

Mandar G. S. Khandeparkar

ADVOCATE

Off. : 2, Bharadwaj Building, Dr. Pissurlekar Road, Panaji - Goa 403 001.

Tel. : 0832-2223613, Cell. : 9822981030

Date : 16/01/2024

TITLE REPORT

I have been engaged by M/s. NADKARNI LIBRA DEVELOPERS, a partnership firm, having its registered office at C/o. K.V. Nadkarni & Associates, L-45/46, Alfran Plaza, M.G. Road, Panaji, Goa, for preparing the Title Report with respect to the following properties:-

(1) Property known as 'ZAMBEACHI ADDY' situated at Duler, Mapusa, Goa, bearing Chalta No. 6 of P.T. Sheet No. 42 of City Survey Mapusa, within the jurisdiction of the Mapusa Municipal Council, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, together with a residential house bearing H. No. 1/233 and a well situated therein, which property is found described in the Land Registration Office of Bardez, at Mapusa, Goa under No. 9875 at Page 25 Overleaf of Book B new 26 and 27,778 of Book B 71 at Page 142 overleaf and found enrolled in the Taluka Revenue Office of Bardez, under Matriz No. 877, hereinafter referred to as the "SAID PROPERTY". The said property admeasures an area of 1255 square meters approximately and is bounded as under:

ON THE EAST: By public road;

ON THE WEST: By Comunidade property;

ON THE NORTH: Partly by the property bearing Chalta No. 53 of P.T. Sheet No. 25 and Partly by the property bearing Chalta No. 52 of P.T. Sheet No. 25;

ON THE SOUTH: By the property bearing Chalta No. 11 of P.T. Sheet No. 42.



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(2) Property known as 'ZAMBEACHY ADDY' alias 'ZAMBEACHI ADDY', situated at Duler, Mapusa, Goa, bearing Chalta No. 52 of P.T. Sheet No. 25, of City Survey Mapusa, within the jurisdiction of the Mapusa Municipal Council, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, which property is found described in the Land Registration Office of Bardez, at Mapusa, Goa, under No. 11685 at page 146 overleaf of Book B new 30, found Inscribed in the name of Joao Agostinho under Inscription No. 4287, at Page 169 of G 43 and found enrolled in the Taluka Revenue Office of Bardez, under Matriz No. 2073 of the third circumscription, consisting therein of a room as urban property under no. 2390 which is in ruins hereinafter referred to as the "SAID SECOND PROPERTY". The Said Second Property admeasures an area of 466 square meters approximately and is bounded as under:

ON THE EAST: By the property bearing Chalta No. 53 of P.T. Sheet No. 25;

ON THE WEST: By public road;

ON THE NORTH: By St. Jerom's Chapel and;

ON THE SOUTH: By the property bearing Chalta No. 42 of P.T. Sheet No. 6.

MY REPORT IS AS UNDER

1. I WAS GIVEN THE PHOTOCOPIES OF THE FOLLOWING DOCUMENTS:-

(A) Inventory Proceedings No. 157/2014/C alongwith Judgment and Order dated 09/05/2014.

(B) Inventory Proceedings No. 111/2008/A alongwith Judgment and Order dated 07/05/2009.



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- (C) Deed of Gift dated 14/07/2014.
- (D) Copy of the proceedings/terms dated 10/10/1973 drawn at page 8 of the Book of Renunciation of Inheritances.
- (E) Copy of the proceedings/terms dated 16/01/1974 drawn at page 9 overleaf of the Book of Renunciation of Inheritances.
- (F) Deed of Sale dated 05/06/1961.
- (G) Deed of Gift with Acceptance dated 04/05/1962.
- (H) Inscription no. 42661 at Folio 40 of G 46.
- (I) Form 'D' of Chalta No. 6 of P.T. Sheet No. 42 and Chalta No. 52 of P.T. Sheet No. 25 of City Survey Mapusa.

2. THE TITLE HISTORY OF THE SAID PROPERTY SHOW THE FOLLOWING CHAIN OF TRANSACTIONS:-

(A) In Duler of the City of Mapusa, there exists a property known as ZAMBEACHI ADDY bearing Chalta No. 6 of P.T. Sheet No. 42 of City Survey Mapusa, within the jurisdiction of the Mapusa Municipal Council, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, together with a residential house bearing H. No. 1/233 and a well situated therein, which property is found described in the Land Registration Office of Bardez, at Mapusa, Goa under No. 9875 at Page 25 Overleaf of Book B new 26 and 27,778 of Book B 71 at Page 142 overleaf and found enrolled in the Taluka Revenue Office of Bardez, under Matriz No. 877, hereinafter referred to as the "SAID PROPERTY". The said property admeasures an area of 1255 square meters approximately and is bounded as under:

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ON THE NORTH: Partly by the property bearing Chalta No. 53 of P.T. Sheet No. 25 and Partly by the property bearing Chalta No. 52 of P.T. Sheet No. 25;

ON THE SOUTH: By the property bearing Chalta No. 11 of P.T. Sheet No. 42.

