

TITLE REPORT

- I. I have perused the photocopies of the following documents:
- a) Survey Records Form I & XIV bearing Survey No. 76/1 of Village Taleigao, Tiswadi – Goa.
 - b) Index of Land
 - c) Manual Form I & XIV bearing Survey No. 76/1 of Village Taleigao, Tiswadi – Goa
 - d) Matriz Certificate
 - e) Numerical Index of Taleigao Village
 - f) Inscription & Description Certificate
 - g) Inventory Proceedings bearing No. 20/88 Encorparado No. 1658/45 filed before Civil Judge, Senior Division at Panaji
 - h) Deed of Declaration of Qualification of heirs and Partition dated 13/01/1950
 - i) Inventory Proceedings bearing No. 58/88 filed before Civil Judge, Senior Division at Panaji

- j) Deed of Renunciation dated 25/03/1994
- k) Deed of Relinquishment dated 20/06/1988
- l) Inventory Proceedings bearing No. 88/2000/B were filed in the Court of Additional Civil Judge Senior Division at Panaji – Goa
- m) Order dated 20/11/2001 passed in Inventory Proceedings bearing No. 88/2000/B were filed in the Court of Additional Civil Judge Senior Division at Panaji – Goa
- n) Deed of Relinquishment and Succession dated 09/01/2001
- o) Deed of Declaration of Single Succession or Succession Certificate dated 29/03/2004, registered under No. 681 at pages 78v onwards dated 02/06/2004 executed at Panaji, Ilhas – Goa.
- p) Deed of Succession dated 23/09/2005, registered under No. 687 at pages 88 onwards dated 26/09/2005 executed at Panaji, Ilhas – Goa.

- q) Deed of Succession dated 04/10/2005, registered under No. 687 at pages 96 onwards dated 04/10/2005 executed at Panaji, Ilhas - Goa.
- r) Deed of Succession dated 05/10/2005.
- s) Deed of Succession dated 11/10/2005, registered under No. 808 at pages 29 to 31 dated 11/10/2005 executed at Mapusa, Bardez - Goa.
- t) Deed of Sale dated 03/04/2012, registered under No. PNJ-BK1-00958-2012, CD No. PNJD14 dated 11/04/2012
- u) Deed of Succession dated 11/05/2012
- v) Deed of Sale dated 17/05/2012, registered under No. PNJ-BK1-01300-2012, CD No. PNJD15 dated 17/05/2012
- w) Deed of Succession and Qualification of Heirs dated 18/06/2012
- x) Deed of Gift dated 10/09/2012, registered under No. PNJ-BK1-02408-2012, CD No. PNJD17 dated 11/09/2012

- y) Deed of Sale dated 10/09/2012, registered under No. PNJ-BK1-02409-2012, CD No. PNJD17 dated 11/09/2012
- z) Deed of Sale dated 05/12/2012, registered under No. PNJ-BK1-03174-2012, CD No. PNJD18 dated 05/12/2012
- aa) Deed of Sale dated 26/12/2012, registered under No. PNJ-BK1-00018-2013, CD No. PNJD19 dated 02/01/2013.
- bb) Deed of Sale dated 28/01/2013, registered under No. PNJ-BK1-00272-2013, CD No. PNJD19 dated 28/01/2013.
- cc) Deed of Sale dated 25/06/2013, registered under No. PNJ-BK1-01849-2013, CD No. PNJD23 dated 01/07/2013.
- dd) Deed of Sale dated 07/07/2014, registered under No. PNJ-BK1-01510-2014, CD No. PNJD31 dated 07/07/2014
- ee) Nil Encumbrance Certificate dated 09/07/2014 bearing No. 969/2014

ff) Nil Encumbrance Certificate dated 31/07/2014
bearing No. 1068/2014

gg) Land Use Zoning Certificate dated 29/04/2019
bearing Ref. No. GPPDA/Zon-Inf/Tal/98/2019
issued by Greater Panaji Planning And
Development Authority, Panaji – Goa.

hh) Conversion Sanad dated 16/09/2019 bearing
No. RB/CNV/TIS/AC-II/16/2019 issued by the
Collector, Panaji – Goa

ii) NOC dated 26/07/2019 bearing No.
5/CNV/TIS-213/DCFN/TECH/2019-20/484
issued by the Deputy Conservator of Forest,
Ponda, Goa

jj) Survey plan of the property

II. DESCRIPTION OF THE PROPERTY:

SCHEDULE-I

All that property known as “TICOLEM MOROD” or
“TICOLEM” situated at Taleigao, within the limits of Village
Panchayat of Taleigao, Taluka Tiswadi and Registration Sub-
District of Ilhas, State of Goa which property bears Land
Registration No. 1977 of Book B-23 (Old) and Land Revenue No.
812 and surveyed under Survey No. 76 Sub-Division No. 1 of

Village Taleigao, admeasuring 6,682 sq. mts. and bounded as under :

