

# **ADV. R. D. MANDREKAR**

Off. No. 310, Boshan building, Mapusa – Bardez, Goa

Ref. No.

Date: 05.07.2018

## **TITLE REPORT**

### **1. Documents Produced by**

Mr. Avinash Karwal

Candolim - Bardez Goa.

### **2. Documents Produced For Property bearing Survey NO. 208/6 — Candolim- Bardez Goa.**

1. Survey Plan.
2. Form I and XIV (New),
3. Form I and XIV (old).
4. Nil Encumbrance Certificate.
5. Deed of succession dated 18<sup>th</sup> march 2011.
6. Description certificate No. 14691 of Book B-38 at Folio 77v
7. Inscription certificate No. 36509 of Book G-40 at pages 63V
8. Deed of Sale dated 13<sup>th</sup> June 2011.
9. Inventory proceeding dated 20<sup>th</sup> December 1919.
10. Old cadastral plan and Registo- da- Agrimensor
11. Form III and Form IX
12. Zoning Certificate.



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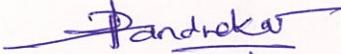
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## ***Documents Produced FOR PROPERTY BEARING SURVEY NO. 208/5 — CANDOLIM- BARDEZ GOA.***

1. Survey Plan.
2. Form I and XIV (New),
3. Form I and XIV (old).
4. Nil Encumbrance Certificate.
5. Inventory Proceeding No. 225/2003/A.
6. Matriz Certificate No. 451 of the second Circumscription.
7. Deed of Sale dated 13<sup>th</sup> June 2011.
8. Deed of Renunciation dated 25<sup>th</sup> September 1973
9. Deed of Renunciation dated 6<sup>th</sup> January 1973.
10. Old cadastral plan and Registo- da- Agrimensor
11. Form III and Form IX
12. Zoning Certificate.

### **Additional documents produced to me for both properties**

- 1.... Sanad
- 2... RCC drawing and Plan
- 4... Technical clearance certificate
- 5.. Approved plan
- 6... Construction Licence

  
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### **3. Offices Searched**

Office of Talathi of Village Candolim

Taluka Revenue Office, Mapusa

Office of Land Survey, Mapusa.

Office of Sub-Registrar of Bardez at Mapusa

Office of Arquives.

Town and country planning

### **4. Description of Property bearing sy No. 208/6**

That there exists of property known as “ GANEACHI ARADI” or “ ARADDY CIRCAUY” situated within the jurisdiction of Gram Panchayat of Assagao, within the registration Sub District of Bardez of the District of North Goa, State of Goa, described in the Land Registration Office of Bardez under No. 14691 at page 72V of Book B-38 new and inscribed under No. 36509 of Book G-40 at pages 63V not found enrolled in the Taluka Revenue Office, presently surveyed under survey No. 208/6, admeasuring 1275 sq. mts and presently it bounded as under : East:- by property bearing Survey No. 208/7, West:- by property bearing Survey no. 208/5, North:- by property bearing survey No. 209 and south:- by property bearing survey No. 208/10.hereinafter referred to as the “**SAID PROPERTY.**”

  
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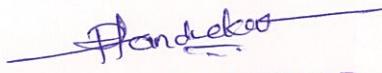
## ***5. Flow of Title :***

I have examined the documents mentioned at Para (2) above and carried out searches in the various offices mentioned at Para (3) above. From the documents examined and the searches carried out it transpires that:-

### **TRACING OF PARTIES TITLE:-**

The Scheduled property bearing survey No. 208/6 was inscribed in favour of Albertina Eufregina dos Santos Pereira under No.36509 of the Register of Transmissions having been allotted in her favor in Inventory amongst minors which was filed upon the death of Miguel Francisco Pereira and which judgement became final for want of appeal on 20<sup>th</sup> December 1919.

That upon the death of the said Albertina Eufregina dos santos Pereira the scheduled property devolved upon Antonio Mariano Pereira who was ,married to Maria Magdalena D'souza under the regime of Communion Assets as applicable to the state of Goa

  
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The said Antonio Mariano Pereira and Maria Magdalin D'Souza expired on 23<sup>rd</sup> May 1953 at Candolim and 2<sup>nd</sup> February 1947 at Mumbai respectively leaving behind as their sole and universal heirs their two children Miheal Anthony Pereira and Julia Sebastiana Victoria Pereira.

The said Michael Antony Pereira expired on 28<sup>th</sup> December at Bombay leaving behind his sister Julia Sebastiana Vitoria Pereira as the absolute owner in possession of the scheduled property.

by virtue of a s Deed of Succession dated 18<sup>th</sup> March 2011 drwan in the office of the Sub Registrar of Canacona at page 64 to 66 reverse of the National Book for Deed/Will No:-31, the Julian Sebastiana Victoria Pereira qualified as the sole and universal heir left behind by Antonio Mariano Pereira and Maria Magdalina D' Souza .

by deed of sale dated 13<sup>th</sup> June 2011, the said Mrs. Julia Sebastina Victoria Pereira sold the said property to Mr. Avinash Karwal, the said sale deed registered before the sub registrar of bardez at Mapusa under No. BRZ-BK1-02950-2011, Book I documents, CD Number BRZD 187 dated 16.06.2011.