The Said Property originally belonged to Mrs. Rosa Maria Correia alias Mrs. Rosaria Maria Correia and her husband Mr. Antonio Pascoal Ferreira who both expired leaving behind their only son as their sole and universal heir and successor namely Mr. Joao Agostinho Ferreira alias Mr. Joao Augusto Ferreira alias Mr. Augusto Ferreira married to Mrs. Lilia Tolentina Gonsalves e Ferreira alias Mrs. Lilia Tolentina Gonsalves;

The said Mr. Joao Agostinho Ferreira alias Mr. Joao Augusto Ferreira alias Mr. Augusto Ferreira and his wife to Mrs. Lilia Tolentina Gonsalves e Ferreira alias Mrs. Lilia Tolentina Gonsalves expired leaving behind (1) Mr. Innocent Xavier Caetano Ferreira alias Mr. Innocent Xavier Caitaninho Ferreira alias Mr. Innocent X. Ferreira alias Mr. Innocent Ferreira married to Mrs. Zina Ferreira alias Mrs. Zina Martins; (2) Mrs. Rosa Maria Magdalena Higinia Ferreira married to Mr. Saturnino Maria de Almeida; (3) Fr. Prudencio Ferreira alias Fr. Prudencio Antonio Patricio Ferreira alias Fr. Prudencia Antonio Patricio Ferreira alias Fr. Prudencio Antonio Pataricio Ferreira alias Pe. Prudencia Ferreira alias Fr. Prudencia Antonio Patricio Fernandes (bachelor/unmarried) (4) Mrs. Eutalia Josefina Romania Ferreira married to Mr. Joao Carmo Rodrigues;

The said Mrs. Rosa Maria Magdalena Higinia Ferreira and her husband Mr. Saturnino Maria de Almeida released, relinquished and renounced their right/share to the inheritance of the said deceased

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persons vide proceedings/terms dated 10/10/1973 drawn at page 8 of the Book of Renunciation of Inheritances which was opened on 08/07/1964 in the Court of the Civil Judge Senior Division, at Mapusa at the 3rd Office by the Clerk V. P. Dessai;

The said Mrs. Eutalia Josefina Romania Ferreira married to Mr. Joao Carmo Rodrigues released, relinquished and renounced their right/share to the inheritance of the said deceased persons vide proceedings/terms dated 16/01/1974 drawn at page 9 overleaf of the Book of Renunciation of Inheritances which was opened on 08/07/1964 in the Court of the Civil Judge Senior Division, at Mapusa at the 3rd Office by the Clerk V. P. Dessai;

Vide Judgment and Order dated 07/05/2009 passed by the Civil Judge Senior Division at Mapusa in the Inventory Proceedings bearing No. 111/2008/A, the Said Property (Listed at Item No. 5 in the said Inventory) was allotted to Mr. Innocent Xavier Caetano Ferreira alias Mr. Innocent Xavier Caitaninho Ferreira alias Mr. Innocent X. Ferreira alias Mr. Innocent Ferreira married to Mrs. Zina Ferreira alias Mrs. Zina Martins and to Fr. Prudencio Ferreira alias Fr. Prudencio Antonio Patricio Ferreira alias Fr. Prudencia Antonio Patricio Ferreira alias Fr. Prudencio Antonio Pataricio Ferreira alias Pe. Prudencia Ferreira alias Fr. Prudencia Antonio Patricio Fernandes in equal shares;

The said property is found mutated in the name of Mr. Innocent Xavier Caetano Ferreira and Fr. Prudencio Ferreira;

The said Mr. Innocent Xavier Caetano Ferreira alias Mr. Innocent Xavier Caitaninho Ferreira alias Mr. Innocent X. Ferreira alias Mr. Innocent Ferreira and his wife Mrs. Zina Ferreira alias Mrs. Zina Martins expired leaving behind (1) Mr. Ivor Maria Ferreira married to Mrs. Mildred Ferreira alias Mildred Ferreira alias Mildred Maria de Jesus



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Ferreira alias Maria de Jesus Ferreira Mildred Clemente Braganza. Said Mrs. Mildred Ferreira alias Mildred Ferreira alias Mildred Maria de Jesus Ferreira alias Maria de Jesus Ferreira Mildred Clemente Braganza expired leaving behind her son Mr. Ian Joseph Ferreira as her sole legal heir. Said Mr. Ivor Maria Ferreira then married to Mrs. Anita Ferreira nee Mohindra. (2) Mrs. Zelma Maria Braganza married to Mr. Mario Peter Braganza;