- On the South : by the property bearing Survey No. 60/1 of Village Taleigao;
- On the East : by the property bearing Survey No. 78/4 (part) & 78/5, 6 & 7, 59/1, 2, 3, 4, 5, 6, 7, 8 & 9 of Village Taleigao;
- On the West : by the property bearing Survey No. 75/1 & 75/2 of Village Taleigao;
- On the North : by the property bearing Survey No. 77/2 & 77/1 (part) of Village Taleigao;

This property shall hereinafter referred to as the **SAID PROPERTY**

III. TRACING OF PARTIES TITLE:

1. The said property is described under Description Certificate No. 1977 and half of the said property inscribed under No. 3844 in favour of Pundolica Porobo Colvalcar who is the son of Vassu Kolwalkar. The inscription

No. 4475 reveals that other half of the PROPERTY Description Certificate No. 1977 was inscribed in favour of Pondorinath Porobo Kolwalkar. The said Inscription and Description reveals that the said property originally belonged to Vassu Kolwalkar and his wife, Yashodhi Vasso Kolwalkar and that half of the said property was allotted in favour of Pundolica Porobo Colvalcar and the other half was allotted to Pondorinath Porobo Kolwalkar who are sons of the said Vassu Kolwalkar and Yashodhi Vasso Kolwalkar. Inventory Inscription and Description certificate are records of ownership maintained by the Portuguese Government.

2. The cadastral survey records reveal that the said property was surveyed under No. 178 in the name of Mr. Pandharinath Vassu Porobo Kolwalkar. Cadastral survey is the survey carried out during the Portuguese Regime.

3. A reading of the description, inscription and the cadastral survey clearly reflects that the said property belonged to the two sons of Vassu Porobo Kolwalkar and his wife, Yashodhi Vasso Kolwalkar namely Mr. Pundalik Vassu Kolwalkar married to Mrs. Devki Kolwalker and Mr. Pandharinath Vassu Kolwalkar married to Mrs. Bhimarathi Pandharinath Kolwalkar.
4. Inventory Proceedings bearing No. 58/1988 reveals that the said Pundalik Vassu Kolwalkar and Devki Pundalik Kolwalkar expired leaving behind as their only heirs their two daughters namely :
 - a. Mrs. Ramabai alias Xabtu alias Shantu Buryo married to Mr. Venkatesh Buryo
 - b. Mrs. Gunavanti Vishnu Gharse married to Mr. Vishnu Gharse.
5. The said Pandharinath Vassu Kolwalkar and Bhimarathi Pandharinath Kolwalkar expired leaving behind Sharayu, Vijaya alias Shantu,

Radhabai alias Gharu, Narayan and Kalyan as their legal heirs and the said 50% rights in respect of the said property held by the late Pandharinath Vassu Kolwalkar and Bhimarathi Pandharinath Kolwalkar devolved unto them.

6. The Matriz Certificate bearing No. 812 reveals that the said property stands registered in the name of Pundolica Porobo Colvalcar in $\frac{1}{2}$ share and remaining $\frac{1}{2}$ share in the name of Kamalabai, Radabai Camotim and Sateabama Dalal daughters of the said Pandharinath Vassu Kolwalkar and Bhimarathi Pandharinath Kolwalkar.
7. A Deed of Declaration of Qualification of heirs and Partition dated 13/01/1950 was drawn up between the said heirs of late Pandharinath Vassu Kolwalkar and Bhimarathi Pandharinath Kolwalkar which stands inscribed in the Book

No. 429 at Page 84 reverse onwards of the
Notary of Ilhas Comarca Krishna Porob Tamba.

8. In terms of the said Deed of Declaration of
Qualification of heirs and Partition dated
13/01/1950, the $\frac{1}{2}$ share in respect of the said
property held by Pandharinath Vassu Kolwalkar
and Bhimarathi, Pandharinath Kolwalkar were
exclusively allotted to :

- | | |
|---|-------------------------|
| 1. Vijaya Dalal | 1/6 th share |
| 2. Radhabai alias Gharu
Shankwalkar | 1/6 th share |
| 3. Kamlabhai Navelkar
(daughter of Kalyan) | 1/6 th share |

9. The said **Radhabai** alias Gharu Camotim
Shankhwalkar was married to Krishna Kamat
Shankhwalkar under the law of Communion of
Assets and by virtue of the same, the said
Radhabai alias Gharu Camotim Shankhwalkar
and Krishna Kamat Shankhwalkar became co-

owners of the said property to the extent of
1/6th (16.66%) share.

10. Inventory Proceedings bearing No. 20/83
reveals that the said Radhabai alias Gharu
Camotim Shankhwalkar and Krishna Kamat
Shankhwalker expired leaving behind the
following legal heirs :

- a. Shri. Trivikram Krishna Kamat Shankhwalker
married to Smt. Vijaya Trivikram Kamat
Shankhwalker
- b. Shri. Jairam Krishna Kamat Shankhwalker
married to Smt. Neeta Jairam Kamat
Shankhwalker
- c. Shri. Prabhakar Krishna Kamat Shankhwalker
- d. Shri. Shantaram Krishna Kamat Shankhwalker
married to Smt. Sushila Shantaram Kamat
Shankhwalker

