



Ref. No.:

Date:

To,
Mr. Jyoti Rath,
148, Vista Villas, Sector -46
Gurgaon, Haryana.

Date: 1st January 2021

Sub: Investigation of title of the property at Nachinola, Bardez, Goa, bearing survey no. 66/2, of Village Survey of Nachinola-Bardez, Goa.

As instructed by you, I having perused the following documents that were furnished to me and having made my observations thereon, I am to give my opinion as regards the marketability of the title of ownership thereto, as follows:-

TITLE REPORT

DOCUMENTS INSPECTED AND SCRUTINIZE:-

1. Copy of Description Certificate no. 17552 at folio 141v of Book B-45 (New)
2. Copy of Inscription Certificate no. 12579 at folio 125v of Book G-18
3. Copy of Will dated 21st November 1985
4. Copy of Deed of Succession dated 12th March 1990
5. Copy of Deed of Succession dated 19th July 1994
6. Copy of Deed of Sale dated 22nd July 1994
7. Copy of Deed of Sale dated 6th January 1995





Ref. No.:

Date:

8. Copy of Deed of Sale dated 10th January 2019
9. Copy of Sanad dated 22nd November 2019
10. Copy of Form I&XIV
11. Copy of Survey Plan
12. Copy of Technical Clearance order dated 2nd July 2019
13. Copy of Construction license dated 2nd June 2020 along with Approved plan

BRIEF BACKGROUND OF THE PROPERTY

In the present case it is seen from the documents that originally the property known as **“ONTICHE BHAT”** or **“MODUALACHEM BHAT”** or **“ONTNECHEN BHAT”** or **“MADVALACHE BHAT”** or **“VOLENCHÉ BATTÁ”** or **“VOLENACHEM BATTÁ”**, situated in the Village Nachinola, Bardez, Goa, within the limits of the Village Panchayat of Nachinola, Bardez Taluka, Sub-District of Bardez, District of North, State of Goa, described in the Land Registration Office of Bardez under no. 17552 at folio 141v of Book B-45 (New) not enrolled in the Taluka Revenue office of Bardez, Mapusa and surveyed under no. 66 sub-division no. 2 of Village Nachinola, Bardez, Goa and said property admeasures 4650 square meters and bounded as under:-

East: by the property surveyed under Survey no 66/3;

West: by the property surveyed under Survey no. 66/1;

North: by Nulla;

South: by Pathway/Footpath;





Ref. No.:

Date:

belonged to Luiz Antonio Conceicao Gomes alias Luis Antonio Consessao Gomes and Maria Florinda Carvalho e Gomes alias Maria Ana Filomena Carvalho alias Ana Florinda Carvalho alias Maria Florinda Carvalho alias Filmena Carvalho.

That the said property is duly inscribed in favour of Luiz Antonio Conceicao Gomes alias Luis Antonio Consessao Gomes and Maria Florinda Carvalho e Gomes alias Maria Ana Filomena Carvalho alias Ana Florinda Carvalho alias Maria Florinda Carvalho alias Filmena Carvalho, in the Land Registration Office of Bardez under Inscription no. 12579 at folio 125v of Book G-18.

That the said Luiz Antonio Conceicao Gomes alias Luis Antonio Consessao Gomes and Maria Florinda Carvalho e Gomes alias Maria Ana Filomena Carvalho alias Ana Florinda Carvalho alias Maria Florinda Carvalho alias Filmena Carvalho expired leaving behind their only daughter Maria Julia Gomes alias Julis Gomes alias Maria Julia Gomes e Fernandes alias Juliana Gomes married to Domingos Caetano Jose Fernandes;

That Domingos Caetano Jose Fernandes expired without any ascendants or descendents and leaving behind his widow Maria Julia Gomes alias Julis Gomes alias Maria Julia Gomes e Fernandes alias Juliana Gomes;

That during the lifetime of Maria Julia Gomes alias Julis Gomes alias Maria Julia Gomes e Fernandes alias Juliana Gomes





Ref. No.:

Date:

she executed a Will dated 21st November 1985 drawn at page 79 onwards of Book No. 133 in the office of the Sub-Registrar of Bardez, bequeathing all her rights in movable and immovable properties in favour of Domingos Antonio Sequeira e Fernandes;

That on demise of Maria Julia Gomes alias Julis Gomes alias Maria Julia Gomes e Fernandes alias Juliana Gomes, Deed of Succession was executed on 12th March 1990, which is recorded at pages 31 overleaf of Book no. 133 of the Notarial Office of Judicial Division of Bardez-Goa. From the content of the Deed of Succession it is seen that Domingos Antonio Sequeira e Fernandes was declared as heir of Maria Julia Gomes alias Julis Gomes alias Maria Julia Gomes e Fernandes alias Juliana Gomes.

