

SUJATA DEVSHEKAR

ADVOCATE

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Date: 09/01/2019

CERTIFICATE OF TITLE

• DESCRIPTION OF THE PROPERTY

ALL THAT property admeasuring 3940 sq.mtrs bearing survey no.21/1 of village kujira and which is part of the larger property known as "BAMON BHAT" situated at Cujira within limits of village Panchayat of St.Cruz, Taluka Tiswadi ,Goa, and Sub -District Ilhas, which property forms part of the land bearing Land Registration No.1535 at pages 137 over leaf of Book B-18 (Old) and enrolled in the Taluka Revenue Office under Revenue Nos.195 and 25 and the property is hereinafter referred as "SAID PROPERTY" .The said property bounded as under:




ON THE NORTH: By the boundary of village Murda

ON THE SOUTH: By the survey nos. 21/2 , 21/2-A, 21/2-E and

21/1-A of village Cujira.

ON THE EAST : By the 15 meters wide road.

ON THE WEST : By the survey no.21/1-C of village Cujira

• DOCUMENTS SCRUTINISED

- i. Photo copy of Certificate of Description and Inscription.
- ii. Photo copy of Form I and XIV concerning survey no. 21/1 of village Cujira, Taluka Tiswadi, State of Goa.
- iii. Photo copy of Survey Plan concerning survey no. 21/1 of village Cujira, Taluka Tiswadi, State of Goa
- iv. Photo copy of Deed of Partition dated 21.03.1996 duly registered under no.660 at pages 01 to 39 of Book no.1, Volume no.504 dated 18.04.1996 in the Office of the Sub-Registrar of Ilhas.
- v. Photo copy of Will recorded in the Office of the Notary Ex-Officio , Ilhas , Panaji, Goa in Book No.110 of Wills at pages 15 to 19 (v)




- vi. Photo copy of award passed in Inventory Proceeding No.64/2001/B initiated before Civil Judge Senior Division at Panaji
- vii. Photo copy of Sanad under no. RB/CNV/TIS/ COLL /16/2010 dated 21/04/2011.
- viii. Photo copy of Deed of Gift dated 24/06/2011 bearing Registration no. PNJ-BK1-01741-2011, CD Number PNJD 9 in the office of Sub-Registrar of Ilhas
- ix. Photo copy of Deed of Gift dated 24/06/2011 bearing Registration no. PNJ-BK1-01742-2011, CD Number PNJD 9 in the office of Sub-Registrar of Ilhas
- x. Photo copy of Deed of Sale dated 20/04/2009 bearing Registration no. 986 at pages 187 to 217, Book No.I, Volume No.2074 dated 29/04/2009 registered in the office of Sub-Registrar of Ilhas.

• OFFICES SEARCHED

I have given searches in the Office of Land Registrar/Sub-Registrar Ilhas, Court of Civil Judge Senior Division, Panaji, Goa.



- FLOW OF TITLE

➤ All that property admeasuring 3940 sq.mtrs bearing survey no.21/1 of village kujira and which is part of the larger property known as "BAMON BHAT" situated at Cujira within limits of village Panchayat of St.Cruz, Taluka Tiswadi ,Goa, and Sub -District Ilhas, which property is described in the Land Registration office under No.1535 at pages 137 over leaf of Book B-18 (Old) and enrolled in the Taluka Revenue Office under Revenue Nos.195 and 25 and which property is found inscribed under inscription no. 27978 at folio 135 overleaf of the Book G-41 in favour of Shri Sitarama Visrama Porobo Nachinolkar ,Smt. Lila Sitarama Porobo Nachinolkar, Shri. Gopala Porobo Nachinolkar, Smt. Pramilabai Gopal Nachinolkar and Shri. Rogunata Visrama Porobo Nachinolkar, Smt. Indirabai Raghunath Nachinolkar.

➤ One of the co-owner Smt.Lila Sitaram Nachinolkar expired on 18/07/1977. Thereafter Deed of Partition dated 21/03/1996 was executed between Shri. Sitarama Visrama Porobo Nachinolkar, Shri.