11. Deed of Succession dated 05/10/2005 reveal
that the said Shri. Shantaram Krishna Kamat
Shankhwalker expired leaving behind his widow

and moiety holder, Smt. Sushila Shantaram Kamat Shankhwalker and the following legal heirs:

- a. Shri. Krishna Alias Krishnaprasad Shantaram Kamat Shankhwalker married to Smt. Sharda Krishnaprasad Kamat Shankhwalker
- b. Smt. Sharmila Prashant Joshi married to Shri. Prashant Ramnath Joshi

12. In view of above, the said Shri. Trivikram Krishna Kamat Shankhwalker and his wife, Smt. Vijaya Trivikram Kamat Shankhwalker, Shri. Jairam Krishna Kamat Shankhwalker and his wife, Smt. Neeta Jairam Kamat Shankhwalker, Shri. Prabhakar Krishna Kamat Shankhwalker, Smt. Sushila Shantaram Kamat Shankhwalker, Shri. Krishna Alias Krishnaprasad Shantaram Kamat Shankhwalker and his wife, Smt. Sharda Krishnaprasad Kamat Shankhwalker and Smt. Sharmila Prashant Joshi and her husband, Shri. Prashant Ramnath Joshi became the exclusive owners of the said 1/6th

(16.66%) share in the said property equivalent to 1113.66 sq. mts. in the said property.

13. The said **Vijaya** Dalal was married to Fondu Dalal under the law of Communion of Assets and by virtue of the same, the said Vijaya Dalal and Fondu Dalal became co-owners of the said property to the extent of 1/6th (16.66%) share.

14. Deed of Succession dated 11/10/2005, registered under No. 808 at pages 29 to 31 dated 11/10/2005 executed at Mapusa, Bardez – Goa reveals that the said Vijaya Dalal alias Satyabhama Fondu Dalal expired on 30/05/1987 and Fondu Dalal expired on 08/10/1992 leaving behind the following legal heirs:

a. Govind Fondu Dalal married to Shubha Govind Dalal.

- b. Narsinva alias Suresh Fondu Naik Dalal
married to Geeta Narsinva Naik Dalal
 - c. Sushma Naik Dalal alias Kunda Atchut
Kamat married to Atchut Kamat
15. Deed of Succession dated 11/05/2012 reveals
that the said Atchut Ramchandra Kamat
passed away on 13/07/1990 leaving behind his
widow and moiety holder, Smt. Kunda Fondu
Dalal alias Kunda Atchut Kamat alias Sushma
Naik Dalal as his only legal heir.
16. In terms of above, the said 1/6th (16.66%) share
in the said property of the said Vijaya Dalal and
Fondu Dalal devolved unto the said Govind
Fondu Dalal and his wife, Shubha Govind
Dalal, Narsinva alias Suresh Fondu Naik Dalal
and his wife, Geeta Narsinva Naik Dalal and
Sushma Naik Dalal alias Kunda Atchut Kamat.

17. By Deed of Renunciation dated 25/03/1994, the said Narsinva alias Suresh Fondu Naik Dalal, Geeta Narsinva Naik Dalal and Sushma Naik Dalal alias Kunda Atchut Kamat relinquished all their rights in respect of inheritance of late Vijaya Dalal and Fondu Dalal and by virtue of the same the said Govind Fondu Dalal and his wife, Shubha Govind Dalal became the exclusive owners of the said 1/6th (16.66%) share in the said property equivalent to 1113.66 sq. mts.
18. The said **Kamlabai Navelcar** was married to Charadchandra Porobo Navelcar under the law of Communion of Assets and by virtue of the same, the said Kamlabai alias Camalabai Navelcar and Charadchandra Porobo Navelcar became co-owners of the said property to the extent of 1/6th (16.66%) share.

19. Deed of Succession dated 23/09/2005, registered under No. 687 at pages 88 onwards dated 26/09/2005 executed at Panaji, Ilhas - Goa reveals that The said Charadchandra Porobo Navelkar expired on 23/12/1993 leaving behind his widow and moiety holder, Smt. Kamlabai alias Camalabai Navelkar and following legal heirs :

- a. Dr. Suriaji C. Porobo Navelkar married to Smt. Neela S. Porobo Navelkar
- b. Mr. Arun Porobo Navelkar married to Smt. Sangeeta Porobo Navelkar
- c. Mr. Ravindra C. P. Navelkar, unmarried,
- d. Smt. Shobha alias Usha alias Uxa Anil Ghode married to Shri. Anil alias Shripad Ghode.

20. Vide Deed of Relinquishment and Succession dated 09/01/2001, the said Smt. Shobha alias Usha alias Uxa Anil Ghode along with her husband, Shri. Anil alias Shripad Ghode

relinquished their right to the estate of their father/father-in-law, Charadchandra Porobo Navelcar.

21. Upon the death of the said Charadchandra Porobo Navelcar, Inventory Proceedings bearing No. 88/2000/B were filed in the Court of Additional Civil Judge Senior Division at Panaji – Goa and the share in the said property belonging to the deceased, Charadchandra Porobo Navelcar was listed at Item No. 14 in the Final Description.

