A admeasuring 640 Sq.mts. together with mud house thereon and a common road was allotted to FIRST PART, Plot B admeasuring 640 Sq.mts. along with common road was allotted to SECOND PART and Plot C admeasuring 640 Sq.mts. along with common road was allotted to THIRD PART.

8. The Said Mr. Joao Carmo Fernandes alias John Carmo Fernandes died intestate at Mumbai on 09/06/2007 leaving behind him his widow and moiety sharer Mrs. Lucy Flory Isabela Maria Nazare e Fernandes alias Lucy Isabella Flory Maria Bella Nazareth Fernandes, and his sole and universal heirs namely;

i. Ms Sheryl Christine Fernandes,

ii. Mrs. Olivia Fu married to Mr. Peter Norman Fu,

iii. Mr. Francis Joseph Fernandes.

Same was confirm Deed of Succession dated 31/03/2009, duly registered in the Notary Book of Deeds bearing No. 825 at pages 21v to 23 in the Office of the Notary Ex-Officio, Bardez, Mapusa.

9. Said Mrs. Lucy Flory Isabela Maria Nazare e Fernandes alias Lucy Isabella Flory Maria Bella Nazareth Fernandes, Ms. Sheryl Christine Fernandes, Mrs. Olivia Fu and her husband Mr. Peter Norman Fu, and Mr. Francis Joseph Fernandes, vide Deed of Sale dated 18/11/2008, under Book -1 Document, Registration No. BRZ-BK1-05426-2008, CD No. BRZD14 dated 18-11-2008, and Deed of Rectification dated 31/12/2022, under Book 1 Document Registration No. BRZ-1-93-2023, dated 06/01/2023, both duly executed before the Sub Registrar of Bardez, at Mapusa, sold

Plot C admeasuring 640 Sq.mts. to Mr. Joseph Charles Climacus Fernandes alias Joe Fernnades his wife Mrs. Blossom Fernandes.



10. Said Mr. Joseph Charles Climacus Fernandes alias Joe Fernnades his wife Mrs. Blossom Fernandes vide Deed of sale dated 19/08/2023, duly registered in the office of Sub-Registrar of Bardez, at Mapusa, under Book 1, Document Registration No. BRZ-1- 4321- 2023, dated 06/09/2023 sold Plot C admeasuring 640 Sq.mts. to **MR. AKSHAY VITHAL GOVEKAR.**

11. Said MR. AKSHAY VITHAL GOVEKAR carried out mutation in records of right and also carried out partition of the Plot C admeasuring 640 Sq.mts. separating it from the SAID PROPERTY and vide order No. PIBAR11-23-1558/554 dated 28/03/2024 by office of the Inspector of Survey and Land Records,

Mapusa, Bardez, Goa, a separate Survey No. 27/4-C
admeasuring 640 Sq.mts. is allotted to the SAID PLOT.

12. In the light of the above, I am of the considered
opinion that the INTENDING SELLER i.e. **MR. AKSHAY
VITHAL GOVEKAR** is the 'holder in actual possession'
of the SAID PLOT with a very strong semblance of
ownership in its favour and have the capacity to
convey its title unto a willing purchaser.



ADV. SUNIL SHETYE

