

ADV. PRAVIN C. NAIK

BUILDMORE BUSINESS PARK, Office No. 8, Sixth Floor, Near
Mapusa Police Station, Khorlim Xim By Pass Road, Mapusa, Bardez,
Goa. Mob: 0764242425; Email:naikpravinadvocate@gmail.com

Date: 30/11/2021

ASCERTAINMENT OF TITLE



That my services are engaged by M/S Laurus Textiles Pvt. Ltd., a Private Limited Company incorporated under CIN 17120MH2005PTC 158240 on 21st December, 2005, having its registered office at Bank House, 2nd Floor, 203, Kalbadevi Road, Mumbai – 400 002 to give opinion about the title of property.

That I have been furnished with the following documents pertaining to property surveyed under Chalta No. 77 of P.T. Sheet No. 135 of City Survey of Mapusa City:

1. Form-D of the property surveyed under Chalta No. 77 of P.T. Sheet No.135 of City Survey of Mapusa.

As per the said document it can be seen that the occupant of the above mentioned property is M/S Laurus Textiles Pvt. Ltd. and the area of property is 620 sq.mts.

2. Survey Plan of property surveyed under Chalta No. 77 of P.T. Sheet No.135 of City Survey of Mapusa

That as per survey plan the boundaries of the property are:-

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- On the East : By P.T. Sheet No.135, Chalta No.75, 76
and 78 and P.T. Sheet No.147/1.
- On the West : By P.T. Sheet No.135, Chalta No.41 to
48.
- On the North : By remaining part of P.T. Sheet No.135,
Chalta No.78-B and another.
- On the South : By road.



3. Judgment and Order dated 29.03.1997 passed in Regular Civil Suit No. 44/1996/C by Civil Judge Senior Division at Mapusa.

The above suit was filed for declaration declaring Mrs. Idalina Encarnacao Da Cruz e Sa alias Idalina de Sa, as owner by adverse possession. That vide the Judgment and Order dated 29.03.1997, Mrs. Idalina Encarnacao Da Cruz e Sa alias Idalina de Sa was declared as the Owner of the property Surveyed under Chalta No. 77 of P.T. Sheet No. 135 of City Survey of Mapusa along with house bearing H. No. 224 situated in the said property.

4. Will dated 13.05.1997 registered before the Office of Sub-Registrar of Bardez at Mapusa under registration No.550/32 and drawn at page 82V onwards of Book No.199 of the said Office on 05/06/1997.

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Vide said Will, Mrs. Idalina Encarnacao Da Cruz e Sa alias Idalina de Sa bequeathed her entire disposable share with respect to property Surveyed under Chalta No. 77 of P.T. Sheet No. 135 of City Survey of Mapusa along with house bearing H. No. 224 situated in the said property in favour of her daughter Mrs. Natercia Macelina D'sa E Baracho.



5. Death Certificate of Mrs. Idalina Encarnacao Da Cruz e Sa alias Idalina de Sa

That Mrs. Idalina Encarnacao Da Cruz e Sa alias Idalina de Sa was expired on 12/09/1998.

That upon death, the WILL dated 13.05.1997 registered before the Office of Sub-Registrar of Bardez at Mapusa under registration No.550/32 and drawn at page 82V onwards of Book No.199 of the said Office on 05/06/1997 came into operation and as such, Mrs. Natercia Macelina D'sa E Baracho became the absolute owner of the share of the Mrs. Idalina Encarnacao Da Cruz e Sa alias Idalina de Sa with respect to the property Surveyed under Chalta No. 77 of P.T. Sheet No. 135 of City Survey of Mapusa along with house bearing H. No. 224 situated in the said property.

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6. Deed of Sale dated 24/03/2006, registered before the Sub Registrar of Bardez at Mapusa, bearing Registration No. 611 at Page No. 215 to 235 of Book No. I of Volume No. 2969, dated 31/08/2010.

Vide said Deed of Sale, co-owners of the property namely- Mrs. Blanche Agonizantes De Sa e Souza along with her husband Mr. John Francis De Souza; Mr. Daryl Noha Allen Vaze along with his wife Mrs. Mysie Dorothy Vaze; and Mr. Ross Francis Vaze sold their undivided share in the property Surveyed under Chalta No. 77 of P.T. Sheet No. 135 of City Survey of Mapusa along with house bearing H. No. 224 to Mrs. Natercia Marcelina D'sa E Baracho and Mr. Bryan Nazareth Reis Magos Baracho. And hence Mrs. Natercia Marcelina D'sa E Baracho and Mr. Bryan Nazareth Reis Magos Baracho thus became the absolute owner of the entire said property and the said house.

