

**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: 27/10/2021

### **TITLE REPORT**

This Legal Opinion is given by me, to **PN REAL ESTATE DEVELOPERS & BUILDERS**, a partnership firm having office at Elite Towers, Second Floor, S-206, Bardez-Goa, 403507, 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**

ALL that property known as "COSTANCHIBAIM" also known as "BELAVISTA WADO", surveyed under Survey No. 89/12-B, of Village Sangolda, Taluka, Bardez-Goa, enrolled in the Taluka Revenue Office

*M. A. K.*

Under Matriz No. 584 (rural) and 1495 (urban), admeasuring 2954 sq.mts., and situated within the limits of Village Panchayat of Sangolda, and bounded as under;

EAST; By property surveyed under Survey No. 89/18,

WEST; By property surveyed under Survey No.89/19,

NORTH; By property surveyed under Survey No.89/12,

SOUTH; By nullah & culvert,

The Property described hereinabove shall hereinafter be referred to as the SAID PROPERTY, for the sake of brevity.

## **II. DOCUMENTS PERUSED:**

1. Deed of Sale & Quittance dated 02/11/1963 executed before the Notarial Office of Antonio Jose Joao Francisco Pinto de Menezes at Mapusa, registered at pages 60 of Book No. 645.
2. Deed of Sale & Quittance dated 06/01/1969 executed before the Sub-Registrar of Bardez at Mapusa, bearing Registration No. 2310 of Book I, Volume of 29 at pages 10 to 13 dated 10/01/1969.

*M. J. K.*

3. Deed of Sale dated 30/10/2007 executed before the Sub-Registrar of Bardez at Mapusa, bearing Registration No. 5353 of Book II, Volume 2335 at pages 105 to 126 dated 02/11/2007.
4. Partition order bearing No. 15/36/2011/PART/LAND/DC-II, dated 06/06/2011 issued by the Deputy Collector of Bardez, at Mapusa-Goa.
5. Deed of Sale dated 11/01/2013 executed before the Sub-Registrar of Bardez at Mapusa, bearing Registration No. BRZ-BK1-00405-2013 of Book I, CD No. BRZD429, dated 25/01/2013.
6. Manual form I and XIV, Form III and Form IX, of the Said Property.
7. Computer generated Form I & XIV of the Said Property.

### **III. FACTS AS AVAILABLE:**

1. That the SAID PROPERTY originally formed a part and parcel of LARGER PROPERTY bearing Survey No.89/12 of Village Sangolda, Bardez-Goa, which LARGER PROPERTY was neither described in the Land Registration Office, however was found inscribed in the Matriz Predial under No. 1495 of second circumscriptions of Guirim.

*M A K I . . .*

2. That upon perusal of translation of Deed of Sale & Quittance dated 02/11/1963 executed before the Notarial Office of Antonio Jose Joao Francisco Pinto de Menezes at Mapusa, registered at pages 60 of Book No. 645, it is seen that the LARGER PROPERTY originally belonged to Francisco Xavier Menezes, who was a bachelor, residing in the Village of Sangolda, Bardez-Goa, that further it is seen that said Francisco Xavier Menezes, in the status of a bachelor, sold the LARGER PROPERTY to Mrs. Doroteia Mascrenhas, wife of Timoteo Simplicio Damiao Mascarenhas, together with all its rights, tittle and interests, in terms of the aforementioned Deed of Sale & Quittance dated 02/11/1963.
3. That upon perusal of translation of Deed of Sale & Quittance dated 06/01/1969 executed before the Sub-Registrar of Bardez at Mapusa, bearing Registration No. 2310 of Book I, Volume of 29 at pages 10 to 13 dated 10/01/1969, it is seen that the said Mrs. Doroteia Mascrenhas, and her husband Timoteo Simplicio Damiao Mascarenhas further sold the LARGER PROPERTY to Mr. Felix Xavier Mascarenhas.
4. That upon perusal of Deed of Sale dated 30/10/2007 executed before the Sub-Registrar of Bardez at Mapusa, bearing Registration No. 5353 of Book II, Volume 2335 at pages 105 to 126 dated 02/11/2007, it is seen that the said Mr. Felix Xavier Mascarenhas and his wife Mrs. Isabela Marcilia Cecilia Sequeira e Mascarenhas, sold an area 2954 sq.mts. i.e. the SAID PROPERTY from the LARGER PROPERTY to Mr. Arun Sharma.



5. That upon perusal of Partition order bearing No. 15/36/2011/PART/LAND/DC-II, dated 06/06/2011 issued by the Deputy Collector of Bardez, at Mapusa-Goa, it is seen that the SAID PROPERTY was partitioned from the LARGER PROPERTY and accordingly an independent sub-division Form I and XIV was issued to the SAID PROPERTY under Survey No. 89/12-B of Village Sangolda, Bardez-Goa.
6. That upon perusal of Deed of Sale dated 11/01/2013 executed before the Sub-Registrar of Bardez at Mapusa, bearing Registration No. BRZ-BK1-00405-2013 of Book I, CD No. BRZD429, dated 25/01/2013, it is seen that the said Mr. Arun Sharma sold the SAID PROPERTY to Mr. Diwakar Gupta.
7. That upon perusal of Agreement of Sale-Cum-Development dated 28/11/2020 executed before Notary Advocate Mr. Gajanan K. Korgaonkar, under Sr. No. 3521, dated 28/11/2020, it is seen that the said Mr. Diwakar Gupta and his wife Mrs. Shweta Gupta, have entered into an Agreement of Sale-Cum-Development with PN REAL ESTATE DEVELOPERS & BUILDERS, for development and sale of the SAID PROPERTY, and by virtue of the same PN REAL ESTATE DEVELOPERS & BUILDER have acquired rights in the SAID PROPERTY.
8. That upon perusal Records of Manual Form I & XIV, Form III and Form IX of the Said Property it is seen that the names of the erstwhile owners are dully recorded in the said documents, and also there are no entries found in the tenant's column and other rights column.

*M. A. K. D.*

9. That upon perusal of computer generated Form I & XIV of the Said Property, it is seen that the name of Mr. Diwakar Gupta is found recorded in the occupant's column of the Form I & XIV, of the Said Property.

**IV**      **CONCLUSION/OPINION:**

In the above circumstances I am of the opinion that of Mr. Diwakar Gupta and his wife Mrs. Shweta Gupta, have and hold a valid marketable title with respect to the SAID PROPERTY i.e property bearing Survey No.89/12-B, of Village Sangolda, Bardez-Goa subject to;

- a. Latest Nil Encumbrance certificate.
- b. PN REAL ESTATE DEVELOPERS & BUILDERS being made a confirming party to any kind of further conveyance deeds.
- c. Publishing a Public Notice in local newspaper to verify if any objections are raised.

Place: Porvorim-Goa



**ADV ANIKET R MANDREKAR**

Adv. Aniket R. Mandrekar  
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