Vide Judgment and Order dated 09/05/2014 passed by the Senior Civil Judge at Mapusa in the Inventory Proceedings bearing No. 157/2014/C, one half of the Said Property (Listed at Item No. 9 in the said Inventory) was allotted to Mr. Ivor Maria Ferreira;

Vide a Deed of Gift dated 14/07/2014 registered in the Office of the Sub-Registrar, Bardez under Registration No. BRZ-BK1-03149-2014, CD Number BRZD701, dated 14/07/2014, the said Fr. Prudencio Ferreira alias Fr. Prudencio Antonio Patricio Ferreira alias Fr. Prudencia Antonio Patricio Ferreira alias Fr. Prudencio Antonio Pataricio Ferreira alias Pe. Prudencia Ferreira alias Fr. Prudencia Antonio Patricio Fernandes gifted his undivided one-half share in the Said Property to Mr. Ivor Maria Ferreira on account of natural love and affection;

The name of the said Mr. Ivor Maria Ferreira was mutated in the survey records pertaining to the Said Property by virtue of the Orders passed in the said Inventory proceedings;

(B) In Duler of the City of Mapusa, there exists another property abutting the said property known as ZAMBEACHY ADDY alias ZAMBEACHI ADDY bearing Chalta No. 52 of P.T. Sheet No. 25, of City Survey Mapusa, within the jurisdiction of the Mapusa Municipal Council, Taluka and Sub-District of Bardez, District of North Goa, State

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of Goa, which property is found described in the Land Registration Office of Bardez, at Mapusa, Goa, under No. 11685 at page 146 overleaf of Book B new 30, found Inscribed in the name of Joao Agostinho under Inscription No. 4287, at Page 169 of G 43 and found enrolled in the Taluka Revenue Office of Bardez, under Matriz No. 2073 of the third circumscription, consisting therein of a room as urban property under no. 2390 which is in ruins hereinafter referred to as the "SAID SECOND PROPERTY" and more particularly described in Schedule-II hereunder written and delineated in red colour boundary line in the plan annexed hereto. The Said Second Property admeasures an area of 466 square meters approximately and is bounded as under:

ON THE EAST: By the property bearing Chalta No. 53 of P.T.
Sheet No. 25;
ON THE WEST: By public road;
ON THE NORTH: By St. Jerom's Chapel and;
ON THE SOUTH: By the property bearing Chalta No. 42 of P.T.
Sheet No. 6.

Vide Deed of Sale dated 05/06/1961 drawn at folios 90 onwards of Book No. 612 drawn by Assistant of the Notarial of Judicial Division of Bardez namely Mr. Camilo Souza, Mr. Joao Agostinho Ferreira and his wife Mrs. Lilia Tolentina Goncalves e Ferreira purchased the Said Second Property with the money sent by their son Mr. Innocent Xavier Caetano Ferreira.

Vide Deed of Gift with Acceptance dated 04/05/1962 drawn at folio 4 overleaf onwards of Book No. 623 drawn by Assistant of the Notarial of Judicial Division of Bardez namely Mr. Camilo Manuel Antonio Henrique do Rosario e Souza, said Mr. Joao Agostinho Ferreira and his wife Mrs. Lilia Tolentina Goncalves e Ferreira gifted the Said



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Second Property to their son Mr. Innocent Xavier Caetano Ferreira towards their disposable share and without reservation for themselves of the life interest as they have other properties for their decent maintenance, exempting him from collation and in order to be well with their conscience as the said Second property was purchased by the money sent by his son Mr. Innocent X. Ferreira.

The Said Second Property is found Inscribed under no. 42661 at Folio 40 of G 46 in the name of Mr. Innocent Xavier Caetano Ferreira pursuant to the execution of the aforesaid Gift Deed.

After the execution of the aforesaid Gift Deed, the name of the said Mr. Innocent Xavier Caetano Ferreira was mutated in the survey records pertaining to the Said Second Property;

Vide Judgment and Order dated 09/05/2014 passed by the Senior Civil Judge at Mapusa in the Inventory Proceedings bearing No. 157/2014/C, the Said Second Property (Listed at Item No. 18 in the said Inventory) was allotted to Mr. Ivor Maria Ferreira;

C E R T I F I C A T E

I, therefore, certify that MR. IVOR MARIA FERREIRA and his wife MRS. ANITA FERREIRA NEE MOHINDRA are the owners in possession of the Said Property and Said Second Property and that they have good and marketable title to the same.

This title report is prepared based on the photocopies of the documents produced by the party.

Thanking you,

Yours faithfully,



MANDAR G. S. KHANDEPARKAR

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