That another Deed of Succession was executed on 19th July 1994, which is recorded at pages 51 overleaf of Book no. 775 of the Notarial Office of Judicial Division of Bardez-Goa, incorporating the succession in details from Luiz Antonio Conceicao Gomes alias Luis Antonio Consessao Gomes and Maria Florinda Carvalho e Gomes alias Maria Ana Filomena Carvalho alias Ana Florinda Carvalho alias Maria Florinda Carvalho alias Filmena Carvalho to Maria Julia Gomes alias Julis Gomes alias Maria Julia Gomes e Fernandes alias Juliana Gomes, thereby by declaring Domingos Antonio Sequeira e Fernandes married to Maria Josefa Fernandes as heirs of Maria Julia Gomes alias Julis Gomes alias Maria Julia Gomes e Fernandes alias Juliana Gomes.





Ref. No.:

Date:

That by Deed of Sale dated 22nd July 1994, duly registered before the Sub-Registrar of Bardez at Mapusa under no. 744 of Book No. 1, Volume No. 293 dated 9th May 1995, the said Domingos Antonio Sequeira e Fernandes and his wife Maria Josefa Fernandes sold the said property to Freddy Arcanjo Alfred Fernandes and his wife Mrs. Martha Palmira Fernandes;

That by Deed of Sale dated 6th January 1995, duly registered before the Sub-Registrar of Bardez at Mapusa under no. 1633, of Book No. 1, Volume No. 323 dated 12th September 1995, the said Freddy Arcanjo Alfred Fernandes and his wife Mrs. Martha Palmira Fernandes sold the said property to Renuka Maria Pimenta, Dhiren Pimenta and Donat Joaquim Pimenta;

That by Deed of Sale dated 10th January 2019, duly registered before the Sub-Registrar of Bardez at Mapusa under no. BRZ-1-56-2019 dated 16th January 2019, the said Renuka Maria Pimenta alias Renuka Maria Mendonca and her husband Gerard Mendonca, Dhiren Pimenta and his wife Nirmala Clara Gome alias Nirmala Clara Pimenta and Donat Joaquim Pimenta and his wife Cynthia Lourdes Pimenta sold the said property to Jyoti Rath;

That the Survey Record of Rights pertaining to the said property bearing Survey no. 66/2 of the Village Survey of Nachinola - Bardez, is duly mutated with Jyoti Rath name duly included in the Occupant's Column of the Form no. I and XIV pertaining to the said property;





Ref. No.:

Date:

That there are no tenants/mundkars are reflected in the Survey Record of Rights pertaining to the said property bearing Survey no. 66/2 of the Village Survey of Nachinola - Bardez;

That the said Jyoti Rath applied for and procured the required Conversion Sanad dated 22nd November 2019 bearing no. 4/116/CNV/AC-III/2019/1463, permitting him to use the said property for residential purpose.

That the said Jyoti Rath embarked upon a plan for construction of residential villa, swimming pool and row houses and compound wall in the said property;

That by letter no. TPB/5249/NACH/TCP-19/4014, dated 2nd July 2019, addressed by the Deputy Town Planner, Town and Country Planning Department, Government of Goa, Mapusa - Goa, the said Jyoti Rath, came to be communicated that the required No Objection from the planning point of view, had been granted for the proposed construction as per the plans annexed thereto and on the conditions mentioned in the said letter;

That by letter bearing Permission no. 03/VP/Nac/Const. Lic/2020-2021/739, dated 2nd June 2020, the Village Panchayat of Nachinola, communicated that the necessary permission for the proposed construction of residential villa and row houses and compound wall, as per the approved plans and on the conditions mentioned in the said letter, had been granted;





Ref. No.:

Date:

In view of the above I am of the opinion that Jyoti Rath, who is the present owner and in possession of all that property known as **“ONTICHE BHAT”** or **“MODUALACHEM BHAT”** or **“ONTNECHEN BHAT”** or **“MADVALACHE BHAT”** or **“VOLENICHE BATT”** or **“VOLENACHEM BATT”**, situated in the Village Nachinola, Bardez, Goa, within the limits of the Village Panchayat of Nachinola, Bardez Taluka, Sub-District of Bardez, District of North, State of Goa, described in the Land Registration Office of Bardez under no. 17552 at folio 141v of Book B-45 (New) not enrolled in the Taluka Revenue office of Bardez, Mapusa and surveyed under no. 66 sub-division no. 2 of Village Nachinola, Bardez, Goa and said property admeasures 4650 square meters, has clear and marketable title and has valid permission to construct residential villa and row houses, swimming pool and compound wall in the said property.

Yours faithfully,



(Signature)
(Chandrakant Kundaikar)
(Advocate)