22. Vide Order dated 20/11/2001 passed in Inventory Proceedings bearing No. 88/2000/B by the Court of Additional Civil Judge Senior Division at Panaji – Goa, the 1/6th share in the said property was allotted to Smt. Kamlabai alias Camalabai Navelkar moiety of the deceased, Charadchandra Porobo Navelcar and Dr. Suriaji C. Porobo Navelkar equally.

23. Deed of Succession dated 23/09/2005,
registered under No. 687 at pages 88 onwards
dated 26/09/2005 executed at Panaji, Ilhas –
Goa reveals that the said Shri. Anil alias
Shripad Ghode expired on 04/08/2003 leaving
behind his widow and moiety holder, Smt.
Shobha alias Usha alias Uxa Anil Ghode and
the following legal heirs:

- a. Shri. Amrish alias Vaikunth Anil Ghode
married to Smt. Radhabai Amrish Ghode
- b. Smt. Anagha Naresh Nayak married to
Shri. Naresh S. Nayak

24. Deed of Succession dated 23/09/2005,
registered under No. 687 at pages 88 onwards
dated 26/09/2005 executed at Panaji, Ilhas –
Goa reveals that the said Smt. Kamlabai alias
Camalabai Navelkar expired on 25/07/2004
leaving behind the following legal heirs :

- a. Dr. Suriaji C. Porobo Navelkar married to
Smt. Neela S. Porobo Navelkar

- b. Mr. Arun Porobo Navelkar married to Smt.
Sangeeta Porobo Navelkar
- c. Mr. Ravindra C. P. Navelcar, unmarried,
- d. Smt. Shobha alias Usha alias Uxa Anil
Ghode.

25. In terms of above shares of the legal heirs of
late Smt. Kamlabai alias Camalabai Navelcar
and Charadchandra Porobo Navelcar are as
follows :

- 1. Dr. Suriaji C. Porobo Navelkar
married to Smt. Neela S.
Porobo Navelkar 1/12 + 1/48
- 2 Mr. Arun Porobo Navelkar 1/48
married to Smt. Sangeeta
Porobo Navelkar
- 3 Mr. Ravindra C. P. Navelcar, 1/48
unmarried,
- 4 Smt. Shobha alias Usha alias 1/48
Uxa Anil Ghode.

26. In view of above the said Dr. Suriaji C. Porobo Navelkar and his wife, Smt. Neela S. Porobo Navelkar, Mr. Arun Porobo Navelkar and his wife, Smt. Sangeeta Porobo Navelkar, Mr. Ravindra C. P. Navelcar, Smt. Shobha alias Usha alias Uxa Anil Ghode, Shri. Amrish alias Vaikunth Anil Ghode and his wife, Smt. Radhabai Amrish Ghode and Smt. Anagha Naresh Nayak and her husband, Shri. Naresh S. Nayak became co-owners in possession of 1/6th (16.66%) share in the said property equivalent to 1113.66 sq. mts. in the said property.
27. Inventory Proceedings bearing No. 58/1988 were filed as regards estate left by the said Pundalik Vassu Kolwalkar and Devki Pundalik Kolwalkar and the said Gunavanti Vishnu Gharse and Vishnu Gharse were also made part of the said Inventory Proceedings and in the said Inventory the share of the said Pundalik Vassu Kolwalkar and Devki Pundalik Kolwalkar

in the said property being $\frac{1}{2}$ share was allotted exclusively to the four sons of the said Gunavanti Vishnu Gharse and Vishnu Gharse by name :

Anand Vishnu Gharse	-	1/8 th Share
Shridhar Vishnu Gharse	-	1/8 th Share
Givotam Vishnu Gharse	-	1/8 th Share
Vasant Vishnu Gharse	-	1/8 th Share

28. The remaining heirs being Mirabai Talaulikar @ Namubai Vishnu Sinai Gharse and her husband, Sadanand Talaulikar, Sheela Bhandari and her children and Hirabai Talaulikar and her husband relinquished their rights to the said property in terms of Article 2029 of Portuguese Civil Code.

29. Vide minutes dated 07/01/1988 which stand duly recorded in the said Inventory Proceedings No. 58/1988, the said partition and allotment was made absolute by Civil Judge Senior

Division at Panaji by his Order dated
31/10/1988.

30. Vide Order dated 31/10/1988, the said Anand Gharse, Shridhar Gharse and his wife, Smt. Sumati Shridhar Gharse, Givotam Gharse and his wife, Smt. Usha Jeevottam Gharse and Vasant Gharse and his wife, Smt. Vinda Vasant Gharse became jointly entitled to $\frac{1}{2}$ share in the said property left by the said Pundalik Vassu Kolwalkar and Devki Pundalik Kolwalkar.

31. Deed of Declaration of Single Succession or Succession Certificate dated 29/03/2004, registered under No. 681 at pages 78v onwards dated 02/06/2004 executed at Panaji, Ilhas - Goa reveals that the said Shridhar Gharse expired on 15/05/1997 leaving behind his widow and moiety holder, Smt. Sumati Shridhar Gharse and a daughter, Mrs. Sucheta Dilip

Lawande married to Shri. Dilip Madhav Loundo
@ Lawande.

