

Date : 02-09-2024

To,  
SHRI.PUSHKAR MILIND VENGURLEKAR,  
residing at 102, Eucharis Block, Socorro Garden,  
Kamat Nagar, Socorro, Bardez, North Goa, 403501;

**TITLE OPINION**

Description : property known as “**CONFREM PEQUERIA**”, admeasuring an area of **1000** sq.mts, bearing Survey No.178 Sub Division No.1, within the jurisdiction of Tivim, Village Panchayat of Tivim, Bardez- Goa.

Sr.No.	Particulars	
1.	Name and address of the Title Holder	<b>ADHIRA HOMES</b> , a partnership firm, registered under the Indian Partnership Act, having PAN card bearing no. <b>ACAFA7257P</b> , having its principal place of address as – office no – 300, B Block, 3 <sup>rd</sup> Floor, Saldanha business center, Mapusa, North Goa, 403507; herein represented by their Partners, (a) <b>MRS. VENGURLEKAR VASUNDHARA PUSHKAR ALIAS VASUNDHARA PUSHKAR VENGURLEKAR</b> , and Aadhar Card bearing No. <b>7479-8815- 8184</b> , residing at 102, Eucharis Block, Socorro Garden, Kamat Nagar, Socorro, Bardez, North Goa, 403501; (b) <b>SHRI.PUSHKAR MILIND VENGURLEKAR</b> , residing at 102, Eucharis Block, Socorro Garden, Kamat Nagar, Socorro, Bardez, North Goa, 403501; Indian National.
2.	Constitution	Partnership
3.	Details of the property	The landed property named known as “ <b>CONFREM PEQUERIA alias CONFREM PEQUENA</b> ”, admeasuring an area of <b>1000</b> sq.mts, bearing Survey No.178 Sub Division No.1



**SIDDHESH RAGUNATH PRABHUDESAI  
ADVOCATE**

		<p>within the jurisdiction of Tivim, Village Panchayat of Tivim, Bardez- Goa and bounded as under:-</p> <p>Towards the North :By property Surveyed under No.177/18;</p> <p>Towards the South :By property Surveyed under No.178/2;</p> <p>Towards the East : By Road;</p> <p>Towards the West : By property Surveyed under No.178/13;</p>
4.	Nature of Property	Free hold
5.	List of title Deeds / documents perused	<ol style="list-style-type: none"> <li>1. Deed of Succession dated 7<sup>th</sup> January, 1991, drawn in the Office of the Notarial Office of Bardez at page 18 of Book 750;</li> <li>2. Deed of Sale dated 03-04-1991, registered in the Office of the Sub Registrar of Bicholim under Serial No.12 of Book I Volume 33 dated 27-08-1991.</li> <li>3. Inventory Proceedings instituted before the Civil Judge- Bicholim under Case No.48/2011/B.</li> <li>4. Deed of Sale dated 4<sup>th</sup> March, 2020 registered in the Office of the Sub Registrar of Bardez under No.BRZ-1-938-2020 dated 04-03-2020.</li> <li>5. Deed of Sale dated 26<sup>th</sup> August, 2022 registered in the Office of the Sub Registrar of Bardez under No.BRZ-1-3746-2022 dated 29-08-2022.</li> <li>6. Deed of Sale dated 26<sup>th</sup> August, 2022, registered in the Office of the Sub Registrar of Bardez under No.BRZ-1-3746-2022.</li> <li>7. Form 1 and 14 of the said property</li> <li>8. Nil Encumbrance Certificate dated 2024.06.10 and 2024.04.02.</li> </ol>



OFFICE: MANIK, SUNRISE VALLEY, DAGUI COLONY ROAD, NR.STOREMAN SUPERMARKET, ALTO DULER, MAPUSA- BARDEZ- GOA. Email: <siddheshprabhudesai.25@gmail.com> ; Mobile No: +91/9552444826;

		<p>9. Conversion Sanad dated 09-09-2022 bearing Ref No.4/503/CNV/AC-III/2022/894, from the Office of the Additional Collector -III North Goa.</p> <p>10. Technical Clearance Order dated 15-06-2023 bearing Ref No.TPB-8001-TIV-TCP-2023-5132, issued by the Office of the Senior Town Planner, Mapusa Bardez- Goa;</p> <p>11. Construction License dated 23-08-2023, bearing Ref No.VP/TIV/ BAR/ F-26 / 2023-24 / 115 issued by the Village Panchayat of Tivim.</p> <p>12. Certified Extract issued by the Office of the Registrar of Firms, Bardez, bearing No.BRZ-F116-2022.</p>
6.	Title Recital	<p>1. The SAID PROPERTY originally belonged to Nicael alias Nicoel Souza also known as Maria Augusta D'souza.</p> <p>2. The said Maria Augusta D'souza, wife of late Joaquim Caetano D'souza expired leaving behind her only son, Mr.Inocente G Desouza married to Monica Maria Dsouza, as his only universal legal heir and the said fact is confirmed by virtue of Deed of Succession dated 17<sup>th</sup> January, 1991, drawn in the Office of the Notarial Office of Bardez at page 18 of Book 750.</p> <p>3. The said Inocente Gabriel de Souza along with his wife, Monica sold the SAID PROPERTY to Winston Joseph Mark D'sa by virtue of Deed of Sale dated 03-04-1991, registered in the Office of the Sub Registrar of Bicholim under Serial No.12 of Book I Volume 33 dated 27-08-1991.</p> <p>4. The said Winston Joseph Mark Dsa alias Winston J.M Dsa alias Winston G.M Dsa alias Winston Dsa and his wife, Lorraine Precila Dsa, both expired and upon their death</p>

