

*Balkrishna V. Thali*  
Advocate

E-106, E-Block  
Saldanha Business Towers  
Nr. Mapusa Court Circle  
Mapusa - Goa. 403 502  
Pfi: 8975979347

Date : 28<sup>th</sup> July 2022

To,

**M/S. TALAK DEVELOPERS PVT. LTD.,**

Company incorporated under the Companies Act 1956,

having its Registered Office at Ashiyana Building,

Near M & N High School, Comba, Margao, Goa.



## REPORT OF TITLE

I have been mandated to verify the title in respect of the property mentioned herein below by and at the request of **M/S. TALAK DEVELOPERS PVT. LTD.**, a Company incorporated under the Companies Act 1956.

### 1. DESCRIPTION OF PROPERTY :-

All that immovable property known as "AFORAMENT OU BILVACHEM BAT", admeasuring 1,615 Sq. Mtrs., situated at Mapusa, Bardez, Goa, within the limits of the Mapusa Municipal Council, Taluka Bardez, Sub District Bardez, District North Goa, State of Goa, Not described in the Land Registration Office of Bardez, Enrolled in the Taluka Revenue Office of Bardez under no. 1074 of the 2nd Circumscription and no. 1528 (Urban) and surveyed

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**BALKRISHNA V. THALI**  
ADVOCATE

*Balkrishna V. Thali*  
*Advocate*

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for Records of Rights under Chalta no. 17 of P.T. Sheet no. 102 of  
City Survey Mapusa. The said property is bounded as under:



- ON THE EAST** : By Road;
- ON THE WEST** : By the property surveyed under  
Chalta no. 77 of P. T. Sheet no. 101  
and partly by Chalta no. 33 of P.T.  
Sheet no. 108;
- ON THE NORTH** : By the property surveyed under  
Chalta no. 73 of P. T. Sheet no. 101;
- AND**
- ON THE SOUTH** : By the property surveyed under  
Chalta no. 25 of P.T. Sheet no. 107.

(The abovesaid property is hereinafter referred to as the "said  
property").

**2. OWNED BY :-**

The said property is owned by **M/S. TALAK  
DEVELOPERS PVT. LTD.**, a Company incorporated under the  
Companies Act 1956, having its Registered Office at Ashiyana  
Building, Near M & N High School, Comba, Margao, Goa, with CIN

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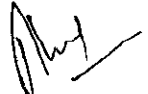
No. U45200GA2012PTC007088, holder of PAN card bearing No.  
AAECT4814E, GST No. 30AAECT4814E1ZU.



3. **DOCUMENTS PERUSED :-**

I have perused the Xerox copies of the following documents as were submitted to me by **M/S. TALAK DEVELOPERS PVT. LTD.**, in respect of the said property for furnishing of my opinion, all of which are listed as under:

- a. Copy of the translation of the Deed of sale executed on 15/03/1967 by Mr. Diogo Maria De Souza in favor of Mr. Jose Felicio De Souza and registered in the Office of the Sub-Registrar of Bardez under no. 878, recorded at pages 80 to 82 of Book No. I, Volume no. 17, dated 17/04/1967.
- b. Copy of the records and proceedings in Inventory Proceeding No. 242/2015/F initiated before the Court of Civil Judge Junior Division at Mapusa.
- c. Copy of the Deed of Relinquishment and Renunciation executed on 13/09/2017 by Mrs. Denvie Adelina De Souza and her husband Mr. Anthony Filomeno Vaz along with Mrs. Jenifer Elizabeth De Souza and her husband Mr. Ashley Dias, which deed is registered in the Office of the Civil Registrar cum Sub-

  
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Registrar and Notary Ex-Officio Bardez, Mapusa, Goa at pages 85V and 86 of the Notorial Book bearing No. 857.



- d. Copy of the Deed of Succession drawn on the death of Mr. Hillary Anthony Fernandes on 21/11/2017 and recorded before the Civil Registrar cum Sub-registrar and Special Notary of Salcete at Margao at pages 32 and 33 of Book of Deed bearing no. 1644.
- e. Copy of the Deed of Sale executed on 31/01/2018 and registered in the Office of Sub-Registrar of Bardez, under Registration No. BRZ-BK1-00755-2018, CD No. BRZD794, dated 07/02/2018.
- f. Copy of the Form 'B' of Survey Records of the property surveyed under Chalta no. 17 of P.T. Sheet no. 102 of City Survey Mapusa. C
- g. Copy of the Form 'D' of Survey Records of the property surveyed under Chalta no. 17 of P.T. Sheet no. 102 of City Survey Mapusa.
- h. Copy of the translation of the Matríz Certificate dated 08/02/1967 of the property surveyed under Chalta no. 17 of P.T. Sheet no. 102 of City Survey Mapusa.

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- i. Copy of the survey plan of the property surveyed under Chalta no. 17 of P.T. Sheet no. 102 of City Survey Mapusa.
- j. Copy of Nil Certificate of Encumbrance dated 22/06/2022, bearing certificate no. 1433/2022.



**4. HISTORY OF OWNERSHIP :-**

- a) There exists a distinct and independent property known as "AFORAMENT OU BILVACHEM BAT", admeasuring 1,615 Sq. Mtrs., situated at Mapusa, Bardez, Goa, within the limits of the Mapusa Municipal Council, Taluka Bardez, Sub District Bardez, District North Goa, State of Goa, Not described in the Land Registration Office of Bardez, Enrolled in the Taluka Revenue Office of Bardez under no. 1074 of the 2nd Circumscription and no. 1528 (Urban) and surveyed for Records of Rights under Chalta no. 17 of P.T. Sheet no. 102 of City Survey Mapusa; (herein after referred to as the "said property").
- b) It appears that the said property originally belonged to one Mr. Diogo Maria De Souza.
- c) It appears that vide Deed of Sale dated 15/03/1967, registered in the Office of Sub-Registrar of Bardez, under Registration No. 878 of Book No. I, Volume no. 17, dated 17/04/1967, the said

  
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*Advocate*

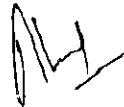
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Mr. Diogo Maria De Souza in the status of a bachelor sold the said property to one Mr. Jose Felicio De Souza.

d) It appears that the said Mr. Jose Felicio De Souza alias Jose Felix De Souza and his widow Mrs. Maria Anjelica De Souza alias Maria Anjelica Samuel alias Maria Anjelica D'Souza expired on 07/03/1987 and 05/05/2003 respectively at Mapusa, Bardez, Goa, leaving behind their children namely (1) Mr. Rasifo Victor Antonio De Souza who was married to Mrs. Rosalina Goes E Souza, (2) Miss. Alice D'Souza, (3) Mrs. Ninfa Aladina De Souza alias Nifa Aladin Fernandes who was married to Mr. Hillary Fernandes, (4) Mr. Alvito Rafael De Souza alias Raphael De Souza alias Alvito De Souza married to Mrs. Maria Alveira De Souza, (5) Mrs. Alvina De Souza married to Mr. Jose Manuel Fernandes, (6) Mr. Avelino Tomas De Souza alias Thomas De Souza alias Avelino Dsouza alias Avelino J De Souza married to Mrs. Anneta D'cruz alias Annette Dsouza alias Annette A Dsouza and (7) Mr. Aveson Francisco Paulo Macario De Souza alias Averson Fermينو Paulo Macario De Souza alias Averson Fermينو Paulo De Souza who was married to Mrs. Maria Elsa Filomena Gonsalves alias Maria Elsa Gonsalves alias Maria Elsi Filomena Gonsalves.

e) It appears that the said Mrs. Rosalina Goes E Souza expired on 23/10/2010 at Kuwait, leaving behind the said Mr. Rasifo Victor



  
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Antonio De Souza as her widower and half sharer and her two children namely (1) Mrs. Ralina Edel De Souza married to Mr. Ryan D'Silva and (2) Mr. Rasilio Anthony Frank De Souza, as her only and universal heirs.



