

**MR. D. R. SHANKHAWALKAR**  
**ADVOCATE**

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Mobile No. 9422018566.

Date:29/06/2021.

TITLE VERIFICATION AND SEARCH REPORT

M/S. Aditya Builders a registered partnership firm having its office at 204. Second floor, Gera Imperium I, EDC Complex, Patto-Plaza, Panaji, Goa approach with documents for title verification and search report of property Surveyed under no. 547 sub division no. 4-A admeasuring an area 652 square meters, situated at Chinchant, Madel, within the limits of village Panchayat Tivim, Taluka and Registration Sub-District of Bardez, District of North Goa, State of Goa.

DESCRIPTION OF THE PROPERTY:

All that Immovable property known as MADEL or KHURSACHI XIR which is Surveyed under no. 547 sub division no. 4-A admeasuring an area 652 square meters, situated at Madel, within the limits of village Panchayat Tivim, Taluka and Registration Sub-District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bicholim under no.6688 at page 154 of Book B 17 New not enrolled in the Taluka Revenue Office and bounded as under:

East: By property bearing Survey no. 547/5,

West: By property bearing Survey no. 547/3,

North: By Village road and

South: By plot no.1 of the said larger property bearing Surveyed under no. 547/4.

  
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PARTICULARS OF THE DOCUMENTS SCRUTINIZED-SERIALLY AND CHRONOLOGICALLY:

1. Xerox copy of I and XIV form and survey plan of the property bearing Survey no. 547 sub division no. 4-A
2. Xerox copy of description certificate of Land Registration Office of Bicholim under no.6688 at page 154 of Book B 17 New.
3. Xerox copy of Inscription certificate of Land Registration Office of Bicholim under no.15674 at page 107 of Book G-21.
4. Xerox copy of Deed of Gift dated 20/05/1983 duly registered in the office of Sub-Registrar of Bicholim under registration no. 252 Book No. 1, Volume no. 79 at pages 199 to 203 dated 28/09/1983.
5. Certified copy of Deed of Succession dated 16/12/1988 which was duly executed before the Notary Ex-officio of Bardez and drawn at pages 33 onwards of Book 737.
6. Certified copy of Deed of Succession and Qualification of heirs dated 28/11/2011 executed before the Notary Ex-officio of Bicholim and drawn at pages 88 to 89 V of Book 312.
7. Xerox copy of deed of Sale dated 23/08/2011 duly registered before the office of Sub-registrar Bardez, in Book-1 document, registration Number BRZ-BK1-04076 -2011, CD Number BRZD217 dated 23/08/2011.
8. Xerox copy of deed of Sale dated 04/03/2013 duly registered before the office of registrar Bardez, in Book-1 document, registration Number BRZ-BK1-01312-2013, CD Number BRZD458 dated 08/03/2013.
9. Xerox copy of deed of rectification dated 26/5/2017 duly registered in the office of Sub Registrar of Bardez in Book-1 registration Number. BRZ-BK1-02238-2017, CD Number BRZD787 dated 31/05/2017.

  
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10. Xerox copy of deed of rectification dated 29/5/2017 duly registered in the office of Sub Registrar of Bardez in Book-1 registration Number. BRZ-BK1-02251-2017, CD No BRZD787 dated 01/06/2017.
11. Xerox copy of deed of Sale dated 24/08/2017 duly registered before the office of registrar Bardez, in Book-1 document, registration Number BRZ-BK1-03591-2017, CD Number BRZD789 dated 01/09/2017.

FLOW OF TITLE OF THE PROPERTY:

There exists an Immovable property known as MADEL or KHURSACHI XIR which is Surveyed under no. 547 sub division no. 4 admeasuring an area 4625 square meters along with house therein situated at Madel, within the limits of village Panchayat Tivim, Taluka and Registration Sub-District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bicholim under no.6688 at page 154 of Book B 17 New not enrolled in the Taluka Revenue Office hereinafter referred to as THE SAID LARGER PROPERTY.

Said Larger Property originally belonged to Mrs. Maria Cristalina da Cruz and Mr. Pedro Simao Fernandes, who sold the Said Larger Property vide Deed of Sale dated 06/05/1929 to Mr. Caetano Piedade da Cruz also known as cajetan Pail D'souza who was married to Mrs. Catarina de Cruz also known as Agatha Catharina or Catharine Agatha D'cruz and accordingly the name of Mr. Caetano Piedade da Cruz also known as cajetan Pail D'souza was inscribed in the Land Registration Office of Bicholim under inscription certificate no.15674 at page 107 of Book G-21 with respect to said Larger Property.