32. Deed of Succession dated 04/10/2005, registered under No. 687 at pages 96 onwards dated 04/10/2005 executed at Panaji, Ilhas – Goa reveals that the said Anand Gharse expired on 09/09/2004 as a bachelor leaving behind Givotam Gharse, Vasant Gharse, Mirabai Talaulikar @ Namubai Vishnu Sinai Gharse and Sheela Bhandari as his only legal heirs.

33. In the light of death of said Anand Gharse, the said Mirabai Talaulikar @ Namubai Vishnu Sinai Gharse and Sheela Bhandari who had relinquished their rights acquired rights in the said property.

34. The said Smt. Sheela Chandrakant Bhandare @ Smt. Shila Chandrakant Bhandare was married to Chandrakant Bhandare. Prior to the death

of the said Anand Gharse, the said Chandrakant Bhandare expired and therefore rights from the estate of Anand Gharse were acquired by the said Sheela Bhandare as a widower and therefore the rights to the extent of her share from the estate of Anand Gharse belong solely to her.

35. The said Chandrakant Bhandare expired on 03/05/1973, leaving behind his widow and moiety holder, Smt. Sheela Chandrakant Bhandare @ Smt. Shila Chandrakant Bhandare and the following legal heirs :

- a. Mr. Sanjeev Chandrakant Bhandare
unmarried
- b. Mrs. Neeta V. Sansgiri married to Mr.
Vishvesh S. Sansgiri

36. The said Shri. Givotam @ Jeevottam Vishnu Gharse, Smt. Usha Jeevottam Gharse, Shri. Vasant Vishnu Gharse, Smt. Vinda Vasant

Gharse, Smt. Sumati Shridhar Gharse, Mrs. Sucheta Dilip Lawande, Shri. Dilip Madhav Loundo @ Lawande, Smt. Mirabai Sadanand Talaulikar @ Namubai Vishnu Sinai Gharse and Smt. Sheela Chandrakant Bhandare @ Smt. Shila Chandrakant Bhandare nee Vimlabai Sinai Gharso became co-owners of the said property.

37. The said Mrs. Mirabai Sadanand Sinai Talaulikar @ Namubai Vishnu Sinai Gharse and the said Mr. Sadanand Govind Sinai Talaulikar became entitled to 2.5% shares corresponding to an area of 167.05 sq. mts. in the said property.

38. Deed of Succession and Qualification of Heirs dated 18/06/2012 reveals that The said Mr. Sadanand Govind Sinai Talaulikar and his wife, Mrs. Mirabai Sadanand Sinai Talaulikar @ Namubai Vishnu Sinai Gharse expired on 30/09/1994 and

15/12/2005 respectively leaving behind their
following legal heirs :

- a. Mr. Jeevan Sadanand Sinai Talaulikar married
to Mrs. Shobha Jeevan Sinai Talaulikar
- b. Mr. Abhaia Sadanand Sinai Talaulikar married
to Mrs. Ujwalata alias Deepa Abhaia Sinai
Talaulikar
- c. Mr. Sangam Sadanand Sinai Talaulikar married
to Mrs. Anuradha Sangam Sinai Talaulikar
- d. Mrs. Geeta Narendra Fugre married to Mr.
Narendra Srinivassa Fugre
- e. Mrs. Ranjana Damodar Zoixi married to Mr.
Damodar Vamona Zoixi
- f. Mrs. Visranti Ulhas Sinai Kaisare married to
Mr. Ulassa Shripada Sinai Quensori also known
as Ulhas Shripada Kaisare
- g. Mrs. Shama Venkatesh Prabhu alias Xemabai
alias Shamabai Venkatesh Prabhu alias
Shamabai Venkatesh Porobo married to Mr.
Venkatesh Parashuram Prabhu alias Vencotexa

Paraxurama Porobo alias Vencatexa Porxurama
Porobo.

39. The said Mrs. Shama Venkatesh Prabhu alias
Xemabai alias Shamabai Venkatesh Prabhu alias
Shamabai Venkatesh Porobo expired on 12/12/2006
leaving behind her husband, Mr. Venkatesh
Parashuram Prabhu alias Vencotexa Paraxurama
Porobo alias Vencatexa Porxurama Porobo and
following legal heirs:

- a. Mrs. Kamala alias Swati Venkatesh Prabhu
married to Mr. Saiesh Sudin Nayak
- b. Mr. Sanket Venkatesh Prabhu married to Mrs.
Athila Sanket Prabhu.

40. The said Smt. Sumati Shridhar Gharse expired
on 26/07/2009 leaving behind Mrs. Sucheta
Dilip Lawande married to Shri. Dilip Madhav
Loundo @ Lawande as her legal heirs.