- f) It appears that the said Miss. Alice D'Souza expired on 15/02/2015 at Mae De Deus Home, Cotula, Saligao, Bardez, Goa in the status of a spinster.
- g) It appears that upon the death of the said Mr. Jose Felicio De Souza alias Jose Felix De Souza and his widow Mrs. Maria Anjelica De Souza alias Maria Anjelica Samuel alias Maria Anjelica D'Souza, an inventory proceeding was instituted by their eldest son Mr. Rasifo Victor Antonio De Souza in the Court of the Civil Judge Junior Division at Mapusa, Goa, bearing Inventory Proceeding No. 242/2015/F.
- h) It appears that the said property was the subject matter of the said inventory proceedings.
- i) It appears that in the said Inventory Proceedings, the said property was allotted to Mr. Rasifo Victor Antonio De Souza, Mrs. Ninfa Aladina De Souza alias Nifa Aladin Fernandes along with her husband Mr. Hillary Fernandes, Mr. Alvito Rafael De Souza alias Raphael De Souza alias Alvito De Souza along with his wife Mrs. Maria Alveira De Souza and to Mr. Avelino Tomas

  
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De Souza alias Thomas De Souza alias Avelino Dsouza alias Avelino J De Souza along with his wife Mrs. Annetta D'cruz alias Annette Dsouza alias Annette A Dsouza.



j) It appears that late Aveson Francisco Paulo Macario De Souza alias Averson Fermino Paulo Macario De Souza alias Averson Fermino Paulo De Souza who was married to late Maria Elsa Filomena Gonsalves alias Maria Elsa Gonsalves alias Maria Elsi Filomena Gonsalves was during his lifetime exclusively allotted the property surveyed under Chlata no. 34 of P.T. Sheet No. 109 of City Survey Mapusa along with the house existing therein as a part of family settlement and hence his name was not incorporated as an interested party in Inventory Proceeding No. 242/2015/F.

k) It appears that the said Mr. Aveson Francisco Paulo Macario De Souza alias Averson Fermino Paulo Macario De Souza alias Averson Fermino Paulo De Souza and his widow Mrs. Maria Elsa Filomena Gonsalves alias Maria Elsa Gonsalves alias Maria Elsi Filomena Gonsalves expired at Mapusa, Bardez, Goa on 23/04/1988 and 11/06/2013 respectively, leaving behind their children namely (1) Mrs. Denvie Adelina De Souza married to Mr. Anthony Filomeno Vaz, (2) Mrs. Jenifer Elizabeth De Souza married to Mr. Ashley Dias and (3) Mr. Cliff Lourenco De Souza.

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l) It appears that vide Deed of Relinquishment and Renunciation executed on 13/09/2017, which deed is registered in the Office of the Civil Registrar cum Sub-Registrar and Notary Ex-Officio Bardez, Mapusa, Goa at pages 85V and 86 of the Notorial Book bearing No. 857, the said Mrs. Denvie Adelina De Souza along with her husband Mr. Anthony Filomeno Vaz and the said Mrs. Jenifer Elizabeth De Souza along with her husband Mr. Ashley Dias, relinquished / released / repudiated all their rights, title, interest and shares in the entire estate and properties left behind by their parents / parents-in-law Mr. Aveson Francisco Paulo Macario De Souza alias Averson Fermino Paulo Macario De Souza alias Averson Fermino Paulo De Souza and Mrs. Maria Elsa Filomena Gonsalves alias Maria Elsa Gonsalves alias Maria Elsi Filomena Gonsalves in favour of the remaining co-heirs in terms of Article 2029.

m) It appears that subsequent to having obtained an Order from the Court of the Civil Judge Junior Division at Mapusa, Goa in Inventory Proceeding No. 242/2015/F, the said Mr. Hillary Fernandes alias Hillary Anthony Fernandes expired at Aquem, Margao, Goa; on 21/10/2017, leaving behind the said Mrs. Ninfa Aladina De Souza alias Nifa Aladin Fernandes as his widow and half sharer and his only child namely Mrs. Gracy Virginia Maria Fernandes married to Mr. Francisco Fernandes, as his only and universal heirs.

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n) It appears that vide Deed of Succession drawn on 21/11/2017 and recorded before the Civil Registrar cum Sub-registrar and Special Notary of Salcete at Margao at pages 32 and 33 of Book of Deed bearing no. 1644, the said Mrs. Gracy Virginia Maria Fernandes along with her husband Mr. Francisco Fernandes acquired undivided rights of co-ownership of the said property on account of being the sole and universal heirs of the said late Hillary Anthony Fernandes; who was the joint allottee of the said property in the said Inventory Proceeding No. 242/2015/F.

o) It appears that by virtue of the allotment in the said inventory proceedings, the allotment made in favour of late Aveson Francisco Paulo Macario De Souza alias Averson Fermino Paulo Macario De Souza alias Averson Fermino Paulo De Souza during his lifetime, which allotment subsequent to his death is now confirmed by his son Mr. Cliff Lourenco De Souza who is having exclusive right / share in the estate left behind by his late parents, the Deed of Relinquishment and Renunciation executed on 13/09/2017 and the Deed of Succession executed on 21/11/2017, the said Mr. Rasifo Victor Antonio De Souza, Mrs. Ninfa Aladina De Souza alias Nifa Aladin Fernandes, Mrs. Gracy Virginia Maria Fernandes, Mr. Francisco Fernandes, Mr. Alvito Rafael De Souza alias Raphael De Souza alias Alvito De Souza, Mrs. Maria Alveira De Souza, Mr. Avelino Tomas De Souza alias Thomas De Souza alias Avelino Dsouza alias Avelino J De Souza

  
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and Mrs. Anneta D'cruz alias Annette Dsouza alias Annette A Dsouza became the exclusive owners of the said property having undivided rights / share in the said property.



