

M. P. MULGAONKAR
ADVOCATE
HIRA NEAR HOLY FAMILY CHURCH
ALTO PORVORIM BARDEZ GOA

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Title Certificate

Mr. Amar R.Prabhu Parrikar, Proprietor of M/S Parrikar Constructions, Mapusa, Power of Attorney Holder of Mr. Sujaykumar K.Netravalkar,owner of the property known as 'TEMERICHO SORVO' admeasuring 994 m2 situated at Dattawadi,Mapusa,Bardez, Goa, surveyed under chalta nos. 6,7 and 8 of P.T. Sheet no 124of City Survey Mapusa, submitted for my scrutiny the following documents to prepare this Title Certificate.

Description of the Property

All that property known as 'TEMERICHO SORVO' situated at Mapusa,Bardez, Goa, described in Land Registration Office of Bardez under no. 38785 of Book B-99, enrolled in Taluka Revenue Office of Bardez under Matriz No. 2135 and the house existing therein under Matriz No.2582 of

first division and surveyed in the City Survey of Mapusa under Chalta nos. 6, 7 and 8 of P.T. Sheet No. 124 totally admeasuring 994 sq. mts and bounded as under:-

On the east: byproperty of SaldhanaBusiness Centre

On the west: by public Road

On the north: by property of Dr. Cardozo

On the south: byproperty of Telephone Department

Description of Documents Scrutinized

1. Copy of sale deed dated 29/10/1957 drawn at Folio 47 of book no 580 of the Notary of the Judicial Division of Bardez, Francisco Pinto De Menezes
2. Certificate from Land Registration Office of Bardez containing description no. 38785 of book B-99 and inscription no.39146 of Book G-42
3. Copy of the Will dated 17/11/1987 drawn in the office of Notary Ex-Officio of Bardez at folios 10 overleaf to 12 overleaf of book no-144 of wills executed by Kesharnath Sinai Netravalkar

4. Copy of the will dated 17/11/1987 drawn in the office of Notary Ex-Officio of Bardez atfolios 12 overleaf to 15 overleaf of book no.144 of wills executed by ShrimatiKesharnathNetravalkar
5. Copy of Inventory Proceedings no 479/2012/A instituted in the Court of Civil Judge Senior Division at Mapusa on the death of KesharnathSinai Netravalkar and his wife Shrimati K. Netravalkar and Judgement dated 8/10/2013 passed in the said Inventory Proceedings
6. Property card in Form 'D' ofChalta nos. 6,7and8 of P.T. Sheet no 124 of City Survey Mapusa, issued by Inspector of Survey and Land Records City survey Mapusa.

Title Search Report

After carefully scrutinising the above documents, it is seen that by sale deed dated 29/10/1957 drawn at Folio 47 of book no 580 of the Notary of Judicial Division of Bardez, Francisco Pinto De Menezes, Mr Kesharnath Sinai Netravalkar purchased the property known as "TEMERICHIO SORVO" situated at Mapusa,Bardez, Goa, described in Land Registration

Office of Bardez under no. 38785 of Book B-99, enrolled in Taluka Revenue Office of Bardez under Matriz No. 2135 and the house existing therein under Matriz No.2582 of first division and surveyed in the City Survey of Mapusa under Chalta nos. 6, 7 and 8 of P.T. Sheet No. 124 totally admeasuring 994 sq. mts from Cirilo Soares also known as Cirilo Guilherme Mousinho Soares and his wife Maria Especiosa Paula EsperencaConegundes de Souza e Soares (herein after referred to the said property)

The said property is described in Land Registration office of Bardez under description no 38785 of book B-99 and is inscribed in the name of the said Quessornata Sinai Netravalcar under inscription no. 39146 of book G-42.

The said propertyis surveyed in City Survey of Mapusa under chalta nos. 6of P.T sheet no. 124 and the old two storied building existing in the said property is surveyed in the City Survey of Mapusa under chalta no. 7 of P.T. sheet no. 124 and the residential house existing in the said property is surveyed under chalta no. 8 of P.T. sheet no. 124 and the name of the said Kesharnath Sinai Netravalkaris recorded in the column

of Holder of Origin of Title in respect of chaltanos 6,7 and 8 of P.T. Sheet no 124.

The said Kesharnath Sinai Netravalkar expired on 14/2/1998 and his wife Shrimati K. Netravalkar expired on 25/12/2001

Inventory Proceedings no. 479/2012/A was instituted by Mr. Sujaykumar Netravalkar in the Court of Civil Judge Senior Division Mapusa on the death of his parents, the said Kesharnath Sinai Netravalkar and his wife Shrimati K. Netravalkar and in the said Inventory Proceedings, the said property was listed under item no 1 and was allotted exclusively to their son Sujaykumar Netravalkar married to Supriya Netravalkar and the final chart of partition prepared in the said Inventory Proceedings was confirmed by Judgment dated 8/12/2013 passed by Senior Civil Judge 'A' Court Mapusa and thus the said Sujaykumar K. Netravalkar and his wife Supriya S. Netravalkar became exclusive owners of the said property

Thereafter the name of Sujaykumar Netravalkar was included in the property card Form 'D' in respect of

chalta nos. 6,7, & 8 of PT Sheet no. 124 of City Survey Mapusa.

OPINION

The above documents scrutinized by me traces the title of the said property 'TEMERICHO SORVO' admeasuring 994 m² from the year 1957 i.e. for last more than 65 years and after careful scrutiny of the above documents I am of the Opinion that Mr.Sujaykumar K. Netravalkar and his wife Mrs.Supriya S. Netravalkar are the sole and exclusive owners and have a clear and marketable title to the property known as 'TEMERICHO SORVO' totally admeasuring 994 sq. mts situated at Mapusa,Bardez, Goa, described in Land Registration Office of Bardez under no. 38785 of Book B-99, enrolled in Taluka Revenue Office of Bardez under Matriz No. 2135 and the house existing therein under Matriz No.2582 of first division and surveyed in the City Survey of Mapusa under Chalta nos. 6, 7 and 8 of P.T. Sheet No. 124.

Alto Porvorim, Goa

17-05-2022

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M. P. MULGAONKAR