41. Vide Deed of Gift dated 10/09/2012, registered under No. PNJ-BK1-02408-2012, CD No. PNJD17 dated 11/09/2012, the said Mr. Jeevan Sadanand Sinai Talaulikar, Mrs. Shobha Jeevan Sinai Talaulikar, Mr. Sangam Sadanand Sinai Talaulikar, Mrs. Anuradha Sangam Sinai Talaulikar, Mrs. Geeta Narendra Fugre, Mr. Narendra Srinivassa Fugre, Mrs. Ranjana Damodar Zoixi, Mr. Damodar Vamona Zoixi, Mrs. Visranti Ulhas Sinai Kaisare, Mr. Ulassa Shripada Sinai Quensori also known as Ulhas Shripada Kaisare, Mr. Venkatesh Parashuram Prabhu alias Vencotexa Paraxurama Porobo alias Vencatexa Porxurama Porobo, Mrs. Kamala alias Swati Venkatesh Prabhu, Mr. Saiesh Sudin Nayak, Mr. Sanket Venkatesh Prabhu and Mrs. Athila Sanket Prabhu gifted all their rights, shares and entitlement out of the shares to 2.5% share corresponding to an area of 167.05 sq. mts in respect of the said property devolved unto them from the estate of said Mr. Sadanand Govind Sinai Talaulikar and his wife, Mrs. Mirabai Sadanand Sinai Talaulikar @ Namubai

Vishnu Sinai Gharse in favour of Mr. Abhaia
Sadanand Sinai Talaulikar.

42. Vide Deed of Gift dated 10/09/2012, the said Mr. Abhaia Sadanand Sinai Talaulikar and his wife, Mrs. Ujwalata alias Deepa Abhaia Sinai Talaulikar under Communion of Assets and by virtue of the same, both became co-owners in possession of the shares corresponds to 2.5% share equivalent to an area of 167.05 sq. mts in respect of the said property.

43. Vide Deed of Sale dated 03/04/2012, registered under No. PNJ-BK1-00958-2012, CD No. PNJD14 dated 11/04/2012, the said Shri. Trivikram Krishna Kamat Shankhwalker and his wife, Smt. Vijaya Trivikram Kamat Shankhwalker, Shri. Jairam Krishna Kamat Shankhwalker and his wife, Smt. Neeta Jairam Kamat Shankhwalker, Shri. Prabhakar Krishna Kamat Shankhwalker, Smt. Sushila Shantaram Kamat Shankhwalker, Shri.

Off:
603, Ambrosia Corporate Park,
6th Floor, Patto,
Panaji, Goa - 403 001.
E-mail: shivandesai@hotmail.com
☎ (0832) 6632470.
Mobile No 9822102911

Krishna Alias Krishnaprasad Shantaram Kamat Shankhwalker and his wife, Smt. Sharda Krishnaprasad Kamat Shankhwalker and Smt. Sharmila Prashant Joshi and her husband, Shri. Prashant Ramnath Joshi sold their 1/6th (16.66%) share in the said property equivalent to 1113.66 sq. mts. in the said property in favour of Mr. Omprakash Nihchaldas Pariani

44. Vide Deed of Sale dated 17/05/2012, registered under No. PNJ-BK1-01300-2012, CD No. PNJD15 dated 17/05/2012, the said Govind Fondu Dalal and his wife, Shubha Govind Dalal sold their 1/6th (16.66%) share in the said property equivalent to 1113.66 sq. mts. in the said property in favour of Mr. Omprakash Nihchaldas Pariani.

45. Vide Deed of Sale dated 10/09/2012, registered under No. PNJ-BK1-02409-2012, CD No. PNJD17 dated 11/09/2012, the said Mr.

Off:
603, Ambrosia Corporate Park,
6th Floor, Patto,
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Abhaia Sadanand Sinai Talaulikar and his wife, Mrs. Ujwalata alias Deepa Abhaia Sinai Talaulikar sold their undivided rights in the said property which corresponds to 2.5% share in the said property in favour of Mr. Omprakash Nihchaldas Pariani.

46. Vide Deed of Sale dated 05/12/2012, registered under No. PNJ-BK1-03174-2012, CD No. PNJD18 dated 05/12/2012, the said Mr. Vasant Vishnu Gharse alias Vassanta Sinai Garso and his wife, Mrs. Vinda Vasant Gharse nee Dulari Vishnudas Kamat alias Vinda Sinai Garse sold their undivided rights in the said property which corresponds to 15% share equivalent to 1002.30 sq. mts in the said property in favour of Mr. Omprakash Nihchaldas Pariani.

47. Vide Deed of Sale dated 26/12/2012, registered under No. PNJ-BK1-00018-2013, CD No. PNJD19 dated 02/01/2013, the said Mrs.

Sucheta Dilip Loundo alias Sucheta Dilip Lawande alias Sucheta Shridhar Gharse alias Sucheta Sridhar Gharse and her husband, Mr. Dilip Loundo sold their undivided rights in the said property which corresponds to 15% share equivalent to 1002.30 sq. mts in the said property in favour of Mr. Omprakash Nihchaldas Pariani.

48. Vide Deed of Sale dated 28/01/2013, registered under No. PNJ-BK1-00272-2013, CD No. PNJD19 dated 28/01/2013, the said Mr. Jivottam Vishnu Gharse alias Jivottama alias Givotam alias Jeevottam alias Givotran Vishnu Gharse alias Gharso and his wife Mrs. Usha Jivottam Gharse sold their undivided rights in the said property which corresponds to 15% share equivalent to 1002.30 sq. mts in the said property in favour of Mr. Omprakash Nihchaldas Pariani.

