

SHRI ANIKET R. MANDREKAR SHRI VIBHAV V. KAREKAR



Off. Add. LQG-197, Sai Sneha Housing Co-Op Society , opp.,
New Science Park, Pundalik Nagar, Porvorim Bardez - Goa.
PH.NO. 8550913830 / 8412006572

Ref:

Date: 21/09/2021

TITLE REPORT

This Legal Opinion is given by me, to **(1). MR. RAHUL MOHAN NADKARNI ALIAS RAHUL M NADKARNI**, resident of B-105/106, Devashri Garden, Near Corporation Bank, Porvorim, Bardez - Goa and **(2). MR. BHUVANISH SADANAND SHETH**, resident of Flat No. B - 13-102(463/F2), Nova Cidade Complex, Village Panchayat Pilerne - Marra, Porvorim, North Goa, Alto-Porvorim, Goa-403521, based on the Xerox copies of documents, made available to me for scrutiny (on the premises that the said documents are genuine and its contents are accurate and correct), pertaining to the property described herein below.

I. DESCRIPTION OF THE PROPERTY:

SCHEDULE-I

(SAID PROPERTY NO. I)

ALL THAT Property known as "MOROD" "BOMBETICHEM TOLLEM" or "BOMBETIMCHEM MORODDO", situated within the limits of Village Panchayat of Sangolda, Taluka and Sub-District of Bardez and District of Goa, described in land registration office of Bardez under No. 38940 on page 12 of Book B 100 and enrolled in the Taluka Revenue office under Matriz No. 1114 of 2nd circumscription and surveyed under Survey No. 10/4 admeasuring 2850 sq.mts. of Village Sangolda, Bardez-Goa, in which there exists a house bearing No. 373/1(A) and bounded as under;

EAST; By Property bearing Survey No. 10/3,

WEST; By property bearing Survey No.11/7,

NORTH; By Property bearing Survey No. 10/3

SOUTH; By Property bearing Survey No. 10/3

SCHEDULE-II

(SAID PROPERTY NO. II)

ALL THAT Property known as "MOROD" or "CURETICHEM MORODDO", situated within the limits of Village Panchayat of Sangolda, Taluka and Sub-District of Bardez and District of Goa, described in land registration office of Bardez under No. 39617 on page 158 of Book B 101 and not found enrolled in the Taluka Revenue office and surveyed under Survey No. 11/7 admeasuring 175 sq.mts. of Village Sangolda, Bardez-Goa, and bounded as under;

EAST; By Property bearing Survey No. 10/4 and 3,

WEST; By property bearing Survey No.11/1, 3 and 4,

NORTH; By Property bearing Survey No. 11/1,

SOUTH; By Property bearing Survey No. 11/6,

That for the sake of brevity, clarity and better understanding the SAID PROPERTY NO. I and SAID PROPERTY NO. II, shall hereinafter be referred to as the SAID PROPERTIES.

II. DOCUMENTS PERUSED:

1. Deed dated 26/10/1950, drawn at folios 75 of book no. 506 of the Notary of judicial division Licentaite Guilherme Lobo, along with its English translation.
2. Deed of Gift dated 30/06/1987 registered under No.143 of Book No. I, Volume 22 dated 16/01/1989, before the Sub-Registrar of Bardez at Mapusa
3. Burial Certificate for death registration of Maria Eliza Lopes who was also known as Mary Eliza Lobo dated 06/08/2021.
4. Death Certificate of Maria Eliza Lopes who was also known as Mary Eliza Lobo
5. Records along with final Judgment and Order of Inventory Proceedings bearing No. 216/2021/D, came to be initiated before the Hon'ble Civil Court of Junior Division "D" Court at Mapusa, Bardez-Goa.
6. Records of Manual Form I and XIV of the SAID PROPERTIES.
7. Deed of Sale dated 08/10/2021 bearing Registration No. BRZ-1-3565-2021, Book-1 Document, dated 08/10/2021 duly registered in the Office of the Sub-Registrar of Bardez at Mapusa-Goa.

8. Agreement of Sale-Cum Development dated 30/07/2022 executed before Notary Public Adv. Gajanan K. Korgaonkar, dated 01/02/2022, Sr. No. 2937.
9. Nil Encumbrance Certificates dated 13/08/2021 and 10/08/2021, respectively issued by the Sub-Registrar of Bardez, at Mapusa-Goa.
10. Computer generated Form I & XIV of the Said Properties.

III. FACTS AS AVAILABLE:

That upon perusal of English translation of Deed dated 26/10/1950, drawn at folios 75 of book no. 506 of the Notary of judicial division Licentaite Guilherme Lobo Diogo Manuel Francisco da Silva, it is seen and confirmed that the SAID PROPERTIES originally belonged to Diogo Manuel Francisco da Silva, who interms of the aforementioned Deed conveyed/sold the SAID PROPERTIES to Maria Eliza Lopes.

