

**Sanjay A. Shirodkar**

ADVOCATE & NOTARY

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**TITLE REPORT IN RESPECT OF THE PROPERTY DESCRIBED UNDER  
SCHEDULE 'II' BELOW ADMEASURING 1,334 SQ. MTS. BEARING CHALTA  
no.16 of P.T. Sheet no.141 OF CITY OF MARGAO**

**SCHEDULE - I**

**Description of entire property**

ALL THAT immovable property being property known as MADEL situated at Madel ward of Margao city, within the jurisdiction of Margao Municipal Council, taluka and subdistrict of Salcete, district of South Goa, state of Goa, described in the Land Registration Office of Salcete under no.5521 at folio 175 of book B no.14 of new series, not enrolled in the Taluka Revenue office, surveyed in the records of rights of Margao city, under chalta no.16 and 18 of P.T. Sheet no.141 of Margao city survey, totally admeasuring 1477 square meres, and is bounded as under :-

On the East and South - by property MADEL of Celestino Jose Barreto;

On the West - by paddy field of Comunidade of Margao;

On the North - by sangria (Nalla);

**SCHEDULE - II**

**Description of SAID PROPERTY**

ALL THAT Part of the entire immovable property known as MADEL described in Schedule 'I' above, which part is an independent and distinct property, admeasuring an area of **1334** square metres, surveyed in the records of rights of Margao city, under Chalta no.16 of P.T. Sheet no.141, situated at Madel ward of Margao city, falls



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under WARD no.1, within the jurisdiction of Margao Municipal Council, taluka and subdistrict of Salcete, district of South Goa, state of Goa, and is bounded as follows :-

on the East - by the property bearing Chalta no.17 of P.T. Sheet no.141;

on the West - by the property bearing Chalta nos.3 and 5 of P.T. Sheet no.141;

on the North - by the nalla and property bearing Chalta no.10 and partly by Chalta no.15 of P.T. Sheet no.141; and

on the South by the property bearing Chalta no.19 of P.T. Sheet no.141;

The following documents in respect of the said property have been submitted for my scrutiny for issuing this Title Report :-

1. Certificate of Description and Inscription issued by the Office of Land Registrar of Salcete, Margao, Goa, in Portuguese along with its English translation.
2. Inventory proceedings bearing no. RIP 98/2017/C filed by Jerome Fernandes and Judgment and Order.
3. Deed of Succession drawn on 09<sup>th</sup> December 2016 recorded at folios 16v to 18 of Deeds book no.40 dated 16/03/2017.
4. Deed of Sale dated 30<sup>th</sup> September 2015 duly registered in the office of the Sub Registrar of Salcete, at Margao, under Registration no.MGO-BK1-04481-2015 on 01/10/2015.



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5. Deed of Ratification cum Rectification dated 06<sup>th</sup> April 2017 duly registered in the office of the Sub Registrar of Salcete, at Margao, under Reg. no.MGO-BK1-01564-2017 on 06/04/2017, to the doc no.4 i.e. Deed of Sale dated 30/09/2015.
6. Deed of Sale dated 16<sup>th</sup> December, 2020 duly registered in the office of the Sub Registrar of Salcete, at Margao, under Reg. no.MGO-1-3586-2020 on 17/12/2020,
7. Public Notice published by the Advocate in the local daily newspaper "HERALD" on 09<sup>th</sup> June, 2022.
8. Deed of Sale dated 27<sup>th</sup> July 2022 duly registered in the office of the Sub Registrar of Salcete, at Margao, under Reg. no.MGO-1-2899-2022 on 29/07/2022,
9. Form D (Property card of Margao city) dated 01/03/2023 in respect of Chalta no.16 P.T. Sheet no.141 issued by the Inspector of Survey and Land Records.
10. Conversion Sanad issued by the office of Collector of South Goa, at Margao, under no.CAD2SL03-23-58/96 dated 12/06/2023.
11. Survey Plan issued by the Directorate of Settlement and Land Records, Office of Inspector of Survey and Land Records, Margao, in respect of Chalta no.16, P.T. Sheet no.141 of city of Margao.





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After going through all the above referred documents submitted to me by Mr. RUMEET GOSALIA, Director of RUMEET DWELLERS PRIVATE LIMITED, and based on the said documents, I have issued this Title Certificate as under –

1. As per document no.1 i.e Certificate of Description and Inscription, the entire property known as MADEL was inscribed in the name of ANTONIO FERNANDES, DOMINGOS CAETANO FERNANDES and MARIA SANTANA FERNANDES, all residents of Margao, under Inscription of Transmission no.36198 which is the ½ of northern side of the property described under no.5521 at page 175 of book B 14 new series, and which ½ of northern side of the property corresponds to Chalta no.16 and 18 of P.T. Sheet no.141.

As per the same document, the entire property came to be allotted to the above referred persons on account of their legitimate share in the Division and Partition of the Assets left upon the death of their father JOAO MENINO FERNANDES, landlord from Margao.