p) It appears that the names of Mr. Rasifo Victor Antonio De Souza, Mrs. Ninfa Aladina De Souza alias Nifa Aladin Fernandes, Mr. Hillary Fernandes, Mr. Alvito Rafael De Souza alias Raphael De Souza alias Alvito De Souza, Mrs. Maria Alveira De Souza, Mr. Avelino Tomas De Souza alias Thomas De Souza alias Avelino Dsouza alias Avelino J De Souza and Mrs. Anneta D'cruz alias Annette Dsouza alias Annette A Dsouza are recorded in the New Holder's column of the Form 'D' of Survey Records of the said property bearing Chalta no. 17 of P.T. Sheet no. 102 of City Survey Mapusa.

q) It appears that vide Deed of Sale executed on 31/01/2018, registered in the Office of Sub-Registrar of Bardez, under Registration No. BRZ-BK1-00755-2018, CD No. BRZD794, dated 07/02/2018, the said Mr. Rasifo Victor Antonio De Souza, Mrs. Ninfa Aladina De Souza alias Nifa Aladin Fernandes, Mrs. Gracy Virginia Maria Fernandes, Mr. Francisco Fernandes, Mr. Alvito Rafael De Souza alias Raphael De Souza alias Alvito De Souza, Mrs. Maria Alveira De Souza, Mr. Avelino Tomas De Souza alias Thomas De Souza alias Avelino Dsouza alias Avelino J De Souza and Mrs. Anneta D'cruz alias Annette Dsouza alias

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Annette A Dsouza sold the said property i.e. the immovable property known as **"AFORAMENT OU BILVACHEM BAT"**, admeasuring 1,615 Sq. Mtrs., situated at Mapusa, Bardez, Goa, within the limits of the Mapusa Municipal Council, Taluka Bardez, Sub District Bardez, District North Goa, State of Goa, Not described in the Land Registration Office of Bardez, Enrolled in the Taluka Revenue Office of Bardez under no. 1074 of the 2nd Circumscription and no. 1528 (Urban) and surveyed for Records of Rights under Chalta no. 17 of P.T. Sheet no. 102 of City Survey Mapusa, to **M/S. TALAK DEVELOPERS PVT. LTD.**, a Company incorporated under the Companies Act 1956, having its Registered Office at Ashiyana Building, Near M & N High School, Comba, Margao, Goa.

- r) It appears that the execution and registration of the above said Deed of Sale executed on 31/01/2018 has been confirmed by the said Mrs. Alvina Fernandes alias Mrs. Alvina De Souza i.e. the daughter of late Jose Felicio De Souza alias Jose Felix De Souza and his widow late Maria Anjelica De Souza alias Maria Anjelica Samuel alias Maria Anjelica D'Souza; in addition to having been confirmed by the said Mr. Cliff Lourenco De Souza who is the only legal heir having interest / right / share in the estate left behind by his late parents i.e. the said late Aveson Francisco Paulo Macario De Souza alias Averson Fermino Paulo Macario De Souza alias Averson Fermino Paulo De Souza and

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**ADVOCATE**


his widow late Maria Elsa Filomena Gonsalves alias Maria Elsa Gonsalves alias Maria Elsi Filomena Gonsalves.

- s) It appears that by virtue of the said Deed of sale executed on 31/01/2018, registered in the Office of Sub-Registrar of Bardez, under Registration No. BRZ-BK1-00755-2018, CD No. BRZD794, dated 07/02/2018, the said, the said **M/S. TALAK DEVELOPERS PVT. LTD.**, a Company incorporated under the Companies Act 1956, became the exclusive owner in open, peaceful and uninterrupted possession and enjoyment of the said immovable property known as **"AFORAMENT OU BILVACHEM BAT"**, admeasuring 1,615 Sq. Mtrs., situated at Mapusa, Bardez, Goa, within the limits of the Mapusa Municipal Council, Taluka Bardez, Sub District Bardez, District North Goa, State of Goa, Not described in the Land Registration Office of Bardez, Enrolled in the Taluka Revenue Office of Bardez under no. 1074 of the 2nd Circumscription and no. 1528 (Urban) and surveyed for Records of Rights under Chalta no. 17 of P.T. Sheet no. 102 of City Survey Mapusa.



**5. SUMMARY: -**

- i) It is observed that the said property originally belonged to one Mr. Diogo Maria De Souza.

  
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*Advocate*

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- ii) It is observed that vide Deed of Sale dated 15/03/1967, registered in the Office of Sub-Registrar of Bardez, under Registration No. 878 of Book No. I, Volume no. 17, dated 17/04/1967, the said Mr. Diogo Maria De Souza in the status of a bachelor sold the said property to one Mr. Jose Felicio De Souza.

I have perused the Photocopy of the Deed of Sale dated 15/03/1967, furnished to me.

- iii) It is observed that the said Mr. Jose Felicio De Souza alias Jose Felix De Souza and his widow Mrs. Maria Anjelica De Souza alias Maria Anjelica Samuel alias Maria Anjelica D'Souza expired on 07/03/1987 and 05/05/2003 respectively at Mapusa, Bardez, Goa, leaving behind their children namely (1) Mr. Rasifo Victor Antonio De Souza who was married to Mrs. Rosalina Goes E Souza, (2) Miss. Alice D'Souza, (3) Mrs. Ninfa Aladina De Souza alias Nifa Aladin Fernandes who was married to Mr. Hillary Fernandes, (4) Mr. Alvito Rafael De Souza alias Raphael De Souza alias Alvito De Souza married to Mrs. Maria Alveira De Souza, (5) Mrs. Alvina De Souza married to Mr. Jose Manuel Fernandes, (6) Mr. Avelino Tomas De Souza alias Thomas De Souza alias Avelino Dsouza alias Avelino J De Souza married to Mrs. Anneta D'cruz alias Annette Dsouza alias Annette A Dsouza and (7) Mr. Aveson Francisco Paulo Macario De Souza

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alias Averson Fermino Paulo Macario De Souza alias Averson  
Fermino Paulo De Souza who was married to Mrs. Maria Elsa  
Filomena Gonsalves alias Maria Elsa Gonsalves alias Maria Elsi  
Filomena Gonsalves.



- iv) It is observed that the said Mrs. Rosalina Goes E Souza expired on 23/10/2010 at Kuwait, leaving behind the said Mr. Rasifo Victor Antonio De Souza as her widower and half sharer and her two children namely (1) Mrs. Ralina Edel De Souza married to Mr. Ryan D'Silva and (2) Mr. Rasilio Anthony Frank De Souza, as her only and universal heirs.
- v) It is observed that the said Miss. Alice D'Souza expired on 15/02/2015 at Mae De Deus Home, Cotula, Saligao, Bardez, Goa in the status of a spinster.
- vi) It is observed that upon the death of the said Mr. Jose Felicio De Souza alias Jose Felix De Souza and his widow Mrs. Maria Anjelica De Souza alias Maria Anjelica Samuel alias Maria Anjelica D'Souza, an inventory proceeding was instituted by their eldest son Mr. Rasifo Victor Antonio De Souza in the Court of the Civil Judge Junior Division at Mapusa, Goa, bearing Inventory Proceeding No. 242/2015/F.
- vii) It is observed that the said property was the subject matter of the said inventory proceedings.