  
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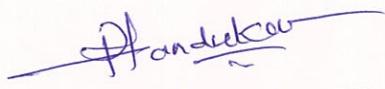
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That on the basis of deed of sale dated 13<sup>th</sup> June 2011, the said Mr. Avinash Karwal, acquired right in the said property and is exclusive owner in possession of the said property without any interference and obstruction from whomsoever and whatsoever nature till date.

## **6. Description of Property bearing sy No. 208/5**

Whereas there exists of property known as “ ARADI” or GAUNCHI ARADI or GANEACHI ARADI” situated within the jurisdiction of Gram Panchayat of Assagao, within the registration Sub District of Bardez of the District of North Goa, State of Goa, not described in the Land Registration Office of Bardez not inscribed but found enrolled in the Taluka Revenue Office under Matriz No. 451 of second Circumscription, presently surveyed under survey No. 208/5, admeasuring 1700 sq. mts and presently it bounded as under : East:- by property bearing Survey No. 208/6 and 10, West:- by property bearing Survey no. 208/4, 4A and road, North:- by property bearing survey No. 209 and south: by road .hereinafter referred to as the “**SAID PROPERTY.**”

  
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## ***5. Flow of Title:***

I have examined the documents mentioned at Para (2) above and carried out searches in the various offices mentioned at Para (3) above. From the documents examined and the searches carried out it transpires that:-

### **TRACING OF PARTIES TITLE:-**

The Scheduled property bearing survey No. 208/5 originally belonged to Mr. Charles Pinto alias Dr. Charles Jose Trajano Pinto alias Dr. Chales Joseph Trajanus Pinto alias Dr. Carlos Jose Trajanus Pinto alias Dr. Chales Joseph Trajano Pinto who was to Dr.(Mrs) Denise Andrade e Pinto alias Dr. Maria Denise Andrade e Pinto alias Dr. Maria Denise Andrade e Pinto alias (miss) Maria Dinisse Andrade e Pinto.

The said Mr. Charles Pinto expired on 9<sup>th</sup> September 1970 at Mumbai and the said Dr.(Mrs) Denise Andrade e Pinto expired on 28<sup>th</sup> May 1999 at Mumbai.

  
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That Mr. Anil Charles Pinto instituted an Inventory proceeding in the court of the civil judge senior Division at Mapusa bearing No.225/2003/A in which all the children of the said Mr. Charles Pinto and the said Dr.(Mrs) Denise Andrade e Pinto, namely dr. (Mrs) Neela Luise Pinto Vas married to Dr. Carociolo Chicot jose Viviano Vas, Ms. Sunita maria Pinto, Dr. Anil Charles Pinto married to Mrs. Mary jo Lehnhausen, Mrs. Noella Rohini Adelina Pinto married to Dr.Nicholas Antao, Mrs. Sabrina jaylina Kannampilly were listed as sole and universal heris to the assets left behind by them.

by virtue of a Deed of Renunciation dated 25/09/1973 recorded at pages 41 overleaf onwards of Book 704 of Deed of the office of the notary Ex-officio of Bardez at Mapusa, Ms. Sunita Maria Pinto, Mrs. Noella Rohini Adelina Pinto and mrs. Sabrina jaylina kannampilly renounced and relinquished gratuitously their rights in the inheritance of Mr. Charles Pinto and the said Dr. Denise Andrade e Pinto.

by virtue of a Deed of Renunciation dated 6/01/1973 recorded at pages 28 overleaf onwards of Book 703 of Deeds of the office of the notary Ex-officio of Bardez at Mapusa, Dr. Neela Luise Pinto was renounced and relinquished gratuitously their right in the inheritance of Mr. Charles Pinto and the said Dr. (Mrs). Denise Andrsde e Pinto.

  
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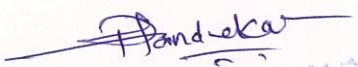
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That Mr. Anil Charles Pinto and his wife Dr. Marrie Annie Pinto acquired right in the said property by virtue Inventory proceeding in the court of the civil judge senior Division at Mapusa bearing No.225/2003/A.

by deed of sale dated 13<sup>th</sup> June 2011, the said Mr. Anil Charles Pinto and his wife Dr. Marrie Annie Pinto sold the said property to Mr. Avinash Karwal, the said sale deed registered before the sub registrar of bardez at Mapusa under No. BRZ-BK1-02940-2011, Book I documents, CD Number BRZD 187 dated 16.06.2011.

That on the basis of deed of sale dated 13<sup>th</sup> June 2011, the said Mr. Avinash Karwal, acquired right in the said property and is exclusive owner in possession of the said property without any interference and obstruction from whomsoever and whatsoever nature till date.

That in the form I and xiv of the said both properties, the name of Mr. Avinash Karwal is Included, the conversion sanad obtained from Collector office at Panjim.

  
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That both above said property joint together and form one property and all the permission to do the construction have obtained from Health department, Town and country planning, and construction license granted by village Panchayat of Candolim to do development and construction on the said property .

## **ENCUMBRANCE ON PROPERTY:-**

I have taken search in the Office of the Sub-Registrar of Bardez, and have not found any registered mortgages in respect of both the said properties from the Nil encumbrance Certificate issued by Sub Registrar of Bardez at Mapusa confirming that there are no encumbrance respect of the said property described above.

## **Legal Opinion:**

On the basis of above documents I have therefore to opine that Avinash Karwal exclusive owners in possession of the said properties and his title to the said property is clear and marketable, as such, he is legally entitled to sell/ transfer/ convey/ alienate/ mortgage the said property in favour of any person or institution.

  
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