As per the same document, it has been further established that the usufruct was in favour of the wife of said Joao Menino Fernandes which came to an end upon her death.

It has been represented to me by Mr. Rumeet Gosalia, the Director of Rumeet Dwellers Pvt. Ltd., and upon enquiry with the



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owners of the property, that said DOMINGOS CAETANO FERNANDES and his wife CARMINA PEREIRA expired without any issues, so also said MARIA SANTANA FERNANDES expired in the status of spinster, leaving behind her only brother, said Antonio Fernandes alias Anthony Fernandes married to Maria Remisa Ermelinda Ferrao also known as Santan Fernandes as the only heirs.

2. As per document no.2 i.e. Inventory proceedings bearing R.I.P. no.98/2017/C, said Antonio Fernandes alias Anthony Fernandes and his wife Maria Remisa Ermelinda Ferrao also known as Santan Fernandes expired and upon their death, one of their sons namely Mr. JEROME FERNANDES filed the Inventory Proceedings in the Court of Civil Judge Junior Division of Margao, for division of assets.

As per the statement given by the Head of Family in the said Reg. Inv. Proceedings, it is stated that said Antonio Fernandes alias Anthony Fernandes expired on 14/09/1987 in Mumbai, and his wife Maria Remisa Ermelinda Ferrao also known as Santan Fernandes expired on 11/11/1991 in Mumbai, leaving behind their six children, namely -

- i) Mr. AUGUSTINE FERNANDES, who expired on 08/03/2012 in Mumbai as a bachelor without any issues as well as Will;
- ii) Mrs. ELIZABETH FERNANDES alias ELIZABETH LOUIS BARRETTO married to LUIS SANTANA BARRETO alias LUISE BARRETO alias LOUIS SANTANA BARETTO;





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Said ELIZABETH LOUIS BARRETTO expired on 21/12/2016 in Mumbai and LOUIS SANTANA BARRETTO alias LOUIS SANTANA BARETTO expired on 12/06/2014 in Mumbai, without any issues;

- iii) Mrs. RUBY FERNANDES alias RUBY M. DEVECHA alias RUBY ANTHONY FERNANDES or RUBY MAHESH DIVECHA married to MAHESH PURSHOTTAM DIVECHA;

Said MAHESH PURSHOTTAM DIVECHA expired on 02/05/2004 in Mumbai, leaving behind him, his widow said RUBY FERNANDES alias RUBY M. DEVECHA alias RUBY ANTHONY FERNANDES or RUBY MAHESH DIVECHA as his moiety sharer and as his heirs, his only son namely-

- a) Mr. SATYASHEEL MAHESH DIVECHA, married to VAISHALI SATYASHEEL DIVECHA, all three residents of House no.277, Chandramani Building, 2<sup>nd</sup> Floor, Room no.10, Deodhar Road, Matunga (E), Mumbai-19;

- iv) Mrs. ANGELA FERNANDES alias ANGELA MENDES married to FRANCISCO MENDES;

Said ANGELA FERNANDES alias ANGELA MENDES expired on 18/08/2011 at Goa Velha and her husband said FRANCISCO MENDES alias FRANCIS MENDES expired on 21/05/2002 in Muscat, leaving behind as their legal heirs, their two daughters, namely -



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- i) Miss QUEENCY FRANCISCO MENDES, spinster;
- ii) Mrs. ALFIA MENDES married to ELVIS FERNANDES,  
all residents of House no.104, Figue Bhat, Velha Goa, Tiswadi,  
Goa;
- v) Mr. JEROME FERNANDES alias JEROME FELECIAO  
FERNANDES married to ALICE FERNANDES alias , both r/o  
House no.27, Chapel Road, Bandra (W), Mumbai - 50;
- vi) Mrs. LUISA FERNANDES alias LOUIZA FERNANDES alias  
PETRONILLA alias LOUISA FERNANDES married to AUBREY  
EDWARD REBELLO, both r/o House no.B-1006, Doll Apartment,  
Bhatt Lane, Poincur, Kandivali (W), Mumbai - 67;

As per the said Inventory proceedings, the entire property was enlisted under ITEM no.1 which was the only property, and in the Final Chart of Partition and Allotment, the entire property was allotted to the following persons in terms of Final Judgment and Decree dated 13/11/2017 :-

- 1) Mrs. RUBY FERNANDES RUBY M. DEVECHA alias RUBY ANTHONY FERNANDES or RUBY MAHESH DIVECHA, widow;  
Mr. SATYASHEEL MAHESH DIVECHA and his wife VAISHALI SATYASHEEL DIVECHA;
- 2) Miss QUEENCY FRANCISCO MENDES, spinster; Mrs. ALFIA MENDES and her husband Mr. ELVIS FERNANDES;



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3) Mr. JEROME FERNANDES and his wife Mrs. ALICE FERNANDES;

4) Mrs. LUISA FERNANDES alias LOUIZA FERNANDES alias PETRONILLA alias LOUISA FERNANDES and her husband Mr. AUBREY EDWARD REBELLO.