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viii) It is observed that in the said Inventory Proceedings, the said property was allotted to Mr. Rasifo Victor Antonio De Souza, Mrs. Ninfa Aladina De Souza alias Nifa Aladin Fernandes along with her husband Mr. Hillary Fernandes, Mr. Alvito Rafael De Souza alias Raphael De Souza alias Alvito De Souza along with his wife Mrs. Maria Alveira De Souza and to Mr. Avelino Tomas De Souza alias Thomas De Souza alias Avelino Dsouza alias Avelino J De Souza along with his wife Mrs. Anneta D'cruz alias Annette Dsouza alias Annette A Dsouza.

ix) Accordingly, the said Mr. Rasifo Victor Antonio De Souza, Mrs. Ninfa Aladina De Souza alias Nifa Aladin Fernandes along with her husband Mr. Hillary Fernandes, Mr. Alvito Rafael De Souza alias Raphael De Souza alias Alvito De Souza along with his wife Mrs. Maria Alveira De Souza and to Mr. Avelino Tomas De Souza alias Thomas De Souza alias Avelino Dsouza alias Avelino J De Souza along with his wife Mrs. Anneta D'cruz alias Annette Dsouza alias Annette A Dsouza became the exclusive owners of the said property and the chart of allotment is confirmed by the Civil Judge Junior Division of Mapusa vide Order dated 30/09/2015.

I have perused the Photocopy of the Order dated 30/09/2015 passed in Inventory Proceeding bearing No. 242/2015/F, furnished to me.

A handwritten signature in black ink, appearing to be 'Balkrishna V. Thali'.

**BALKRISHNA V. THALI**  
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- x) It is observed that late Aveson Francisco Paulo Macario De Souza alias Averson Fermino Paulo Macario De Souza alias Averson Fermino Paulo De Souza who was married to late Maria Elsa Filomena Gonsalves alias Maria Elsa Gonsalves alias Maria Elsi Filomena Gonsalves was during his lifetime exclusively allotted the property surveyed under Chlata no. 34 of P.T. Sheet No. 109 of City Survey Mapusa along with the house existing therein as a part of family settlement and hence his name was not incorporated as an interested party in Inventory Proceeding No. 242/2015/F.
- xi) It is observed that the said Mr. Aveson Francisco Paulo Macario De Souza alias Averson Fermino Paulo Macario De Souza alias Averson Fermino Paulo De Souza and his widow Mrs. Maria Elsa Filomena Gonsalves alias Maria Elsa Gonsalves alias Maria Elsi Filomena Gonsalves expired at Mapusa, Bardez, Goa on 23/04/1988 and 11/06/2013 respectively, leaving behind their children namely (1) Mrs. Denvie Adelina De Souza married to Mr. Anthony Filomeno Vaz, (2) Mrs. Jenifer Elizabeth De Souza married to Mr. Ashley Dias and (3) Mr. Cliff Lourenco De Souza.
- xii) It is observed that vide Deed of Relinquishment and Renunciation executed on 13/09/2017, which Deed is registered in the Office of the Civil Registrar cum Sub-Registrar and Notary

  
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Ex-Officio Bardez, Mapusa, Goa at pages 85V and 86 of the Notorial Book bearing No. 857, the said Mrs. Denvie Adelina De Souza along with her husband Mr. Anthony Filomeno Vaz and the said Mrs. Jenifer Elizabeth De Souza along with her husband Mr. Ashley Dias, relinquished / released / repudiated all their rights, title, interest and shares in the entire estate and properties left behind by their parents / parents-in-law Mr. Aveson Francisco Paulo Macario De Souza alias Averson Fermino Paulo Macario De Souza alias Averson Fermino Paulo De Souza and Mrs. Maria Elsa Filomena Gonsalves alias Maria Elsa Gonsalves alias Maria Elsi Filomena Gonsalves in favour of the remaining co-heirs in terms of Article 2029.

I have perused the Photocopy of the Deed of Relinquishment and Renunciation executed on 13/09/2017, furnished to me.

- xiii) It is observed that subsequent to having obtained an Order from the Court of the Civil Judge Junior Division at Mapusa, Goa in Inventory Proceeding No. 242/2015/F, the said Mr. Hillary Fernandes alias Hillary Anthony Fernandes expired at Aquem, Margao, Goa; on 21/10/2017, leaving behind the said Mrs. Ninfa Aladina De Souza alias Nifa Aladin Fernandes as his widow and half sharer and his only child namely Mrs. Gracy

  
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Virginia Maria Fernandes married to Mr. Francisco Fernandes, as his only and universal heirs.

xiv) It is observed that vide Deed of Succession drawn on 21/11/2017 and recorded before the Civil Registrar cum Sub-registrar and Special Notary of Salcete at Margao at pages 32 and 33 of Book of Deed bearing no. 1644, the said Mrs. Gracy Virginia Maria Fernandes along with her husband Mr. Francisco Fernandes acquired undivided rights of co-ownership of the said property on account of being the sole and universal heirs of the said late Hillary Anthony Fernandes; who was the joint allottee of the said property in the said inventory proceeding no. 242/2015/F.



I have perused the photocopy of the Deed of Succession drawn on 21/11/2017, furnished to me.

xv) It is observed that by virtue of the allotment in the said inventory proceedings, the allotment made in favour of late Aveson Francisco Paulo Macario De Souza alias Averson Fermino Paulo Macario De Souza alias Averson Fermino Paulo De Souza during his lifetime, which allotment subsequent to his death is now confirmed by his son Mr. Cliff Lourenco De Souza who is having exclusive right / share in the estate left behind by his late parents, the Deed of Relinquishment and Renunciation executed

  
**BALKRISHNA V. THALI**  
**ADVOCATE**

*Balkrishna V. Thali*  
*Advocate*

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on 13/09/2017 and the Deed of Succession executed on 21/11/2017, the said Mr. Rasifo Victor Antonio De Souza, Mrs. Ninfa Aladina De Souza alias Nifa Aladin Fernandes, Mrs. Gracy Virginia Maria Fernandes, Mr. Francisco Fernandes, Mr. Alvito Rafael De Souza alias Raphael De Souza alias Alvito De Souza, Mrs. Maria Alveira De Souza, Mr. Avelino Tomas De Souza alias Thomas De Souza alias Avelino Dsouza alias Avelino J De Souza and Mrs. Anneta D'cruz alias Annette Dsouza alias Annette A Dsouza became the exclusive owners of the said property having undivided rights / share in the said property.



xvi) It is observed that the names of Mr. Rasifo Victor Antonio De Souza, Mrs. Ninfa Aladina De Souza alias Nifa Aladin Fernandes, Mr. Hillary Fernandes, Mr. Alvito Rafael De Souza alias Raphael De Souza alias Alvito De Souza, Mrs. Maria Alveira De Souza, Mr. Avelino Tomas De Souza alias Thomas De Souza alias Avelino Dsouza alias Avelino J De Souza and Mrs. Anneta D'cruz alias Annette Dsouza alias Annette A Dsouza are recorded in the New Holder's column of the Form 'D' of Survey Records of the said property bearing Chalta no. 17 of P.T. Sheet no. 102 of City Survey Mapusa.