49. Vide Deed of Sale dated 25/06/2013, registered under No. PNJ-BK1-01849-2013, CD No. PNJD23 dated 01/07/2013, the said Dr. Suriaji C. Porobo Navelkar and his wife, Smt. Neela S. Porobo Navelkar, Mr. Arun Porobo Navelkar and his wife, Smt. Sangeeta Porobo Navelkar, Mr. Ravindra C. P. Navelcar, Smt. Shobha alias Usha alias Uxa Anil Ghode sold their 1/6th (16.66%) share in the said property equivalent to 1113.66 sq. mts. in the said property in favour of Mr. Omprakash Nihchaldas Pariani and the said Shri. Amrish alias Vaikunth Anil Ghode and his wife, Smt. Radhabai Amrish Ghode and Smt. Anagha Naresh Nayak and her husband, Shri. Naresh S. Nayak have signed the said Deed of Sale dated 25/06/2013 as Confirming Party.

50. Vide Deed of Sale dated 07/07/2014, registered under No. PNJ-BK1-01510-2014, CD No. PNJD31 dated 07/07/2014, the said Smt.

Sheela Chandrakant alias Chandrakanth Bhandare @ Smt. Shila Chandrakant Bhandare sold her 2.5% shares in the said property equivalent to 167.05 sq. mts. in the said property in favour of Mr. Omprakash Nihchaldas Pariani and the said Mr. Sanjeev Chandrakant Bhandare, Mrs. Neeta V. Sansgiri and her husband, Mr. Vishvesh S. Sansgiri were made Confirming Parties to the said Deed of Sale dated 07/07/2014.

51. Vide Deed of Sale dated 03/04/2012, Deed of Sale dated 17/05/2012, Deed of Sale dated 10/09/2012, Deed of Sale dated 05/12/2012, Deed of Sale dated 26/12/2012, Deed of Sale dated 28/01/2013, Deed of Sale dated 25/06/2013 and Deed of Sale dated 07/07/2014, the said Mr. Omprakash Nihchaldas Pariani became owner in possession of the said property.

52. I have inspected the following original sale deeds:

- Deed of Sale dated 03/04/2012, registered under No. PNJ-BK1-00958-2012, CD No. PNJD14 dated 11/04/2012,
- Deed of Sale dated 17/05/2012, registered under No. PNJ-BK1-01300-2012, CD No. PNJD15 dated 17/05/2012,
- Deed of Sale dated 10/09/2012, registered under No. PNJ-BK1-02409-2012, CD No. PNJD17 dated 11/09/2012,
- Deed of Sale dated 05/12/2012, registered under No. PNJ-BK1-03174-2012, CD No. PNJD18 dated 05/12/2012,
- Deed of Sale dated 26/12/2012, registered under No. PNJ-BK1-00018-2013, CD No. PNJD19 dated 02/01/2013,
- Deed of Sale dated 28/01/2013, registered under No. PNJ-BK1-00272-2013, CD No. PNJD19 dated 28/01/2013,

- Deed of Sale dated 25/06/2013, registered under No. PNJ-BK1-01849-2013, CD No. PNJD23 dated 01/07/2013
- Deed of Sale dated 07/07/2014, registered under No. PNJ-BK1-01510-2014, CD No. PNJD31 dated 07/07/2014

53. In light of above, considering the fact that the Inscription Description Certificate, cadastral survey records, Deed of Declaration of Qualification of heirs and Partition dated 13/01/1950, Deed of Succession dated 05/10/2005, Deed of Succession dated 11/10/2005, Deed of Succession dated 11/05/2012, Deed of Renunciation dated 25/03/1994, Deed of Succession dated 23/09/2005, Deed of Relinquishment and Succession dated 09/01/2001, Order dated 20/11/2001 passed in Inventory Proceedings bearing No. 88/2000/B by the Court of Additional Civil Judge Senior Division at Panaji

- Goa, Order dated 31/10/1988, Deed of Declaration of Single Succession or Succession Certificate dated 29/03/2004, Deed of Succession dated 04/10/2005, Deed of Succession and Qualification of Heirs dated 18/06/2012, Deed of Gift dated 10/09/2012, Deed of Sale dated 03/04/2012, Deed of Sale dated 03/04/2012, Deed of Sale dated 17/05/2012, Deed of Sale dated 10/09/2012, Deed of Sale dated 05/12/2012, Deed of Sale dated 26/12/2012, Deed of Sale dated 28/01/2013, Deed of Sale dated 25/06/2013 and Deed of Sale dated 07/07/2014 and the Survey Records in respect of the **SAID PROPERTY** have remained unchallenged and survey records corresponds to the devolution of title and are consistent with the ownership of the present owners, I am of the opinion that **OMPRAKASH AND BHARAT ASSOCIATES** has clear and marketable title in respect of the **SAID PROPERTY** admeasuring 6682 sq. mts.

subject to Production of the updated Nil
Encumbrance Certificate.

