

ADV. SURAJ .S.P. SHITOLE

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December 23, 2024

LEGAL REPORT

This title report is made at the request of my client **MRS. MADHURAM SRIDHAR**

Description of Documents Scrutinized

1. Form I & XIV of survey no.185/3A of Bardez, Goa.
2. Deed of Adoption dated 29/08/1980 executed between Mr. Peter J. D'Souza, Mrs. Leena D'Souza and Mother Grace Mathew, which deed is notarized before the Adv. Gajanan Dhumatker at Bardez Taluka.
3. Survey Plan of Property surveyed under Survey No.185/3A of village Socorro of Bardez Taluka.
4. Order passed by Dy. Collector, Bardez directing mutation and partition of the property separating portion admeasuring 2075 Sq mts.and giving a new sub division number.
5. Deed of Succession dated 16/05/1991, drawn at page 198 of Book 751 of this office Mapusa and Notarial Office.
6. Will dated 25/01/1991 executed before the Notary Ex-officio of Bardez at Mapusa and drawn in the office of Sub-Registrar at Book no.163 at page 54 reverse dated 28/1/1991.
7. Registration of Transmission (Inscription) dated 26/05/1967 in favour of Ana Josefine Carmeline Coelho, described pursuant to the will dated 14/10/1948.
8. Deed of Declaration of Succession dated 10/03/2011, executed before office of the Notary Ex-Officio, Bardez, Mapusa in the office of Notary Book of Deeds, bearing no.834 at pages 23 v to 25v dated 02/05/2011.



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9. Deed of sale dated 02/04/2012 registered before the sub registrar of Bardez, Goa bearing No.BRZ-BK1-02240-2012, Book -1 document dated 02/06/2012
10. Deed of Sale dated 26/02/2013, registered under No.BRZ-BK1-01987-2013, CD No. BR481 dated 10/04/2013
11. Deed of Sale dated 18/12/2013 registered under No. BRZ-BK1-00405-2014 CD number BRZD617 on dated 04/02/2014

DESCRIPTION OF PROPERTY

All that property known as “Comyachem Bhar” admeasuring 2075 sq. Mtrs., presently surveyed no.185/3, situated at Village Soccoro, Taluka Bardez, Goa.

TRACING OF TITLE:

As per form I & XIV is inscribed in the names of:

Mrs. Madhuram Sridhar

Devolution of ownership in the matter of Mrs. Lina Coelho:

The said properties originally belonged to late Mrs. Leena D'Souza alias Anna Josephina Carmelina Coelho alias Lina Coelho and husband Mr. Francisco Pedro Joaquim D'Souza alias Peter D'Souza alias Peter J. D'Souza as seen from the Registo De Transmissoes.

The property described herein above originally belongs to one Ana Clotildes Filomena Coelho alias Clotilda Coelho alias Aninha Clotilda Marta Honorata Filomena Coelho From Sucorro.



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By virtue of Public Will dated 14/10/1948 , registered in the Judicial Division of Bardez, Goa, in the city of Mapusa, Goa, Before Joaquin Filip Pinto De Menezes, the said property along with the other properties were bequeathed to her niece Ana Josefina Carmelina Coelho alias Lina D Souza daughter of her Brother Rafael Franscisco Herculana Coelho. The name of the Ana Josefina Carmelina Coelho alias Lina Dsouza was inscribed in the office of the Land registration under no .42929 on 26th may 1967.

The said Ana Josephina Carmelina Coelho was married to Shri Francisco Pedro Joaquin D Souza alias Peter F D Souza or Peter D Souza without anti Nuptial agreement.

By a Deed of Adaptation dated 29/08/1980, Mr. Peter J. D'Souza and Mrs. Leena D'Souza adopted a minor son Mr. Santosh Fernandes alias Allwin Herculano D'Souza and a minor daughter Alphonso alias Miss Sandra Bernadina D'Souza from Mother Grace Mathew, Divine Providence Orphanage, Tilakwadi, Belgaum, Karnataka.

The said Ana Josefina Carmelina Coelho alias Lina expired on 11/02/1990, living behind her husband Shri Francisco Pedro Joaquin D souza alias Peter F D Souza or Peter D souza and her adopted children Mr. Santosh Fernandes alias Allwin Herculano D'Souza and a minor daughter Alphonso alias Miss Sandra Bernadina D'Souza.

A Deed of Succession dated 16/05/1991, was executed on 16/05/1991, before the Civil Registrar of Bardez, Mapusa, Goa, drawn at page 198 of Book 751 of Notarial office at Mapusa, Goa upon the death of Mrs. Leena D'Souza at G. M. C. Bambolim, Goa.



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Mr. Francis Pedro Joaquim D'Souza by a Will dated 25/01/1991, executed before the Notary Ex-officio of Bardez at Mapusa and drawn in the office of Sub-Registrar at Book No.163 at page 54 reverse dated 28/01/1991, bequeathed the properties bearing survey no.185/1, in favour of their son, Mr. Alwin Herculano D'Souza.

Mr. Peter D'Souza expired on 05/01/1994 at G. M. C. Bambolim, Goa leaving behind Mr. Allwin Herculano D'Souza and Miss Sandra Bernadina D'Souza as sole and legal heirs.

Vide deed of sale dated 02/04/2012, registered before the sub registrar of Bardez, Goa, bearing No.BRZ-BK1-02240-2012, Book -1, document dated 02/06/2012, the said Mr. Allwin Herculano D'Souza and his wife Mrs. Shilpa D Souza sold an area admeasuring 2075 Sq mts. To Mr. Yashpal Raikar and Associated Build tech Pvt. Ltd represented through the authorised Signatory Mr. Yashpal Raikar.

Pursuant to the said Deed of sale Yashpal Raikar and Associated Build tech Pvt. Ltd applied for Mutation and partition and vide order dated 28/01/2013 passed an order directing Inspector of Survey and land records City Survey, Mapusa, Goa, to carryout partition of the holding surveyed under 185/3 separating portion shown in the Deed of sale and to show in the new Sub Division so created.

Vide deed of Sale dated 26/02/2013, registered under No.BRZ-BK1-01987-2013, CD No. BR481 dated 10/04/2013 Mr. Yashpal Raikar and Associated Build tech Pvt. Ltd represented through the authorised Signatory Mr. Yashpal Raikar. Sold the said property



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bearing survey no 185/3- A, admeasuring an area of 2075 Sq Mts.
to Mr. Anand D Angadi and Mrs. Madhuram Sridhar.

Further Vide Deed of Sale dated 18/12/2013, registered under No.
BRZ – BK1 – 00405 - 2014, CD number BRZD617, on dated
04/02/2014, Mr. Anand D Angadi and his wife Mrs. Lalita Anand
Angadi sold the half share of the said property devolved upon
them vide deed of sale dated 26/02/2013 to Mrs. Madhuram
Sridhar.

Conclusion

On the scrutiny of the title documents provided, it is verified that
the Mrs. Madhuram Sridhar has a clear and marketable title to the
property bearing survey no.185/3-A of village Socorro, Bardez,
Goa

OPINION:

On the basis of documents produced for my perusal, I give my opinion
as under:

About ownership/Title of property

Upon verification of all the documents produced before me it appears
that the **MRS. MADHURAM SRIDHAR** have clear and marketable
title to all that property known as “Comyachem Bhat” admeasuring
2075 sq. mtrs., presently survey no.185/3-A, situated at Village
Socorro, Taluka Goa.



Adv. Suraj S P Shitole