I have perused the Photocopy of the Form 'D' of Survey Records, furnished to me.

**BALKRISHNA V. THALI**  
**ADVOCATE**

*Balkrishna V. Thali*  
*Advocate*

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xvii) It is observed that vide Deed of Sale executed on 31/01/2018, registered in the Office of Sub-Registrar of Bardez, under Registration No. BRZ-BK1-00755-2018, CD No. BRZD794, dated 07/02/2018, the said Mr. Rasifo Victor Antonio De Souza, Mrs. Ninfa Aladina De Souza alias Nifa Aladin Fernandes, Mrs. Gracy Virginia Maria Fernandes, Mr. Francisco Fernandes, Mr. Alvito Rafael De Souza alias Raphael De Souza alias Alvito De Souza, Mrs. Maria Alveira De Souza, Mr. Avelino Tomas De Souza alias Thomas De Souza alias Avelino Dsouza alias Avelino J De Souza and Mrs. Anneta D'cruz alias Annette Dsouza alias Annette A Dsouza sold the said property i.e. the immovable property known as **"AFORAMENT OU BILVACHEM BAT"**, admeasuring 1,615 Sq. Mtrs., situated at Mapusa, Bardez, Goa, within the limits of the Mapusa Municipal Council, Taluka Bardez, Sub District Bardez, District North Goa, State of Goa, Not described in the Land Registration Office of Bardez, Enrolled in the Taluka Revenue Office of Bardez under no. 1074 of the 2nd Circumscription and no. 1528 (Urban) and surveyed for Records of Rights under Chalta no. 17 of P.T. Sheet no. 102 of City Survey Mapusa, to **M/S. TALAK DEVELOPERS PVT. LTD.**, a Company incorporated under the Companies Act 1956, having its Registered Office at Ashiyana Building, Near M & N High School, Comba, Margao, Goa.

**BALKRISHNA V. THALI**  
**ADVOCATE**

*Balkrishna V. Thali*  
*Advocate*


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I have perused the photocopy of the Deed of Sale executed on 31/01/2018, furnished to me.

xviii) It is observed that the execution and registration of the above said Deed of Sale executed on 31/01/2018 has been confirmed by the said Mrs. Alvina Fernandes alias Mrs. Alvina De Souza i.e. the daughter of late Jose Felicio De Souza alias Jose Felix De Souza and his widow late Maria Anjelica De Souza alias Maria Anjelica Samuel alias Maria Anjelica D'Souza; in addition to having been confirmed by the said Mr. Cliff Lourenco De Souza who is the only legal heir having interest / right / share in the estate left behind by his late parents i.e. the said late Aveson Francisco Paulo Macario De Souza alias Averson Fermino Paulo Macario De Souza alias Averson Fermino Paulo De Souza and his widow late Maria Elsa Filomena Gonsalves alias Maria Elsa Gonsalves alias Maria Elsi Filomena Gonsalves.

xix) It is observed that by virtue of the said Deed of sale executed on 31/01/2018, registered in the Office of Sub-Registrar of Bardez, under Registration No. BRZ-BK1-00755-2018, CD No. BRZD794, dated 07/02/2018, the said, the said **M/S. TALAK DEVELOPERS PVT. LTD.**, a Company incorporated under the Companies Act 1956, became the exclusive owner in open, peaceful and uninterrupted possession and enjoyment of the said immovable property known as **"AFORAMENT OU**



  
**BALKRISHNA V. THALI**  
**ADVOCATE**

**BILVACHEM BAT**", admeasuring 1,615 Sq. Mtrs., situated at Mapusa, Bardez, Goa, within the limits of the Mapusa Municipal Council, Taluka Bardez, Sub District Bardez, District North Goa, State of Goa, Not described in the Land Registration Office of Bardez, Enrolled in the Taluka Revenue Office of Bardez under no. 1074 of the 2nd Circumscription and no. 1528 (Urban) and surveyed for Records of Rights under Chalta no. 17 of P.T. Sheet no. 102 of City Survey Mapusa.



- xx) It is observed that the Sub Registrar of Bardez has issued a Nil Certificate of Encumbrance on the said property certifying that no encumbrances affecting the said property have been found.

I have perused the Photocopy of the Nil Certificate of Encumbrance bearing no. 68/2021 dated 13/01/2021 issued by Sub Registrar of Bardez, furnished to me.

**6. ENCUMBRANCES: -**

The Nil Certificate of Encumbrance on the said property, bearing no. 1433/2022 dated 22/06/2022, issued by the Sub Registrar of Bardez certifies that No encumbrances affecting the said property were found for the period commencing from 10/02/2018 to 15/06/2022.

  
**BALKRISHNA V. THALI**  
**ADVOCATE**

*Balkrishna V. Thali*  
*Advocate*

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**7. CONCLUSION: -**

After scrutinizing the abovesaid documents, I have come to the conclusion and am of the opinion that **M/S. TALAK DEVELOPERS PVT. LTD.**, a Company incorporated under the Companies Act 1956 has acquired right to the said property and have a clear, marketable title to the said property.



However, it would be advisable to give a public notice in the local daily in the event you are desirous of entering into any transactions in respect of the said property.

The **Originals** of the documents referred in this report may be verified at your end.

All copies of the documents referred above are annexed herewith and form an integral part of this report.



(Adv. Balkrishna V. Thali)



*Balkrishna V. Thali*  
*Advocate*

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Mapusa - Goa. 403 502  
Ph: 8975979347

Date : 28<sup>th</sup> July 2022

To,

**M/S. TALAK DEVELOPERS PVT. LTD.,**

Company incorporated under the Companies Act 1956,

having its Registered Office at Ashiyana Building,

Near M & N High School, Comba, Margao, Goa.



## **REPORT OF TITLE**

I have been mandated to verify the title in respect of the property mentioned herein below by and at the request of **M/S. TALAK DEVELOPERS PVT. LTD.**, a Company incorporated under the Companies Act 1956.

### **1. DESCRIPTION OF PROPERTY :-**

All that immovable property known as "**BILOUM**" or "**BILLOW**", admeasuring 1,105 Sq. Mtrs., situated at Billow, Mapusa, Bardez, Goa, within the limits of the Mapusa Municipal Council, Taluka Bardez, Sub District Bardez, District North Goa, State of Goa, Described in the Land Registration Office of Bardez under no. 51484 at pages 43 overleaf of B 109, Inscribed under no. 42013 of Book G 45, Enrolled in the Taluka Revenue Office of Bardez under no. 1076 of the 2nd Circumscription and surveyed for Records of Rights under

A handwritten signature in black ink, appearing to be 'Balkrishna V. Thali'.

