

**CHETAN PALEKAR**  
**B.A.LL.B**

Office:Apna Bazaar,  
2<sup>nd</sup> floor,Shop no 23,  
Vasco Da Gama-Goa  
Mob:9850926240

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Date: 5/2/2020

**TITLE REPORT**

This title report is made at the request of Shri Kamla Prasad Yadav.

**SUBJECT MATTER:**

The subject matter of this title report is property admeasuring 810 sq mts being part and parcel of the property known as "DACTOLEM " independently surveyed under Chalta no 52 of P.T.Sheet no 158 of Vasco city (earlier surveyed under Chalta no 6 (part) and 10(part) of P.T.Sheet no 159 of Vasco city) situated at Mangor Hill,within the limits of Mormugao Taluka ,District of South Goa ,State of Goa described in the Land Registration office of Salcete under no 22389 of new series and enrolled in the Taluka Revenue Office under matriz Predial no 512 and more particularly described in schedule written hereunder and hereinafter referred to as the SAID PROPERTY.

**DETAILED DESCRIPTION OF THE PROPERTY:**

The property admeasuring 810 sq mts being part and parcel of the property known as "DACTOLEM " independently surveyed under Chalta no 52 of P.T.Sheet no 158 of Vasco city



(earlier surveyed under Chalta no 6 (part) and 10(part) of P.T.Sheet no 159 of Vasco city) situated at Mangor Hill, within the limits of Mormugao Taluka ,District of South Goa ,State of Goa described in the Land Registration office of Salcete under no 22389 of new series and enrolled in the Taluka Revenue Office under matriz Predial no 512 bounded as under:

On the North: by the property Chalta no 6 of  
P.T.Sheet no 159 ,

On the South : by the property Chalta no 6 of  
P.T.Sheet no 159

On the East : by Road

On the West : by the property Chalta no 6 of  
P.T.Sheet no 159

**DERIVATION OF TITLE:**

The said property being part and parcel of the larger property originally belonged to smt Maria Aninha Jesus Dias and upon her death Inventory proceedings was instituted and vide order dated 29/9/1938 the said property was allotted unto and in favour of Smt Maria Teodora Virginia Henriques alias Smt Maria Teodora Barreto and accordingly the same is seen inscribed in her name under no 22389 of New series.

By virtue of two Gift Deeds i.e Gift Deed dated 15/2/1980 registered in the office of Sub registrar of Mormugao under no



47 at pages 59 to 62 of Book no 1 Volume 45 dated 26/3/1980 and the Gift Deed dated 19/2/1980 registered in the office of Sub registrar of Mormugao said Smt Maria Teodora Virginia Henriques alongwith her husband and Ricardo Cota and Smt Maria Leonor Henriques and her husband Alberto Tiago Dias gifted to their brother Shri Latino Andre Henriques their share in the said property alongwith other properties.

Shri Latino Andre Henriques alongwith his wife Smt Carmelina Brigida Cresencia Godinho Henriques sold the said property with the exclusion of the mundkarial house vide Deed of Sale dated 21/4/1986 registered in the office of the sub registrar of Mormugao under no 134 of Book no I vol-II dated 15/10/1986 to M/S S.K.Salgaonkar and Brothers a partnership firm and accordingly became the absolute owner in possession of the said property.

Upon purchasing the said property Shankar Kashiram Salgaonkar expired leaving behind his wife Mrs Seema Shankar Salgaonkar and 2 childrens namely Miss Puja Shankar Salgaonkar, Mr Prasad Shankar Salgaonkar which is confirmed vide Deed of Succession dated 25/7/2011 before the office of Notary Ex Officio Sub Registrar of Mormugoa.

M/s S.K.Salgaonkar &brothers vide Deed of Sale dated 31/8/2007 registered before the sub registrar of Mormugao under no 1620, at pages 106 to 128,Book no 1,Volume no 765 dated 5/12/2007 sold the said property admeasuring 810 sq mts to Mrs Pyaribai Borana and Mr Meghraj Borana.

Vide Deed of Ratification Cum Confirmation dated 11/1/2008 Miss Puja Shankar Salgaonkar, Mr Prasad Shankar Salgaonkar confirmed,accepted approved the sale of the said property to



Mrs Pyaribai Borana and Mr Meghraj Borana made vide Deed of Sale dated 31/8/2007.

Mrs Pyaribai Borana and Mr Meghraj Borana vide Deed of Sale dated 26/6/2018 registered before the sub registrar of Mormugao under no MOR-BK1-01158-2018 CD number MORD32 dated 26/6/2018 sold the said property admeasuring 810 sq mts to Shri Ratan Meghraj Borana alias Ratanlal Borana

Thereafter Shri Ratan Meghraj Borana alias Ratanlal Borana alongwith his wife Smt Indira Ratan Borana vide Deed of Sale dated 10/6/2019 registered before the sub registrar of Mormugao under no MOR-1-01191-2019 Book1 dated 10/6/2019 sold the said property admeasuring 810 sq mts to Kamla Prasad Yadav .Thereby Kamla Prasad Yadav alongwith his wife Smt Sunita Kamla Prasad Yadav became absolute owners of the said property.

**ENCUMBRANCES IF ANY:**

After carrying out a due search in the office of the Sub Registrar at Vasco for last 30 years , I did not find any recorded encumbrances affecting the said property or any part thereof. Hence the conclusion is that the said property is free from encumbrances.



DOCUMENTS EXAMINED:

1. Copy of certificate of description no under no 22389 of new series along with translation.
2. Copy of order dated 29/9/1938 passed in the Inventory Proceeding along with translation.
3. Copy of Gift Deed dated 15/2/1980 registered in the office of Sub registrar of Mormugao under no 47 at pages 59 to 62 of Book no 1 Volume 45 dated 26/3/1980 and the Gift Deed dated 19/2/1980 registered in the office of Sub registrar of Mormugao
4. Copy of the Deed of Sale dated 21/4/1986 registered in the office of the sub registrar of Mormugao under no 134 of Book no I vol-II dated 15/10/1986
5. Copy of Deed of Succession dated 25/7/2011 executed before the office of Notary Ex Officio Sub Registrar of Mormugoa.
6. Copy of Deed of Sale dated 31/8/2007 registered before the sub registrar of Mormugao under no 1620, at pages 106 to 128, Book no 1, Volume no 765 dated 5/12/2007
7. Copy of Deed of Ratification Cum Confirmation dated 11/1/2008.
8. Copy of Deed of Sale dated 26/6/2018 registered before the sub registrar of Mormugao under no MOR-BK1-01158-2018 CD number MORD32 dated 26/6/2018.



9. Copy of Deed of Sale dated 10/6/2019 registered before the sub registrar of Mormugao under no MOR-1-01191-2019 Book 1 dated 10/6/2019
10. Copy of Matriz certificate under no 512
11. Copy of Form B of Chalta no 52 of P.T.Sheet no 158 of Vasco city .
12. Copy of Nil and Encumbrance Certificate.

OPINION:

Subject to the documents produced for my perusal, I certify that, Kamla Prasad Yadav and his wife Smt Sunita Kamla Prasad Yadav has clear and marketable title to the above-mentioned said property



(Adv Chetan Palekar)

**Adv. Chetan Palekar**

B.A. L.L.B.

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