7. Deed of Sale dated 27/05/2020 registered before the Sub Registrar of Bardez at Mapusa, bearing Registration No. BRZ-1-1426-2020, dated 31/08/2010.

Vide said Deed of Sale, Mrs. Natercia Marcelina D'sa E Baracho and Mr. Bryan Nazareth Reis Magos Baracho and Mrs. Lara Nirmala Baracho Alias Lara Nunes E Baracho, sold their right, title and interest with respect to the property Surveyed under Chalta



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No. 77 of P.T. Sheet No. 135 of City Survey of Mapusa along with
house bearing H. No. 224 situated in the said property to **M/S**
LAURUS TEXTILES PVT. LTD., a Private Limited Company
incorporated under CIN 17120MH2005PTC 158240 on 21st
December, 2005, having its registered office at Bank House, 2nd
Floor, 203, Kalbadevi Road, Mumbai – 400 002.

OPINION

In view of the documents submitted to me by **M/S LAURUS**
TEXTILES PVT. LTD., I am of the opinion that **M/S LAURUS**
TEXTILES PVT. LTD. is having clear and marketable title over
property surveyed under Chalta No. 77 of P.T. Sheet No. 135 of
City Survey of Mapusa City.



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Date: 30/11/2021

ASCERTAINMENT OF TITLE



That my services are engaged by M/S Laurus Textiles Pvt. Ltd., a Private Limited Company incorporated under CIN 17120MH2005PTC 158240 on 21st December, 2005, having its registered office at Bank House, 2nd Floor, 203, Kalbadevi Road, Mumbai – 400 002 to give opinion about the title of property.

That I have been furnished with the following documents pertaining to properties surveyed under under Chalta No.43, 44, 45, 46, 47, 48 and 49 of P.T. Sheet No.136 of City Survey of Mapusa, situated at Mapusa, Bardez, Goa:

1. Form-D of the property surveyed under Chalta No. 43 of P.T. Sheet No.136 of City Survey of Mapusa.

As per the said document it can be seen that the occupant of the above mentioned property is M/S Laurus Textiles Pvt. Ltd. and the area of property is 6 sq.mts.

2. Form-D of the property surveyed under Chalta No. 44 of P.T. Sheet No.136 of City Survey of Mapusa.

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As per the said document it can be seen that the occupant of the above mentioned property is M/S Laurus Textiles Pvt. Ltd. and the area of property is 41 sq.mts.



3. Form-D of the property surveyed under Chalta No. 45 of P.T. Sheet No.136 of City Survey of Mapusa.

As per the said document it can be seen that the occupant of the above mentioned property is M/S Laurus Textiles Pvt. Ltd. and the area of property is 21 sq.mts.

4. Form-D of the property surveyed under Chalta No. 46 of P.T. Sheet No.136 of City Survey of Mapusa.

As per the said document it can be seen that the occupant of the above mentioned property is M/S Laurus Textiles Pvt. Ltd. and the area of property is 34 sq.mts.

5. Form-D of the property surveyed under Chalta No. 47 of P.T. Sheet No.136 of City Survey of Mapusa.

As per the said document it can be seen that the occupant of the above mentioned property is M/S Laurus Textiles Pvt. Ltd. and the area of property is 7 sq.mts.

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6. Form-D of the property surveyed under Chalta No. 48 of P.T. Sheet No.136 of City Survey of Mapusa.

As per the said document it can be seen that the occupant of the above mentioned property is M/S Laurus Textiles Pvt. Ltd. and the area of property is 37 sq.mts.

7. Form-D of the property surveyed under Chalta No. 49 of P.T. Sheet No.136 of City Survey of Mapusa.

As per the said document it can be seen that the occupant of the above mentioned property is M/S Laurus Textiles Pvt. Ltd. and the area of property is 17 sq.mts.

8. Survey Plan of property surveyed under Chalta No. 43 of P.T. Sheet No.136 of City Survey of Mapusa

That as per survey plan the boundary of the property is:-

- On the East : By property surveyed under Chalta No. 77 of P.T. Sheet No.135 of City Survey of Mapusa.
- On the West : By public road.
- On the North : By closed lane.
- On the South : By property surveyed under Chalta No.44 of P.T. Sheet No.136 of City Survey of Mapusa.



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9. Survey Plan of property surveyed under Chalita No. 44 of P.T.

Sheet No.136 of City Survey of Mapusa

That as per survey plan the boundary of the property is:-

On the East : By property surveyed under Chalita No. 77 of
P.T. Sheet No.135 of City Survey of Mapusa.

On the West : By public road.