**BALKRISHNA V. THALI**  
**ADVOCATE**

*Balkrishna V. Thali*  
*Advocate*

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Chalta no. 25 of P.T. Sheet no. 107 of City Survey Mapusa along with the old residential mud house bearing House No. 229/4 and admeasuring approximately 132 Sq. Mtrs. existing therein. The said mud house is enrolled in the Taluka Revenue Office of Bardez under Matríz no. 1530 and the property surveyed for Records of Rights under Chalta no. 25 of P.T. Sheet no. 107 is bounded as under:

**ON THE EAST** : By Road;

**ON THE WEST** : By the property surveyed under  
Chalta no. 33 of P.T. Sheet no. 108;

**ON THE NORTH** : By the property surveyed under  
Chalta no. 17 of P. T. Sheet no. 102;


**AND**

**ON THE SOUTH** : Partly by Road and partly by the  
property surveyed under Chalta no.  
26 of P.T. Sheet no. 107.

(The abovesaid property is hereinafter referred to as the "said property").

**2. OWNED BY :-**

The said property is owned by **M/S. TALAK DEVELOPERS PVT. LTD.**, a Company incorporated under the

  
**BALKRISHNA V. THALI**  
**ADVOCATE**



Companies Act 1956, having its Registered Office at Ashiyana Building, Near M & N High School, Comba, Margao, Goa, with CIN No. U45200GA2012PTC007088, holder of PAN card bearing No. AAECT4814E, GST No. 30AAECT4814E1ZU.

**3. DOCUMENTS PERUSED :-**

I have perused the Xerox copies of the following documents as were submitted to me by **M/S. TALAK DEVELOPERS PVT. LTD.**, in respect of the said property for furnishing of my opinion, all of which are listed as under:

- a. Copy of the translation of the Deed of Sale titled as "Instrumento De Venda com Quitacao do Preco" executed by Mr. Venctexa Manguexa Caroicar along with his wife Mrs. Rucminibai Venctexa Caroicar in favour of Mrs. Kamalabai Shiva Karekar on 08/03/1966 and registered in the Office of Sub-Registrar of Bardez, under Registration No. 149 and recorded at pages 197 to 200 of Book No. I, Volume no. 3, dated 08/06/1966.
- b. Copy of the translation of Certificate of Inscription bearing No. 42013, duly recorded at page 61 V of Book G-45 of the Book of Land Description.

**BALKRISHNA V. THALI**  
**ADVOCATE**

*Balkrishna V. Thali*  
*Advocate*

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- c. Copy of the translation of Certificate of Description bearing No. 51484, duly recorded at pages 43 overleaf of Book No. B-109 of the Book of Land Description.
- d. Copy of the records and proceedings in Inventory Proceedings bearing No. 41/2007/B initiated before the Court of Civil Judge Senior Division 'A' Court at Mapusa.
- e. Copy of the Deed of Sale executed by Mrs. Bharati Shiva Karekar alias Bharati Shripad Karekar along with her husband Mr. Shripad Pundalik Karekar in favour of **M/S. TALAK DEVELOPERS PVT. LTD.** on 15/11/2019 and registered in the Office of Sub-Registrar of Bardez, under Registration No. BRZ-1-3806-2019, dated 02/12/2019.
- f. Copy of the first promulgated record of rights / Form 'D' (in manual) of Survey Records of the property surveyed under Chalta no. 25 of P.T. Sheet no. 107 of City Survey Mapusa.
- g. Copy of the Computer-generated Form 'D' of Survey Records of the property surveyed under Chalta no. 25 of P.T. Sheet no. 107 of City Survey Mapusa.
- h. Copy of the survey plan of the property surveyed under Chalta no. 25 of P.T. Sheet no. 107 of City Survey Mapusa.
- i. Copy of Nil Certificate of Encumbrance dated 22/06/2022, bearing certificate no. 1434/2022.



**BALKRISHNA V. THALI**  
**ADVOCATE**

**4. HISTORY OF OWNERSHIP :-**

a) There exists a distinct and independent property known as "BILOUM" or "BILLOW", admeasuring 1,105 Sq. Mtrs., situated at Billow, Mapusa, Bardez, Goa, within the limits of the Mapusa Municipal Council, Taluka Bardez, Sub District Bardez, District North Goa, State of Goa, Described in the Land Registration Office of Bardez under no. 51484 at pages 43 overleaf of B 109, Inscribed under no. 42013 of Book G 45, Enrolled in the Taluka Revenue Office of Bardez under no. 1076 of the 2nd Circumscription and surveyed for Records of Rights under Chalta no. 25 of P.T. Sheet no. 107 of City Survey Mapusa along with the old residential mud house bearing House No. 229/4 and admeasuring approximately 132 Sq. Mtrs. existing therein. The said mud house is enrolled in the Taluka Revenue Office of Bardez under Matriz no. 1530; (the property surveyed for Records of Rights under Chalta no. 25 of P.T. Sheet no. 107 along with the old residential mud house bearing House No. 229/4 shall herein after be collectively referred to as the "said property").

b) It appears that the said property originally belonged to one Mr. Venctexa Manguexa Caroicar, having been inscribed in his name in the Land Registration Office of Bardez under Inscription of



**BALKRISHNA V. THALI**  
**ADVOCATE**



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Transmission No. 42013 and recorded at page 61 V of Book No. G-45.



- c) It appears that the said property stands described under no. 51484, duly recorded at pages 43 overleaf of Book No. B-109 of the Book of Land Description.
- d) It appears that vide Deed of Sale titled as "Instrumento De Venda com Quitacao do Preco" dated 08/03/1966, registered in the Office of Sub-Registrar of Bardez, under Registration No. 149 and recorded at pages 197 to 200 of Book No. I, Volume no. 3, dated 08/06/1966, the said Mr. Vencstexa Manguexa Caroicar along with his wife Mrs. Rucminibai Vencstexa Caroicar sold the said property to Mrs. Kamalabai Shiva Karekar.
- e) It appears that the said Mrs. Kamalabai Shiva Karekar was married to Mr. Shiva Karekar under the regime of communion of assets as applicable to the State of Goa and in view thereof the said Mr. Shiva Karekar had acquired equal undivided share / right to the said property.
- f) It appears that the said Mr. Shiva Karekar expired on 18/06/2006 leaving behind the said Mrs. Kamalabai Shiva Karekar as his widow and half sharer and his only daughter namely Mrs. Bharati Shiva Karekar alias Bharati Shripad Karekar

**BALKRISHNA V. THALI**  
**ADVOCATE**

*Balkrishna V. Thali*  
*Advocate*

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married to Mr. Shripad Pundalik Karekar, as his only and universal heirs.