That upon perusal of Deed of Gift dated 30/06/1987 registered under No.143 of Book No. I, Volume 22 dated 16/01/1989, before the Sub-Registrar of Bardez at Mapusa, it is seen and confirmed that Maria Eliza Lopes who was also known as Mary Eliza Lobo, in the status of widow gifted

the SAID PROPERTIES to Mr. Agnelo Dias, in terms of the aforementioned Deed of Gift.

That further upon perusal of Burial Certificate for death registration of Maria Eliza Lopes who was also known as Mary Eliza Lobo dated 06/08/2021, it is seen and confirmed that the Said Maria Eliza Lopes who was also known as Mary Eliza Lobo expired on 13/03/1991 at Sangolda in the status of a widow and also was issueless, hence she was not survived by any heirs, which gives her full right to dispose off the SAID PROPERTIES that she acquired vide of Deed dated 26/10/1950, drawn at folios 75 of book no. 506 of the Notary of judicial division Licentiate Guilherme Lobo Diogo Manuel Francisco da Silva, which she did interms of Deed of Gift dated 30/06/1987 registered under No.143 of Book No. I, Volume 22 dated 16/01/1989, before the Sub-Registrar of Bardez at Mapusa.

That upon perusal of records of Inventory Proceedings bearing No. 216/2021/D, came to be initiated before the Hon'ble Civil Court of Junior Division "D" Court at Mapusa, Bardez-Goa it is seen and confirmed that the said Mr. Angelo Dias, expired on 03/11/2018, and subsequently the aforementioned Inventory Proceedings came to be instituted, wherein the SAID PROPERTIES were described at Item No. 1 and 2.

Further it is seen that the said Mr. Angelo Dias expired leaving behind his half share moiety holder MRS. JANET

DIAS ALIAS JANET ANGELO DIAS, and as his sole and universal heirs daughters; MISS ISHEERA RACHEL DIAS (unmarried), and MISS OSHIKA ANGELO DIAS (unmarried),

Further it is seen that interms of final order and Judgment dated 28/08/2021 passed in aforesaid Inventory Proceedings bearing No. 216/2021/D, the half share/right in the SAID PROPERTIES came to be allotted to the MRS. JANET DIAS ALIAS JANET ANGELO DIAS, herein and the balance half share/right in the SAID PROPERTIES came to be equally allotted to MISS ISHEERA RACHEL DIAS (unmarried), and MISS OSHIKA ANGELO DIAS (unmarried) and the same was finalized in terms of final Judgment and order dated 28/08/2021.

That upon perusal Records of Manual Form I and XIV of the SAID PROPERTIES it is seen that the name of Maria Eliza Lopes who was also known as Mary Eliza Lobo, is found recorded in the Said Document, further the same came to be deleted and the name of Angelo Dias was recorded in the same.

That upon perusal of Deed of Sale dated 08/10/2021 bearing Registration No. BRZ-1-3565-2021, Book-1 Document, dated 08/10/2021 duly registered in the Office of the Sub-Registrar of Bardez at Mapusa-Goa, it is seen that the said MRS. JANET DIAS ALIAS JANET ANGELO DIAS, MISS ISHEERA RACHEL DIAS and MISS OSHIKA ANGELO DIAS sold the SAID PROPERTIES to **MR. RAHUL**

**MOHAN NADKARNI ALIAS RAHUL M NADKARNI, and
MR. BHUVANISH SADANAND SHETH.**

That upon perusal of Agreement of Sale-Cum Development dated 30/07/2022 executed before Notary Public Adv. Gajanan K. Korgaonkar, dated 01/02/2022, Sr. No. 2937, it is seen that **MR. RAHUL MOHAN NADKARNI ALIAS RAHUL M NADKARNI, and MR. BHUVANISH SADANAND SHETH** have entered into Agreement of Sale-Cum Development with respect to the SAID PROPERTIES with **NLH RESIDENCIES LLP** and the said **NLH RESIDENCIES** have acquired Development rights to the SAID PROPERTIES.

That upon perusal of computer generated Form I & XIV of the SAID PROPERTIES, it is seen that the names of **MR. RAHUL MOHAN NADKARNI ALIAS RAHUL M NADKARNI, and MR. BHUVANISH SADANAND SHETH,** are found duly recorded in the occupants column of the Form I & XIV, of the SAID PROPERTIES.

That I have perused the Regional Plan 2021 with respect to Sangolda Village, from the website of Town and Country Planning Department of Goa, upon perusal I have confirmed the fact that the SAID PROPERTIES fall under Settlement Zone.

IV **CONCLUSION/OPINION:**

In the above circumstances I am of the opinion that **MR. RAHUL MOHAN NADKARNI ALIAS RAHUL M NADKARNI**, and **MR. BHUVANISH SADANAND SHETH**, have and hold a valid marketable title with respect to the SAID PROPERTIES i.e properties bearing Survey No. 10/4, and 11/7 of Village Sangolda, Bardez-Goa subject to;

1. Obtaining Nil encumbrance certificate.
2. **NLH RESIDENCIES LLP** being made a confirming party to every Conveyance Deed in future.

Place: Porvorim-Goa



ADV ANIKET R. MANDREKAR

Adv. Aniket R. Mandrekar
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