  
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Mrs. Mrs. Catarina de Cruz also known as Agatha Catharina or Catharine Agatha D'cruz expired on 6/12/1964 leaving behind her husband and moiety share holder Mr. Caetano Piedade da Cruz also known as cajetan Pail D'souza, and her unmarried daughters 1) Miss Libreta Martha Caritas D'Cruz or Liberata Marth Caritas D'Cruz or Liberath Marth D'Cruz 2) Miss Millicent Agnes Lavina D'Cruz alias Antoinetta Milicenta D'Cruz and her married son 3) Mr. Joseph Eustaquios D'Cruz or Jose Eustaquio da Cruz and hi wife Mrs. Sybil Philomena D'Cruz as the her sole and universal heirs.

Said Larger Property was subsequently inscribed in the Land Registration of Bicholim under no. 15674 at page 107 of Book G-21 on 17th November 1966 in favour of 1) Mr. Caetano Piedade da Cruz alias Cajetan Paulo D'Cruz, 2) Miss. Libreta Martha Caritas D'Cruz or Liberata Marth Caritas D'Cruz or Liberath Marth D'Cruz, 3) Miss. Milecent Agnes Lavina D'Cruz alias Antoinetta Miicenta D'Cruz, 4) Mr. Joseph Eustaquios D'Cruz or Jose Eustaquio da Cruz and his wife 5) Mrs. Sybil Philomena D'Cruz.

By Deed of Gift dated 20/05/1983 duly registered in the office of Sub-Registrar of Bicholim under registration no. 252 Book No. 1, Volume no. 79 at pages 199 to 203 dated 28/09/1983, Miss Millicent Antonioeta Agnes Lavinia D'Cruz alias Antonetta Milicenta D'Cruz, daughter of late Caitano Piedade aa Cruz bequeathed her share in the said property to her brother Mr Joseph Eustaquios D'Cruz or Jose Eustaquio da Cruz, after reserving usufructuary rights of her share in the said larger property.

  
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After the death of said Mr Caetano Piedade da Cruz alias Cajetan Paulo D'Cruz, his wife Mrs. Catarina de Cruz also known as Agatha Catharina or Catharine Agatha D'cruz, their both daughters Miss Libreta Martha Caritas D'Cruz or Liberata Marth Caritas D'Cruz or Liberath Marth D'Cruz and Miss. Milecent Agnes Lavina D'Cruz alias Antoinetta Miicenta D'Cruz, their son and brother Mr. Joseph Eustaquios D'Cruz or Jose Eustaquio da Cruz drawn a Deed of Succession dated 16/12/1988 which was duly executed before the Notary Ex-officio of Bardez and drawn at pages 33 onwards of Book 737 which confirms that Mr. Joseph Eustaquios D'Cruz or Jose Eustaquio da Cruz and his wife Mrs. Sybil Philomena D'Cruz are their sole and universal heirs to their estate left by them.

Said Mr Joseph Eustaquios D'Cruz expired on 31/03/1990 leaving behind his widow and moiety share holder Mrs Sybil Philomena Da Cruz, his only son, 1) Mr. Avinash Da Cruz and his wife Mrs Maria Estafania da Cruz and two daughters, (2) Mrs. Sarita Noella Jacintha Walles and her husband Mr. Paschalus Roque Xavier wanes and (3) Mrs. Nelita Maria Philipina Braganza and her husband Mr. Terrance Joseph Braganza, as his only universal heirs and legal representatives.

Mr. Avinash Da Cruz expired on 03/08/2009 leaving behind his widow and moiety share holder Mrs. Maria Estafania D'Cruz and his two unmarried daughters (1) Miss Ardelia kate D'Cruz (2) Miss Murishka Josephine D'Cruz and his unmarried son (3) Mr. Myron Anthony D'Cruz, as his only sole and universal heirs and legal representatives which confirmed by Deed of Succession and Qualification of heirs dated 28/11/2011 executed before the Notary Ex-officio of Bieholim and drawn at pages 88 to 89 V of Book 312.

  
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By deed of Sale dated 23/08/2011 duly registered before the office of Sub-registrar Bardez, in Book-1 document, registration Number BRZ-BK1-04076 -2011, CD Number BRZD217 dated 23/08/2011, said Mrs. Maria Estafania da Cruz, Miss Ardelia kate Dcruz Miss Murishka Josephine Dcruz, and Mr. Myron Anthony Dcruz, sold their 1/6th undivided right and share of said larger property to Mr. Robert Navaraj.