On the North : By property surveyed under Chalita No.43 of
P.T. Sheet No.136 of City Survey of Mapusa.

On the South : By property surveyed under Chalita No.45 of
P.T. Sheet No.136 of City Survey of Mapusa.

10. Survey Plan of property surveyed under Chalita No. 45 of P.T.

Sheet No.136 of City Survey of Mapusa

That as per survey plan the boundary of the property is:-

On the East : By property surveyed under Chalita No. 77 of
P.T. Sheet No.135 of City Survey of Mapusa.

On the West : By public road.

On the North : By property surveyed under Chalita No.44 of
P.T. Sheet No.136 of City Survey of Mapusa.

On the South : By property surveyed under Chalita No.46 of
P.T. Sheet No.136 of City Survey of Mapusa.



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11. Survey Plan of property surveyed under Chalta No. 46 of P.T. Sheet No.136 of City Survey of Mapusa

That as per survey plan the boundary of the property is:-

On the East : By property surveyed under Chalta No. 77 of
P.T. Sheet No.135 of City Survey of Mapusa.

On the West : By public road.

On the North : By property surveyed under Chalta No.45 of
P.T Sheet No.136 of City Survey of Mapusa.

On the South : By property surveyed under Chalta No.47 and
48 of P.T Sheet No.136 of City Survey of
Mapusa.

12. Survey Plan of property surveyed under Chalta No. 47 of P.T. Sheet No.136 of City Survey of Mapusa

That as per survey plan the boundary of the property is:-

On the East : By property surveyed under Chalta No. 48 of
P.T. Sheet No.136 of City Survey of Mapusa.

On the West : By public road.

On the North : By property surveyed under Chalta No.46 of
P.T Sheet No.136 of City Survey of Mapusa.

On the South : By property surveyed under Chalta No.48 of
P.T. Sheet No.136 of City Survey of Mapusa.



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13. Survey Plan of property surveyed under Chalta No. 48 of P.T. Sheet No.136 of City Survey of Mapusa

That as per survey plan the boundary of the property is:-

- On the East : By property surveyed under Chalta No. 77 of
P.T. Sheet No.135 of City Survey of Mapusa.
- On the West : By public road and by property surveyed
under Chalta No.47 of P.T. Sheet No. 136 of
City Survey of Mapusa.
- On the North : By property surveyed under Chalta No.46 of
P.T Sheet No.136 of City Survey of Mapusa.
- On the South : By property surveyed under Chalta No.49 of
P.T. Sheet No.136 of City Survey of Mapusa.

14. Survey Plan of property surveyed under Chalta No. 49 of P.T. Sheet No.136 of City Survey of Mapusa

That as per survey plan the boundary of the property is:-

- On the East : By property surveyed under Chalta No. 77 of
P.T. Sheet No.135 of City Survey of Mapusa.
- On the West : By public road.
- On the North : By property surveyed under Chalta No.48 of
P.T Sheet No.136 of City Survey of Mapusa.
- On the South : By public road.



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15. Inventory Proceedings bearing No. IP/40/1999 filed before
Civil Judge Senior Division at Mapusa.

The said Inventory Proceedings was initiated in the Court of Civil Judge Senior Division, at Mapusa- Goa upon the death of Mr. Carmo Francisco Huberto Fernandes, wherein the properties surveyed under Chalta No. 43, 44, 45, 46, 47, 48 and 49 of P.T. Sheet No.136 was allotted to Mrs. Sandra Fernandes alias Sandra Hubert Fernandes alias Sandra Philomena Rodrigues E Fernandes and her son Mr. Sheldon Benjamin Fernandes.

16. Deed of Sale dated 03/07/2019

Vide said Deed of Sale, the properties surveyed under Chalta No. 43, 44, 45, 46, 47, 48 and 49 of P.T. Sheet No.136 were sold by Mrs. Sandra Fernandes alias Sandra Hubert Fernandes alias Sandra Philomena Rodrigues E Fernandes and her son Mr. Sheldon Benjamin Fernandes to **M/S LAURUS TEXTILES PVT. LTD.**, a Private Limited Company incorporated under CIN 17120MH2005PTC 158240 on 21st December, 2005, having its registered office at Bank House, 2nd Floor, 203, Kalbadevi Road, Mumbai – 400 002.



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OPINION

In view of the documents submitted to me by **M/S LAURUS TEXTILES PVT. LTD.**, I am of the opinion that **M/S LAURUS TEXTILES PVT. LTD.** is having clear and marketable title over properties surveyed under Chalta No.43, 44, 45, 46, 47, 48 and 49 of P.T. Sheet No.136 of City Survey of Mapusa.



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