Visrama Sitarama Porobo Nachinolkar, Smt. Parvatibai Visrama Nachinolkar , Shri.Shital Sitarama Prabhu Nachinolkar, Smt.Shanta Shital Nachinolkar as the First Party and Shri. Gopala Porobo Nachinolkar with his wife Smt. Pramilabai Gopal Nachinolkar as Second Party and Dr. Rogunata Visrama Porobo Nachinolkar and his wife Smt. Indirabai Raghunath Nachinolkar as Third Party , which is registered under no.660 at pages 1 to 39 of Book I, Vol.no.504 on 18/04/1996 in the office of Sub-Registrar of Ilhas.

➤ In the said Deed of Partition dated 21/03/1996, the larger property "Bamon Bhat" was divided into three parts i.e Plot A admeasuring 11,110 sq.mtrs , Plot B admeasuring 10,016 sq.mtrs and Plot C admeasuring 12,175 sq.mts. The Plot C admeasuring 12,175 sq.mts came to be allotted to Shri. Gopala Porobo Nachinolkar and his wife Smt.Pramilabai Gopal Nachinolkar by virtue of said Deed of Partition dated 21/03/1996.




- On 31/01/97 the said Mr.Gopal Porob Nachinolkar executed a Will recorded in the Office of the Notary Ex-Officio , Ilhas , Panaji, Goa in Book No.110 of Wills at pages 15 to 19 (v) and bequeathed the said Plot C admeasuring 12,175 sq.mtrs to his son Dr.Ulhas Gopal Nachinolkar.
- The said Shri. Gopala Porobo Nachinolkar died leaving behind him as his moiety holder and half sharer his widow Smt. Pramilabai Gopal Nachinolkar, Dr.Ulhas Gopal Nachinolkar,Smt. Susheela Shivanand Salelkar and Smt. Deepa Prakash Gude.
- Upon the death of Shri. Gopala Porobo Nachinolkar, inventory proceedings bearing No.64/2001/B was initiated before the Civil Judge Senior Division at Panaji and the matter was amicably settled before Presiding Officer of Lok Adalat. The consent terms were filed and vide Award dated 09/01/2004 passed by the Presiding Officer of Lok Adalat , the said Plot C admeasuring 12,175 sq.mtrs mentioned as Item No. D-1 was allotted to Shri.Ulhas Gopal Nachinolkar.




- For conversion of land from agricultural to non agricultural purpose

Sanad was obtained bearing no. RB/CNV/TIS/ COLL/16/2010 dated

21/04/2011 from the Office of the Collector, North Goa, Panaji .

- Mr. Ulhas Gopal Nachinolkar is married to Mrs. Swarupa Ulhas

Nachinolkar under the regime of Communion of Assets, hence she has

acquired moiety share in the said property.

- Vide registered Deed of Gift dated 24/06/2011 Shri.Ulhas Gopal

Nachinolkar and his wife gifted their disposable quota to the extent of

3708 sq.mtrs of the said property to the Shri.Swapneel Ulhas

Nachinolkar herein which deed is registered under Registration no.

PNJ-BK1-01741-2011,CD Number PNJD 9 in the office of Sub-

Registrar of Ilhas .

- Vide registered Deed of Gift dated 24/06/2011 Shri.Ulhas Gopal

Nachinolkar and his wife gifted their disposable quota to the extent of

3894 sq.mtrs of the said property to the Shri.Parind Ulhas Nachinolkar



and his wife Smt. Sindhura Parind Nachinolcar herein which deed is registered under Registration no. PNJ-BK1-01742-2011, CD Number PNJD 9 in the office of Sub-Registrar of Ilhas.

➤ Vide registered Deed of Sale dated 20/04/2009 which is registered under Registration no. 986 at pages 187 to 217, Book No.I, Volume No.2074 dated 29/04/2009 in the office of Sub-Registrar of Ilhas, Plot admeasuring 538 sqmtrs sold to Roberto Estevao Pereira.

➤ After deducting area of Plots gifted and conveyed, the remaining balance area of 3940 sqmtrs bearing survey no.21/1 of village Cujira, is exclusively owned and possessed by Shri.Ulhas Gopal Nachinolcar and his wife Smt.Swarupa Ulhas Nachinolcar.

• OPINION

On the basis of documents produced for my perusal and unless anything found contrary, Mr. Ulhas Gopal Nachinolkar and his wife Mrs. Swarupa Ulhas Nachinolkar holds good and marketable title to the said property.