By deed of Sale dated 23/08/2011 duly registered before the office of registrar Bardez, in Book-1 document, registration Number BRZ-BK1-04095-2011, CD Number BRZD217 dated 24/08/2011, said Mrs. Sybil Philomena D'Cruz and Mrs. Nelita Maria Philipina Braganza and her husband Mr. Terrance Joseph Braganza sold their 4/6th undivided right and share of the Said Larger property to Mr. Robert Navaraj.

By deed of Sale dated 27/10/2011 duly registered before the office of Sub-registrar Bardez, in Book-1 document, registration Number BRZ-BK1-05049-2011, CD Number BRZD242 dated 27/10/2011 said Mrs. Sarita Jacintha Noella Walles And her husband Mr. Paschalus Rogue Xavier Walles sold their 1/6th undivided right and share of the Said Larger Property to Mr. Robert Navaraj.

Due to typographical error in deed of Sale dated 23/08/2011 duly registered before the office of Sub-registrar Bardez, in Book-1 document, registration Number BRZ-BK1-04076 -2011, CD Number BRZD217 dated 23/08/2011 wherein the Description of the property was recorded as 6698 instead of 6688 which was rectified by deed of rectification dated 26/5/2017 duly registered in the office of Sub Registrar of Bardez in Book-1 registration Number. BRZ-BK1-02238-2017, CD Number BRZD787 dated 31/05/2017.

  
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Similarly, Due to typographical error in deed of Sale dated 27/10/2011 duly registered before the office of Sub-registrar Bardez, in Book-1 document, registration Number BRZ-BK1-05049-2011, CD Number BRZD242 dated 27/10/2011 with respect to Description of Property where it was stated as 6698 instead of 6688, was rectified by a deed of rectification dated 29/5/2017 duly registered in the office of Sub Registrar of Bardez in Book-1 registration Number BRZ-BK1-02251-2017, CD No BRZD787 dated 01/06/2017.

The said Mr. Robert Navaraj mutated its name in the form I and XIV as against survey no. 547 of sub-division 4 of village Tivim and thereafter sold an area of 652 square meters from the larger property to "Indian Builders" proprietorship of Mr. Robert Navaraj by Deed of sale dated 04/03/2013 duly registered in the Office of the sub-registrar of Bardez at Mapusa bearing registration NoBRZ-BK1-01312-2013, CD No BRZD458 dated 08/03/2013 thereby retaining for himself an area of 3973 sq. m of the Said Larger Property.

The said Indian Builders proprietorship of Mr. Robert Navaraj partition an area of 652 square meters which he has purchased by Deed of sale dated 04/03/2013 from the Said Larger Property before the Deputy Collector and SDO of Mapusa bearing case No. 15/73/2014/PART/LAND which was allowed Vide order dated 05.05.2014, thereby creating a sub-division no. 4-A of Survey No. 547 of Village Tivim admeasuring an area of 652 square meters.

  
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By deed of Sale dated 24/08/2017 duly registered before the office of registrar Bardez, in Book-1 document, registration Number BRZ-BK1-03591-2017, CD Number BRZD789 dated 01/09/2017 the said "Indian Builders" proprietorship of Mr. Robert Navaraj sold the said property surveyed under no.547 sub division no.4-A admeasuring an area of 652 square meters to the M/S. Aditya Builders a registered partnership firm and the name of M/S. Aditya Builders is mutated in the form I and XIV of survey no. 547 of sub-division 4-A of village Tivim.

I have carried out search in the office of sub registrar of Bicholim and Bardez and found that all title deeds and deed of succession referred above in my report are registered in the said sub registrar offices. The said property is free from encumbrances as verified before the sub registrar of Bardez.

From the above documents it is reveal that there is/are no tenant or Mundkar in the said property.

The Urban Ceiling Act is not applicable to the State of Goa. The said property is free from encumbrance and there is no charge of whatsoever on the said property. The said property is having good and clear marketable right and title.

Minor's interest is not involved in the said property.

  
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Based on the documents produced before me of last more than 30 years I found and I opine that said M/S. Aditya Builders a registered partnership firm having its office at 204. Second floor, Gera Imperium I, EDC Complex, Patto-Plaza, Panaji, Goa are owner in exclusive possession and they have a clear and marketable title to the Immovable property known as MADEL or KHURSACHI XIR which is surveyed under no.547 sub division no.4-A admeasuring an area of 652 square meters, situated at Madel, within the limits of village Panchayat Tivim, Taluka and Registration Sub-District of Bardez, District of North Goa, State of Goa, described above in the description of the property.

  
(Shri. D. R. Shankhawalkar)

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