

Ninad G. Kamat

ADVOCATE

Chamber : 2nd Floor, Susheela Building, 'A' Wing, (Rear), 18th June Road, Panaji - Goa.

Ph. : Chambers : (0832) 2426464, Residence : (0832) 2426565, email : ninadkamat@rediffmail.com

TITLE CERTIFICATE

OF

Mr. KIRTI P. NERLEKAR & Mrs. APOORVA MURKUMBI

DESCRIPTION OF THE ENTIRE PROPERTY :

ALL THAT ENTIRE PROPERTY known as "NOVI BAIM" or as "KAMHOCHI BAIM" or also as "CAMBACHI BAIM", located at Sangolda, Bardez, Goasituated at Bela Vista Waddo, Sangolda, within limits of V.P Sangolda, Taluka and Sub district of Bardez, District of North Goa, registered in the Land Registration Office of Bardez under No. 18047 at folio 129 of Book G/24, not enrolled in the Taluka Revenue Office, bearing Old Cadastral No. 1361, surveyed as a whole under Sy. No. 87/14 of Sangolda, admeasuring an area of 2450 sq.mts., in which there exists an old residential house bearing H. No. 192 and an out-house.

The said entire property is bounded as under :

ON THE NORTH : by a nullah,

ON THE SOUTH : by the public road (CHOGM),

ON THE EAST : by properties bearing Sy. No. 87/4 and 87/15.

ON THE WEST : by a road lying in the property bearing Sy. No. 87/13.



DESCRIPTION OF THE SUBJECT PROPERTY :

ALL THAT PROPERTY admeasuring an area of 2250 sq.mts., out of the said entire property more particularly described hereinabove, in which there exists an old residential house bearing H. No. 192 and an out-house.

The subject property is bounded as under :

ON THE NORTH : partly by the plot of 200 sq.mts reserved by erstwhile owners, and partly by a nullah,

ON THE SOUTH : by the public road (CHOGM),

ON THE EAST : by properties bearing Sy. No. 87/4 and 87/15.

ON THE WEST : partly by the plot of 200 sq.mts reserved by the earlier owners and partly by the road passing in property bearing Sy. No. 87/13.

DOCUMENTS SCRUTINISED:

- i. Inscription No. 18047 at folio 129 of Book G/24 with English Translation
- ii. Description No. 24792 with English Translation
- iii. Numerical Index of Sangolda Village

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- iv. Old Cadastral Sy. plan of No. 1361 (compared on 13/04/2012) of Sangolda.
- v. Will dt. 25/10/1950 of Mrs. Bemvinda Vitoria de Souza Faria.
- vi. Will dt. 20/09/1965 of Albino Jose Francisco Faria
- vii. Order in Petition No. 104 of 1970 before High Court of Bombay (Testamentary & Intestate Jurisdiction)
- viii. Deed of Succession and Qualification of Heirs executed on 19/05/1989 executed before Notary Public Office of Lisbon
- ix. Form I and XIV of Sy. No. 87/14 of village Sangoldadt. 27/10/2016
- x. Sy. Plan of Sy. No. 87/14 of village Sangolda dt. 24/10/2016
- xi. Permission dt. 25/02/2016 from State Registrar cum Head of Notary Services / Member Secretary of FEMA Committee.
- xii. Deed of Sale dt. 25/02/2016 registered in Book I, Document Registration No. BRZ-BKI-00976-2016, CD Number BRZD777 on 26/02/2016.
- xiii. Order dt. 19/10/2016 of Town & Country Planning Department, North, Mapusa.
- xiv. Technical Clearance Order dt. 19/10/2016 of Senior Town Planner, Mapusa.
- xv. Construction Licence dt. 28/02/2017 issued by V.P Sangolda.

FLOW OF TITLE :

A scrutiny of the above enlisted documents produced, reveals as follows :

The entire property known as "NOVI BAIM" or as "KAMHOCHI BAIM" or also as "CAMBACHI BAIM", located in the village of Sangolda, Bardez, Goa, within limits of V.P Sangolda, Taluka and Sub-district of Bardez, District of

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North Goa, is found described under No. 24792 of Book B-64 (new) at folio 27 in the Land Registration Office of Bardez.