- g) It appears that upon the death of the said Mr. Shiva Karekar, an inventory proceeding was instituted by Mrs. Bharati Shripad Karekar in the Court of the Civil Judge Senior Division at Mapusa, Goa, bearing Inventory Proceeding No. 41/2007/B.
- h) It appears that the said property was the subject matter of the said inventory proceedings.
- i) It appears that in the said Inventory Proceedings, the said property was allotted to Mrs. Bharati Shiva Karekar alias Bharati Shripad Karekar, the said allotment having been further confirmed by the Hon'ble Civil Judge Senior Division vide its Order dated 24/10/2008.
- j) It appears that the said Mrs. Bharati Shiva Karekar alias Bharati Shripad Karekar is married to Mr. Shripad Pundalik Karekar under the regime of communion of assets as applicable to the State of Goa and in view thereof the said Mr. Shripad Pundalik Karekar had acquired equal undivided share / right to the said property.
- k) It appears that by virtue of the allotment in the said Inventory Proceedings and the regime of communion of assets, the said



A handwritten signature in black ink, appearing to be 'Balkrishna V. Thali'.

**BALKRISHNA V. THALI**  
**ADVOCATE**

*Balkrishna V. Thali*  
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Mrs. Bharati Shiva Karekar alias Bharati Shripad Karekar along with her husband Mr. Shripad Pundalik Karekar became the exclusive owners of the said property.

- l) It appears that the name of Mrs. Kamalabai Shiva Karekar was recorded in the "Holder in Origin of the title" of the Form 'D' (in manual) of Survey Records of the said property bearing Chalta no. 25 of P.T. Sheet no. 107 of City Survey Mapusa.
- m) It appears that the said Mrs. Bharati Shripad Karekar thereafter on the basis of the Order dated 24/10/2008 passed by the Court of the Civil Judge Senior Division at Mapusa, Goa in Inventory Proceeding No. 41/2007/B, got her name recorded in the New Holder's column of the Form 'D' of Survey Records of the said property bearing Chalta no. 25 of P.T. Sheet no. 107 of City Survey Mapusa.
- n) It appears that vide Deed of Sale executed on 15/11/2019, registered in the Office of Sub-Registrar of Bardez, under Registration No. BRZ-1-3806-2019, dated 02/12/2019, the said Mrs. Bharati Shiva Karekar alias Bharati Shripad Karekar along with her husband Mr. Shripad Pundalik Karekar sold the said property i.e. the immovable property known as "BILOUM" or "BILLOW", admeasuring 1,105 Sq. Mtrs., situated at Billow, Mapusa, Bardez, Goa, within the limits of the Mapusa Municipal



**BALKRISHNA V. THALI**  
**ADVOCATE**



# *Balkrishna V. Thali*

*Advocate*

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Council, Taluka Bardez, Sub District Bardez, District North Goa, State of Goa, Described in the Land Registration Office of Bardez under no. 51484 at pages 43 overleaf of B 109, Inscribed under no. 42013 of Book G 45, Enrolled in the Taluka Revenue Office of Bardez under no. 1076 of the 2nd Circumscription and surveyed for Records of Rights under Chalta no. 25 of P.T. Sheet no. 107 of City Survey Mapusa along with the old residential mud house bearing House No. 229/4 and admeasuring approximately 132 Sq. Mtrs. existing therein. The said mud house is enrolled in the Taluka Revenue Office of Bardez under Matríz no. 1530 and the property surveyed for Records of Rights under Chalta no. 25 of P.T. Sheet no. 107 of City Survey Mapusa, to **M/S. TALAK DEVELOPERS PVT. LTD.**, a Company incorporated under the Companies Act 1956, having its Registered Office at Ashiyana Building, Near M & N High School, Comba, Margao, Goa.

- o) It appears that by virtue of the said Deed of sale executed on 15/11/2019, registered in the Office of Sub-Registrar of Bardez, under Registration No. BRZ-1-3806-2019, dated 02/12/2019, the said **M/S. TALAK DEVELOPERS PVT. LTD.**, a Company incorporated under the Companies Act 1956, became the exclusive owner in open, peaceful and uninterrupted possession and enjoyment of the said immovable property



**BALKRISHNA V. THALI  
ADVOCATE**

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*Balkrishna V. Thali*  
*Advocate*

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known as "BILOUM" or "BILLOW", admeasuring 1,105 Sq. Mtrs., situated at Billow, Mapusa, Bardez, Goa, within the limits of the Mapusa Municipal Council, Taluka Bardez, Sub District Bardez, District North Goa, State of Goa, Described in the Land Registration Office of Bardez under no. 51484 at pages 43 overleaf of B 109, Inscribed under no. 42013 of Book G 45, Enrolled in the Taluka Revenue Office of Bardez under no. 1076 of the 2nd Circumscription and surveyed for Records of Rights under Chalta no. 25 of P.T. Sheet no. 107 of City Survey Mapusa along with the old residential mud house bearing House No. 229/4 and admeasuring approximately 132 Sq. Mtrs. existing therein. The said mud house is enrolled in the Taluka Revenue Office of Bardez under Matríz no. 1530 and the property surveyed for Records of Rights under Chalta no. 25 of P.T. Sheet no. 107 of City Survey Mapusa.

5. **SUMMARY:** -

- i) It is observed that the said property originally belonged to one Mr. Venctexa Manguexa Caroicar, having been inscribed in his name in the Land Registration Office of Bardez under Inscription of Transmission No. 42013 and recorded at page 61 V of Book No. G-45.



**BALKRISHNA V. THALI**  
**ADVOCATE**

*Balkrishna V. Thali*  
*Advocate*

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I have perused the Photocopy of the translation of Certificate of Inscription bearing No. 42013, duly recorded at page 61 V of Book G-45 of the Book of Land Description, furnished to me.

- ii) It is observed that the said property stands described under no. 51484, duly recorded at pages 43 overleaf of Book No. B-109 of the Book of Land Description.

I have perused the Photocopy of the translation of Certificate of Description bearing No. 51484, duly recorded at pages 43 overleaf of Book No. B-109 of the Book of Land Description, furnished to me.

- iii) It is observed that vide Deed of Sale titled as "Instrumento De Venda com Quitacao do Preco" dated 08/03/1966, registered in the Office of Sub-Registrar of Bardez, under Registration No. 149 and recorded at pages 197 to 200 of Book No. I, Volume no. 3, dated 08/06/1966, the said Mr. Venctexa Manguexa Caroicar along with his wife Mrs. Rucminibai Venctexa Caroicar sold the said property to Mrs. Kamalabai Shiva Karekar.

I have perused the Photocopy of the Deed of Sale titled as "Instrumento De Venda com Quitacao do Preco" dated 08/03/1966, furnished to me.



**BALKRISHNA V. THALI**  
**ADVOCATE**



- iv) It is observed that the said Mrs. Kamalabai Shiva Karekar was married to Mr. Shiva Karekar under the regime of communion of assets as applicable to the State of Goa and in view thereof the said Mr. Shiva Karekar had acquired equal undivided share / right to the said property.
- v) It is observed that the said Mr. Shiva Karekar expired on 18/06/2006 leaving behind the said Mrs. Kamalabai Shiva Karekar as his widow and half sharer and his only daughter namely Mrs. Bharati Shiva Karekar alias Bharati Shripad Karekar married to Mr. Shripad Pundalik Karekar, as his only and universal heirs.
- vi) It is observed that upon the death of the said Mr. Shiva Karekar, an inventory proceeding was instituted by Mrs. Bharati Shripad Karekar in the Court of the Civil Judge Senior Division at Mapusa, Goa, bearing Inventory Proceeding No. 41/2007/B.
- vii) It is observed that the said property was the subject matter of the said inventory proceedings.
- viii) It is observed that in the said Inventory Proceedings, the said property was allotted to Mrs. Bharati Shiva Karekar alias Bharati Shripad Karekar, the said allotment having been further confirmed by the Hon'ble Civil Judge Senior Division vide its Order dated 24/10/2008.