3. As per document no.3 i.e. Deed of Succession drawn on 09<sup>th</sup> December 2016, it is confirmed that late Anthony Fernandes alias Antonio Fernandes alias Antoney Fernandes died on 14/09/1987 in Mumbai, leaving behind his widow Santana Fernandes alias Maria Remisa Ermelinda who also expired on 11/11/1991 leaving behind the above referred heirs.

4. As per document no.4 i.e. Deed of Sale dated 30<sup>th</sup> September 2015, one of the heirs of late Antonio Fernandes namely ELIZABETH BARRETO widow of Louis Barreto along with the other co-owners referred above namely (1) Mr. JEROME FERNANDES his wife (2) Mrs. ALICE FERNANDES, (3) Mrs. RUBY FERNANDES RUBY M. DEVECHA alias RUBY ANTHONY FERNANDES or RUBY MAHESH DIVECHA, widow; (4) Mr. SATYASHEEL MAHESH DIVECHA his wife (5) VAISHALI SATYASHEEL DIVECHA; (6) Miss QUEENCY FRANCISCO MENDES, spinster; (7) Miss ALFIA MENDES, spinster; (8) Mrs. LUISA FERNANDES alias LOUIZA FERNANDES alias





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PETRONILLA alias LOUISA FERNANDES her husband (10) Mr. AUBREY EDWARD REBELLO; jointly sold the ENTIRE PROPERTY to Mr. VIKRANT ANIL PRAJAPATI resident of Wadala (W), Mumbai, before filing of the above referred Inventory Proceedings.

5. As per document no.5, i.e. Deed of Ratification cum Rectification dated 06<sup>th</sup> April 2017, the document at sr. no.4 i.e. Deed of Sale dated 30<sup>th</sup> September 2015 was rectified to the extent of including the husband of ALFIA MENDES namely Mr. ELVIS FERNANDES who was by mistake not included as a party to the principal Deed of Sale dated 30<sup>th</sup> September 2015.

6. As per document no.6, i.e. Deed of Sale dated 16<sup>th</sup> December, 2020 said VIKRANT ANIL PRAJAPATI, a bachelor, sold a part of the SAID ENTIRE PROPERTY to Mr. PARESH CHAGANLAL RAWAL, admeasuring an area of 1334 sq. mts. which part is independently surveyed under Chalta no.16 of P.T. Sheet no.141 and is better described in Schedule 'II' above, i.e. the SAID PROPERTY.

7. As per document no.7 i.e. public notice, Mr. Rumeet Gosalia through his Advocate published the public notice in the local daily newspaper "HERALD" on 09<sup>th</sup> June, 2022 inviting objections if any from the public, in respect of the purchase of the SAID PROPERTY, however, no objections were received by the Advocate.



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8. As per document no.8 i.e. Deed of Sale dated 27<sup>th</sup> July 2022, RUMEET DWELLERS PRIVATE LIMITED a private limited company having registered office at Juhu, Mumbai, purchased the SAID PROPERTY from Mr. PARESH CHAGANLAL RAWAL resident of Hubli Karnataka, wherein, Mr. VIKRANT ANIL PRAJAPATI was a Confirming Party, who confirmed the sale of the SAID PROEPRTY.

9. As per document no.9 i.e. Form D (Property card of Margao city) the same shows the ownership of Rumeet Dwellers Pvt. Ltd. upon filing of mutation Case bearing no.313407 dated 1/3/2023, in respect of the SAID PROPERTY having an area of 1334 sq. mts, bearing Chalta no.65 of P.T. Sheet no.285.

10. As per document no.10 i.e. Conversion Sanad dated 12/06/2023, the Additional Collector – II of South Goa District has granted permission to use the SAID PROPERTY admeasuring 1334 sq. mts. bearing Chalta no.16 of P.T. Sheet no.141 of Margao city for the purpose of residential use only.

11. As per document no.11 i.e. the Survey Plan issued by the Directorate of Settlement and Land Records, clearly shows the SAID PROPERTY identified under Chalta no.16 of P.T. Sheet no.141 of Margao city.

*Sanjay A. Shirodkar*

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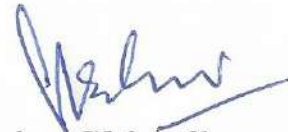
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Having perused all the documents mentioned above and based on the same, I am of the opinion that RUMEET DWELLERS PRIVATE LIMITED is the exclusive owner, in possession and enjoyment of the SAID PROPERTY described in Schedule 'II' above and has a clean, clear, legal and marketable title to the same. However, the Director of said Rumeet Dwellers Private Limited has been requested to obtain necessary Certificate of Nil Encumbrance to complete the title.

This Certificate of Title has been issued by me, at the request of Mr. Rumeet Gosalia, Director of RUMEET DWELLERS PRIVATE LIMITED.

**Dated : 13/08/2024.**

**Place : Margao Goa.**



**Sanjay Shirodkar**

**Advocate.**