Under Inscription No. 18047, the said entire property described under No. 24792 is found to be inscribed in the name of Mrs. Bemvinda Vitoria de Souza Faria, widow of late Joao Francisco Faria.

The said Mrs. Bemvinda Vitoria de Souza Faria expired on 30/01/1954, while her husband had expired earlier, on 10/07/1918.

The Mrs. Bemvinda Vitoria de Souza Faria left behind a Will dt. 25/10/1950, in favour of her two sons, Albino Jose Carmo Faria and Jose Leopoldo Paulo de Faria, which took thus effect upon her death.

Subsequently, the said Albino Jose Francisco Faria died on 28/10/1968, in the status of a bachelor, leaving behind a Will dt. 20/09/1965, in favour of his brother, said Jose Leopoldo Paulo de Faria.

The said Jose Leopoldo Paulo de Faria expired on 18/02/1989 while his wife, Mrs. Alexandra Melita de Miranda had predeceased him on 02/02/1979, leaving behind their only son, Mr. Tulio Francisco Placido de Miranda e Faria, married under Regime of Communion of Assets to Mrs. Maria Isabel da Silva Fernandes Camacho Miranda e Faria, which factum of succession is confirmed by Deed of Succession and Qualification of Heirs executed on 19/05/1989, drwn up in Notary Public Office of Lisbon, Portugal, declaring the said Mr. Tulio Francisco Placido de Miranda e Faria and Mrs. Maria Isabel da Silva Fernandes Camacho Miranda e Faria herein as their sole and universal heirs.



The said Mr. Tulio Francisco Placido de Miranda e Faria and Mrs. Maria Isabel da Silva Fernandes Camacho Miranda e Faria, thus became owners in possession of the said entire property.

Thereafter, the said Mr. Tulio Francisco Placido de Miranda e Faria and Mrs. Maria Isabel da Silva Fernandes Camacho Miranda e Faria, as exclusive owners, being Portuguese citizens of Indian origin, after obtaining due permission from the State Registrar / Member Secretary FEMA Committee, as required, have sold by way of Deed of Sale dt. 25/02/2016, duly executed before Sub-Registrar of Bardez, the subject property comprising an area of 2250 sq.mts carved out of the said entire property together with a house and out-house, existing therein, to Mr. Kirti Pramod Nerlekar and Mrs. Apoorva Murkumbi.

It may be noted that the above sale of subject property has been made by excluding a plot admeasuring 200 sq.mts located on the northern – western portion thereof, which has been reserved by the said owners.

POSSESSION :

The perusal of Form I and XIV of said property reveals that the name of the (i) Jose Leopold Faria, (ii) Kirti Pramod Nerlekar & (iii) Apoorva Murkumbi, admeasuring an area of 2450 sq. mts.

On and from date of execution of the said Deed of Sale dated 25/02/2016 in their favour, the said Mr. Kirti Pramod Nerlekar & Mrs. Apoorva Murkumbi



have been put in exclusive physical and legal possession of the subject property to the extent of 2250 sq.mts.

In view of title and possession, the said Kirti P. Nerlekar has been issued Construction Licence by the concerned village panchayat as also Order from Town & Country Planning Department and Technical Clearance Order.

OPINION :

Thus, after scrutiny of title documents, and particularly by virtue of the said Deed of Sale dated 25/02/2016, duly registered with the Sub-Registrar of Bardez, Mapusa, Goa, I opine that (i) Mr. KIRTI PRAMOD NERLEKAR, son of Pramod Nerlekar, resident of Adarsh Nagar, Vadgaon Belgaum, (ii) Mrs. APOORVA MURKUMBI, wife of Mr. Narendra Murkumbi, resident of 2302, Beaumonde, Appasaheb Marathe Marg, Prabhadevi, Mumbai-25, are presently the owners in actual possession of the subject property adm. 2250 sq.mts, and that their title is clear and marketable.

Panaji,

16th August 2017



Adv. N. G. Kamat