**BALKRISHNA V. THALI**  
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*Balkrishna V. Thali*  
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*Mapusa - Goa. 403 502*  
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I have perused the Photocopy of the entire records and proceedings along with the Order dated 24/10/2008 passed by the Hon'ble Civil Judge Senior Division in Inventory Proceeding No. 41/2007/B, furnished to me.

- ix) It is observed that the said Mrs. Bharati Shiva Karekar alias Bharati Shripad Karekar is married to Mr. Shripad Pundalik Karekar under the regime of communion of assets as applicable to the State of Goa and in view thereof the said Mr. Shripad Pundalik Karekar had acquired equal undivided share / right to the said property.
- x) It is observed that by virtue of the allotment in the said Inventory Proceedings and the regime of communion of assets, the said Mrs. Bharati Shiva Karekar alias Bharati Shripad Karekar along with her husband Mr. Shripad Pundalik Karekar became the exclusive owners of the said property.
- xi) It is observed that the name of Mrs. Kamalabai Shiva Karekar was recorded in the "Holder in Origin of the title" of the Form 'D' (in manual) of Survey Records of the said property bearing Chalta no. 25 of P.T. Sheet no. 107 of City Survey Mapusa.

I have perused the Photocopy of the Form 'D' (in manual) of Survey Records, furnished to me.



**BALKRISHNA V. THALI**  
**ADVOCATE**

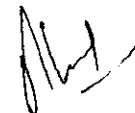
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*Advocate*

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*Mapusa - Goa. 403 502*  
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xii) It is observed that the said Mrs. Bharati Shripad Karekar thereafter based on the Order dated 24/10/2008 passed by the Court of the Civil Judge Senior Division at Mapusa, Goa in Inventory Proceeding No. 41/2007/B, got her name recorded in the New Holder's column of the Form 'D' of Survey Records of the said property bearing Chalta no. 25 of P.T. Sheet no. 107 of City Survey Mapusa.

I have perused the Photocopy of the Computer-generated Form 'D' of Survey Records, furnished to me.

xiii) It is observed that vide Deed of Sale executed on 15/11/2019, registered in the Office of Sub-Registrar of Bardez, under Registration No. BRZ-1-3806-2019, dated 02/12/2019, the said Mrs. Bharati Shiva Karekar alias Bharati Shripad Karekar along with her husband Mr. Shripad Pundalik Karekar sold the said property i.e. the immovable property known as "BILOUM" or "BILLOW", admeasuring 1,105 Sq. Mtrs., situated at Billow, Mapusa, Bardez, Goa, within the limits of the Mapusa Municipal Council, Taluka Bardez, Sub District Bardez, District North Goa, State of Goa, Described in the Land Registration Office of Bardez under no. 51484 at pages 43 overleaf of B 109, Inscribed under no. 42013 of Book G 45, Enrolled in the Taluka Revenue Office of Bardez under no. 1076 of the 2nd Circumscription and surveyed for Records of Rights under Chalta no. 25 of P.T. Sheet



**BALKRISHNA V. THALI**  
**ADVOCATE**

*Balkrishna V. Thali*  
*Advocate*

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Mapusa - Goa. 403 502  
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no. 107 of City Survey Mapusa along with the old residential mud house bearing House No. 229/4 and admeasuring approximately 132 Sq. Mtrs. existing therein. The said mud house is enrolled in the Taluka Revenue Office of Bardez under Matriz no. 1530 and the property surveyed for Records of Rights under Chalta no. 25 of P.T. Sheet no. 107 of City Survey Mapusa, to **M/S. TALAK DEVELOPERS PVT. LTD.**, a Company incorporated under the Companies Act 1956, having its Registered Office at Ashiyana Building, Near M & N High School, Comba, Margao, Goa

I have perused the Photocopy of the Deed of Sale executed on 15/11/2019, furnished to me.

- xiv) It is observed that by virtue of the said Deed of sale executed on 15/11/2019, registered in the Office of Sub-Registrar of Bardez, under Registration No. BRZ-1-3806-2019, dated 02/12/2019, the said **M/S. TALAK DEVELOPERS PVT. LTD.**, a Company incorporated under the Companies Act 1956, became the exclusive owner in open, peaceful and uninterrupted possession and enjoyment of the said immovable property known as "**BILOUM**" or "**BILLOW**", admeasuring 1,105 Sq. Mtrs., situated at Billow, Mapusa, Bardez, Goa, within the limits of the Mapusa Municipal Council, Taluka Bardez, Sub District Bardez, District North Goa, State of Goa, Described in the Land



**BALKRISHNA V. THALI**  
**ADVOCATE**

Registration Office of Bardez under no. 51484 at pages 43 overleaf of B 109, Inscribed under no. 42013 of Book G 45, Enrolled in the Taluka Revenue Office of Bardez under no. 1076 of the 2nd Circumscription and surveyed for Records of Rights under Chalta no. 25 of P.T. Sheet no. 107 of City Survey Mapusa along with the old residential mud house bearing House No. 229/4 and admeasuring approximately 132 Sq. Mtrs. existing therein. The said mud house is enrolled in the Taluka Revenue Office of Bardez under Matriz no. 1530 and the property surveyed for Records of Rights under Chalta no. 25 of P.T. Sheet no. 107 of City Survey Mapusa.

- xv) It is observed that the Sub Registrar of Bardez has issued a Nil Certificate of Encumbrance on the said property certifying that no encumbrances affecting the said property have been found.

I have perused the Photocopy of the Nil Certificate of Encumbrance bearing no. 1434/2022 dated 22/06/2022 issued by Sub Registrar of Bardez, furnished to me

**6. ENCUMBRANCES: -**

The Nil Certificate of Encumbrance on the said property, bearing no. 1434/2022 dated 22/06/2022, issued by the Sub Registrar of Bardez certifies that No encumbrances affecting the said property



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were found for the period commencing from 10/02/2019 to  
15/06/2022.

**7. CONCLUSION: -**

After scrutinizing the abovesaid documents, I have come to the  
conclusion and am of the opinion that **M/S. TALAK  
DEVELOPERS PVT. LTD.**, a Company incorporated under the  
Companies Act 1956 has acquired right to the said property and have  
a clear, marketable title to the said property.

However, it would be advisable to give a public notice in the  
local daily in the event you are desirous of entering into any  
transactions in respect of the said property.

The **Originals** of the documents referred in this report may be  
verified at your end.

All copies of the documents referred above are annexed  
herewith and form an integral part of this report.



(Adv. Balkrishna V. Thali)