

ADV. SUNIL SHETYE

Office at H No. 961/58, Shivprasad, B.B.Borkar Road, Alto Porvorim, Bardez,
North Goa, State of Goa-403521
Email: advsunilshetye@gmail.com
Mobile No: +91-9823579494

TITLE REPORT

This title report is prepared at the request of M/S G & D REALTORS, a registered partnership firm (hereinafter referred to as the "INTENDING SELLER") to scrutinize the title of the following Property and Plot described in Schedule mentioned hereunder.

SCHEDULE-I

(DESCRIPTION OF THE DEVELOPED AREA OF THE SAID PROPERTY)

All that area admeasuring about 51655.68 Sq.mts. in Survey No. 36/1 of Village Pilerne being part of the LARGER PROPERTY viz. 5/6th portion of the property known as "SAUNLEM" or "SODO" or "SAULEM" or "SANVOLEM" as a distinct property situated at Pilerne, within the limits and jurisdiction of Village Panchayat of Pilerne, Taluka Bardez, District North Goa, State of Goa and described in the Office of Land Registration (Conservatoria Registo Predial) Ilhas under No. 3713 at folios 444 of Book 1 old and enrolled in Taluka Revenue Office under No. 1104, 1106, 1109 and 1111, surveyed under Survey No. 34 Sub-Division 1, Survey No. 35 Sub Division 1, Survey No. 36 Sub Div No. 1, Survey No. 36 Sub-division 4, Survey No. 206 Sub-division 2, Survey No. 206 Sub-division No. 3, Survey No. 206 Sub-division 5, Survey No. 207



Sub Division No. 3 and Survey No. 208 Sub-division No. 1 all of village Pilerne, Bardez, Goa and the SAID PROPERTY is bounded as under;

TOWARDS THE EAST: - By Property bearing Survey No. 36/2 & partly by Survey No. 206/1 and Survey No. 206/2 of Village Pilerne,

TOWARDS THE WEST: - By Property bearing Survey No. 52 of Village Pilerne,

TOWARDS THE NORTH: - By Property bearing Survey No. 52 and Survey No. 53 of Village Pilerne, and

TOWARDS THE SOUTH: - By Property bearing Survey No. 37, Survey No. 206/1 and partly by Survey No. 206/5 of Village Pilerne.

SCHEDULE-II

(DESCRIPTION OF THE SAID PLOT)

ALL THAT Plot of Land known as "Plot no. 29", admeasuring an area 570 Sq.mts., forming part Survey No. 36/1 of Village Pilerne of the developed area of the SAID PROPERTY described in schedule I, and is bounded as under:-

TOWARDS THE EAST: - By 10.00 mts. road,

TOWARDS THE WEST: - By remaining portion of the property bearing Survey No. 36/1,

TOWARDS THE NORTH: - By remaining portion of the property bearing
Survey No. 36/1, and

TOWARDS THE SOUTH: - By Plot No. 28.

D O C U M E N T S P R O D U C E D

Following documents were submitted:

1.	Description No. 3713 at folios 444 of Book 1 old.
2.	Inscription No. 24402 at folio 26v of Book G-38
3.	Matriz No. 1104, 1106, 1109 and 1111.
4.	Public Auction held in the Panaji Court of Civil Judge on 18 th August, 1955 (File No. 757 of 1952).
5.	a. Deed of Sale dated 31/12/1965, registered before Sub-Registrar of Ilhas on 07/04/1966 under No. 47 of pages 98 to 101 of Book No. I, Vol 2. b. Deed of Sale dated 31/12/1965, registered before Sub-Registrar of Ilhas on 07/04/1966 under No. 48 of pages 126 to 128 of Book No. I, Vol 3.
6.	Order dated 3/09/1997 passed by Chief Judicial Magistrate of Civil Judge Senior Division at Panaji, in Civil Misc. Application No. 56/97/A in Inventory Proceeding No. 60/95/A.
7.	a. Agreement dated 13/04/1993 (3 Nos.) b. Addendum to Agreements dated 6/02/1997 (3 Nos.)