IV. In addition to above, I have to make the
following observations:

1. No tenants/Mundkars are reflected in the survey records of the said property.
2. The Urban Ceiling Act is not applicable to the State of Goa.
3. Conversion Sanad dated 16/09/2019 bearing No. RB/CNV/TIS/AC-II/16/2019 issued by the Collector, Panaji - Goa reveals that the **SAID PROPERTY** is converted for Commercial Use.
4. Land Use Zoning Certificate dated 29/04/2019 bearing Ref. No. GPPDA/Zon-Inf/Tal/98/2019 issued by Greater Panaji Planning And Development Authority, Panaji - Goa has been furnished which reveals that the SAID PROPERTY falls in "Commercial "C-2" Zone" as per ODP-2028.
5. NOC dated 26/07/2019 bearing No. 5/CNV/TIS-213/DCFN/TECH/2019-20/484 issued by the Deputy Conservator of Forest, Ponda, Goa is furnished for inspection which reveals that the **SAID PROPERTY** is not a Government Forest and does not form part of

any Compartment of North Goa Division Working Plan and also does not figure in the list of survey numbers finally confirmed as Private Forest as per the reports of the State Level Expert Committees headed by Sawant/Dr. Karapurkar and further reveals that the Tree canopy density of the horticultural crop of plot is 0.1 since the area is less than 1 Ha. it does not come under the purview of Hon'ble Supreme Court Order dated 04/02/2015 and Forest (Conservation) Act, 1980 is not applicable to the same.

V. EVIDENCE OF POSSESSION:-

The property bearing Survey No. 76/1 reflects the name of Mr. Omprakash Nihchaldas Pariani in Form I & XIV issued by the Department of Survey, Government of Goa which establishes the possession of the present owner, the said Mr. Omprakash Nihchaldas Pariani.

VI. ENCUMBRANCE ON PROPERTY:-

I have taken search in the Office of the Sub-Registrar of Tiswadi - Goa and have not found any registered mortgages in respect of the said property. Nil Encumbrance Certificate dated 09/07/2014 bearing No. 969/2014 and Nil Encumbrance Certificate dated 31/07/2014

bearing No. 1068/2014 in respect of Survey No. 76/1 of Village Taleigao, Tiswadi - Goa is furnished. **However updated Nil Encumbrance Certificate needs to be furnished in respect of the SAID PROPERTY.**

CERTIFICATE

From the documents produced from my scrutiny, I hereby certify that Mr. Omprakash Nihchaldas Pariani has a clear and marketable title in respect of the said property admeasuring 6682 sq. mts. subject to production of updated NIL ENCUMBRANCE CERTIFICATE.

➤ **General Qualifications and Assumptions**

- This report on title is prepared solely on the basis of documents furnished to me as more particularly set out at 'I' above.
- For the purpose of issuing this report on title:
 - (a) I have not carried out a negative search in respect of litigations (i) in relation to the **SAID**

PROPERTY and/or (ii) against the larger property;

(b) I have taken the title documents under which Pundolica Porobo Colvalcar and Pondorinath Porobo Kolwalkar acquired the Land as the root of title.

• For the purpose of issuing this report on title, I have assumed:

- (a) the legal capacity of all natural persons, the genuineness of all signatures, the conformity to original documents of all documents of title submitted to me, as set out at 'I' above, as photocopies or scanned copies and the authenticity of the originals of such documents;
- (b) that the documents of title set out in the report above have not been modified in any manner and are valid, subsisting and remain in force;
- (c) that all the documents relating to the **SAID PROPERTY** and furnished to me have been validly executed and delivered by the parties to them;

- (d) that all documents are within the capacity and powers of each party and have been validly authorized by each party;
- (e) that there are no pending litigations in respect of the **SAID PROPERTY**; and
- (f) that names of persons spelt differently in different documents in respect of the **SAID PROPERTY** are the same person;
- The accuracy of this report on title necessarily depends on the documents furnished to me and the information provided to me during the course of my discussions, being true, complete and accurate and which I have assumed to be the case. I therefore disclaim any responsibility for any misinformation or incorrect or incomplete information arising out of the documents, responses and other information furnished to me.
- This report on title is confined to the **SAID PROPERTY** only.
- The search conducted at the Office of the Sub-Registrar of Panaji, Tiswadi - Goa is subject to

non-availability of certain records and certain land registration records being torn at the concerned Sub-Registrar's Office.

- The availability/existence of the access to the **SAID PROPERTY** is not within the scope of this report.
- A certificate determination, notification, opinion or the like will not be binding on an Indian court or any arbitrator or judicial or regulatory body which would have to be independently satisfied despite any provision in the title documents to the contrary. The report on title has been prepared in accordance with and is subject the laws of India.

Issued To,

MR. OMPRAKASH NIHCHALDAS PARIANI,

Karta of H.U.F. called as

"NIHCHAL SHELTERS"

Having his Office at Opp. High Land Beach Resort,

Regal Park, I5,

Candolim, Bardez – Goa.

Place:- Panaji-Goa.

Date:- 08/11/2019



A handwritten signature in black ink, appearing to be "S. Desai", written over the stamp.

(Adv. Shivan S. Desai)