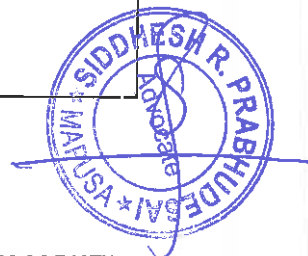


		<p>an Inventory Proceedings was instituted before the Civil Judge- Bicholim under Case No.48/2011/B.</p> <p>5. The said Winston Joseph Mark Dsa and his wife, Lorraine Precila Dsa, expired leaving behind their 3 children, (a) Alister Lindsay D'sa; (b)Donovan Michael Dsa; (c) Kimberly Grace Dsa. And Whereas, the SAID PROPERTY was listed under ITEM NO.II and was allotted to their 3 children (a) Alister Lindsay D'sa; (b)Donovan Michael Dsa; (c)Kimberly Grace Dsa vide Final Chart of Allotment dated 02-11-2011, confirmed by virtue of Order dated 29-11-2011, passed by the civil Judge – Bicholim.</p> <p>6. The said (a)Alister Lindsay D'sa along with his wife, Rebekah Ruth Watkins; (b)Donovan Michael Dsa along with his wife, Linnea Annie Marlene Lindgren; (c) Miss.Kimberly Grace Dsa, sold the SAID PROPERTY to the MRS.VIJAISHRI GURUDAS NAIK, and MR.SAISHANKAR GURUDAS NAIK, by virtue of Deed of Sale dated 4<sup>th</sup> March, 2020 registered in the Office of the Sub Registrar of Bardez under No.BRZ-1-938-2020 dated 04-03-2020.</p> <p>7. The said MRS.VIJAISHRI GURUDAS NAIK is married to MR. GURUDAS SOMA NAIK under the Law of Communion of Assets and therefore, the said MR. GURUDAS SOMA NAIK has equal right, title, interest in the estate of his wife, the MRS.VIJAISHRI GURUDAS NAIK.</p> <p>8. The said MRS.VIJAISHRI GURUDAS NAIK, and her husband; MR. GURUDAS SOMA NAIK, and; MR.SAISHANKAR GURUDAS NAIK, sold the said property to SMT.MINAL MILIND VENGURLEKAR vide Deed of Sale dated 26<sup>th</sup> August, 2022, registered in</p>
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**SIDDHESH RAGUNATH PRABHUDESAI**  
**ADVOCATE**

		<p>the Office of the Sub Registrar of Bardez under No.BRZ-1-3746-2022.</p> <p>9. Further that, the said property was purchased by ADHIRA HOMES, a partnership firm, by virtue of Deed of Sale dated 24<sup>th</sup> January, 2024, registered in the office Sub Registrar of Bardez under No.BRZ-1-2430-2024</p>
7.	Whether any additional document is required to complete the report	Owner to obtain latest Nil Encumbrance and mutate their name in the form 1 and 14 of the said property.
8.	Particulars of Encumbrance Certificate	No Encumbrance until 2024.06.10 – NIL- subject to Owner obtains latest Nil Encumbrance Nil Encumbrance Certificate dated 2024.06.10 and 2024.04.02. issued by the Office of the Sub Registrar of Bardez Owner to obtain latest Nil Encumbrance
9.	Minor's Interest If any	NIL
10.	Land is Agricultural or Non Agricultural	Non Agricultural- Conversion Sanad dated 09-09-2022 bearing Ref No.4/503/CNV/AC-III/2022/894, from the Office of the Additional Collector -III North Goa.
11.	Whether project is Approved by Real Estate Regulatory Authority- Goa	N. A



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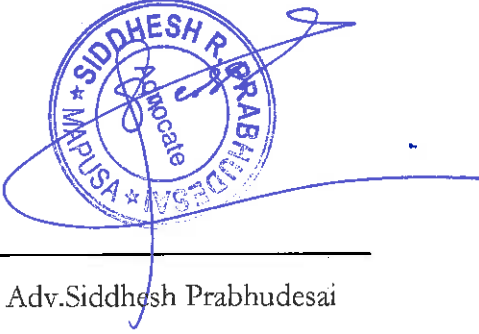
SIDDHESH RAGUNATH PRABHUDESAI  
ADVOCATE

Opinion:

In my opinion, the said **ADHIRA HOMES**, a partnership firm, has valid and marketable title to the said property. Parties to comply with conditions mentioned in Point No.7 hereinabove.

Place: Mapusa-Goa

Date: 02-09-2024



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Adv.Siddhesh Prabhudesai