	c. Power of Attorney (3 Nos.)
8.	Conversion Sanad under Section 32 of the Land revenue Code, vide No. CNV/BAR/76/91 dated 16/11/1993, issued by Deputy Collector and Sub-Divisional Officer, Mapusa, Goa.
9.	NOC from Town and Country Planning Department, Mapusa-Goa, vide order No. DB/9744/942/1995 dated 28/04/1995.
10.	Final NOC for Sub-division by Village Panchayat Pilerne-Marra under No. VP/PM/F.49/95-96/637, dated 13/09/1995.
11.	Deed of Sale dated 14/07/2006, duly registered before Sub Registrar of Ilhas, under registered No. 3973, Book No.1, Volume No. 1750 dated 14/08/2006.
12.	Form I & XIV bearing Survey No. 36/1 of Pilerne Village issued by office of Mamlatdar of Bardez and Manual form I&XIV issued by Talathi of Village Panchayat Pilerne.
13.	A public notice published in local daily Navhind Times dated 04/08/2024.
14.	Deed of Sale dated 22/03/2024, under Book 1 Document Registration No. BRZ-1-1736-2024, dated 05/04/2024.



The photocopies copies of the above documents were furnished and I assume the authenticity of the same.

I have carefully read the above documents and give my observations and opinion as under:

OBSERVATIONS AND OPINION

1. The INTENDING SELLER is a registered partnership firm, constituted of MR. SANTOSH MADHUKAR GAJINKAR and MR. SANTOSH SHANKAR DHEKANE as its partners, having permanent account number AEBFS7607C, number of firm on Registrar BRZ-F126-2021, Permanent Account No. AAXFG5301P, email address gajdekrealtor@gmail.com, having its registered office at H No. B/460/TF-1, Bridge View Apartment, near Ashok Baleza Complex, Alto Betim, Reis Magos, Bardez, Goa, 403101.
2. The INTENDING SELLER claims title to the SAID PLOT on the basis of a Deed of Sale dated Deed of Sale dated 22/03/2024, under Book 1 Document Registration No. BRZ-1-1736-2024, dated 05/04/2024, whereby they purchased the SAID PLOT from **MRS. CHARMAINE ANN BORGES** and **MR. JOSEPH DESMOND ALLAN BORGES**.



3. The SAID LARGER PROPERTY was purchased by Mr. Bogvonta Xabuli Sinai Bobo in Public Auction held in the Panaji Court of Civil Judge on 18th August, 1955 (File No. 757 of 1952) in the execution decree instituted against Mr. Rama Pundolica Sinai Telanga alias Rama Sinai Telinga and his wife Ushabai and Mrs. Gopicabai Sadanand Sinai Sirvoicar alias Vassanti and her husband Mr. Sadanand Sinai Sirvoicar alias Sadanand Ganesh Sinai Sirvoicar and accordingly name of Mr. Bogvonta Xabuli Sinai Bobo was inscribed under No. 24402 at folio 26v of Book G-38.
4. Vide Deed of Sale dated 31/12/1965, registered before Sub-Registrar of Ilhas on 07/04/1966 under No. 47 of pages 98 to 101 of Book No. I, Vol 2, Mr. Bogvonta Xabuli Sinai Bobo and his wife Mrs. Manicbai Bagvonta Bobo sold 1/3rd portion of the SAID LARGER PROPERTY to his brother Mr. Roguvira Xabuli Sinai Bhobe.
5. Vide Deed of Sale dated 31/12/1965, registered before Sub-Registrar of Ilhas on 07/04/1966 under No. 48 of pages 126 to 128 of Book No. I, Vol 3, Mr. Bogvonta Xabuli Sinai Bobo and his wife Mrs. Manicbai Bagvonta Bobo sold 1/3rd portion of the SAID LARGER PROPERTY to his brother Mr. Voicunta Xabuli Sinai Bhobe.



6. Said Mr. Roguvira Xabuli Sinai Bhobe alias Roguvir Xabuli Bobo expired on 4th August 1985, leaving behind his widow and moiety sharer Mrs. Hirabai Roghuvir Bobo and his only heir Mr. Uday Roguvir Bhobe married to Mrs. Suman Uday Bhobe and same was confirmed vide Deed of Succession dated 13/11/1997, drawn in the Notary Public Ex-Officio, Ilhas, Goa, in Book No. 660 of Deeds at pages 85v to 87v.
7. Said Mr. Uday Roguvir Bhobe and his wife Mrs. Suman Uday Bhobe had 3 children's Viz
 - a. Miss Sonia Uday Bhobe.
 - b. Miss Synthia Uday Bhobe.
 - c. Master Sanket Uday Bhobe.
8. Said Mr. Uday Roguvir Bhobe and Miss Sonia Uday Bhobe expired on 25/08/1992.
9. Vide order dated 3/09/1997 passed by Chief Judicial Magistrate of Civil Judge Senior Division at Panaji, in Civil Misc. Application No. 56/97/A in Inventory Proceeding No. 60/95/A, said Mrs. Suman Uday Bhobe Court had granted permission to sell her and his minor children's share in the SAID LARGER PROPERTY.



10. Vide Agreements dated 6/02/1997 read with the Agreement dated 13/04/1993, said Mr. Bogvonta Xabuli Sinai Bobo and his wife Mrs. Manicbai Bagvonta Bobo, Mrs. Hirabai Roguvir Bobo and Mrs. Suman Uday Bhobe for self and as mother and natural guardian of Miss Synthia Uday Bhobe and Master Sanket Uday Bhobe, and Mr. Voicunta Xabuli Sinai Bhobe alias Voicunta Xabuli Bobo and his wife Mrs. Neerabai Voicunta Bobo, owners of the SAID PROPERTY entered into three separate Agreement with M/s Kamat Construction Pvt. Ltd. through its Director Mr. Uday Anant Kamat to sell 51655.68 a separated area of the SAID LARGER PROPERTY, hereinafter known as SAID PROPERTY and more particularly described in SCHEDULE I.

11. The SAID PROPERTY more particularly described in SCHEDULE I was sub-divided into plots and was accorded/granted the following permissions/approvals;

- i. Conversion Sanad under Section 32 of the Land revenue Code, vide No. CNV/BAR/76/91 dated 16/11/1993, issued by Deputy Collector and Sub-Divisional Officer, Mapusa, Goa.
- ii. NOC from Town and Country Planning Department, Mapusa-Goa, vide order No. DB/9744/942/1995 dated 28/04/1995.

- 
- iii. Final NOC for Sub-division by Village Panchayat Pilerne-Marra under No. VP/PM/F.49/95-96/637, dated 13/09/1995.

12. Vide Deed of Sale dated 14/07/2006, duly registered before Sub Registrar of Ilhas, under registered No. 3973, Book No.1, Volume No. 1750 dated 14/08/2006, said Mr. Bogvonta Xabuli Sinai Bobo and his wife Mrs. Manicbai Bagvonta Bobo, Mr. Voicunta Xabuli Sinai Bobo and his wife Mrs. Neerabai Voicunta Bobo, Mrs. Hirabai Roguvir Bobo, Mrs. Suman Uday Bhobe for self and as mother and natural guardian of Miss Synthia Uday Bhobe and Master Sanket Uday Bhobe, as VENDORS, all represented by their Constituted Attorney Mr. Sanjiv U. Kamat and M/s Kamat Construction Pvt. Ltd. through its Director Mr. Dattaprasad A. Kamat as CONFIRMING PARTY sold a plot identified as Plot No. 29 admeasuring 570 Sq.mts. a sub-divided plot of the SAID PROPERTY (hereinafter known as SAID PLOT and more particularly described in SCHEDULE II) to Mrs. Charmaine Ann Borges and Mr. Joseph Desmond Allan Borges.

13. A public notice was published in local daily Navhind Times dated 04/08/2024 through their Advocate, inviting objections from the public against the proposed sale of the SAID PLOT by the M/S G & D REALTORS.



14. Upon completion of stipulated period for objections, as no objection were received, the title to the SAID PLOT remained uncontested, M/S G & D REALTORS vide Deed of Sale dated Deed of Sale dated 22/03/2024, under Book 1 Document Registration No. BRZ-1-1736-2024, dated 05/04/2024, purchased the SAID PLOT from **MRS. CHARMAINE ANN BORGES** and **MR. JOSEPH DESMOND ALLAN BORGES**.

LEGAL OPINION

Upon examination of the above documents, I am of the considered legal opinion that:

- M/S G & D REALTORS holds clear, marketable, and valid title to the **Plot No. 29 admeasuring 570 sq. mts. surveyed under No. 36/1, Village Pilerne.**
- The title is free from encumbrances and litigation, and the SAID PLOT can be legally conveyed to a willing purchaser.



ADV. SUNIL SHETYE