

**PRITAM DA PIEDADE  
MORAIS**

BSc. LLM.  
ADVOCATE

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9552882002

*Chamber:*

'Morais Residence', Near A. V.  
Da Costa Hospital, Altinho-  
Fatorda, Salcete, Goa.

Date: 16.06.2022

To,  
Mrs. USHA VINOD THAKKAR,  
resident of Unit No.:14,  
Plot No.:357, ShamjiLadha Building,  
Bhandarkar Road,  
Near HDFC Bank, Matunga (East),  
Mumbai: 400019.

Sub: Title Report in respect of landed property named 'PAGUELEM' also known as 'BORBOREM (FIRST LOTE)', situated at Murda O Grande Ward of Nuvem Village, within the area of Village Panchayat of Nuvem, Taluka of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No. 37326 at folios 142 reverse of Book B. 96 new series, enrolled in the Land Revenue Office of Salcete under Matriz No. 760 and Surveyed under Survey Nos. 98/1 and 142/9 of Nuvem Village, having total area of 3350 sq.mtrs. Area of Survey Holding 98/1 is 3125 sq.mtrs and Area of Survey Holding 142/9 is 225 sq.mtrs

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Madam,

I have scrutinised the documents submitted to me by you and also considered the information provided by you. After such scrutiny, I am pleased to submit my report as under: -

### LEGAL SCRUTINY REPORT

Sr. No. 1	Name, Fathers name and address of the Title Holder as narrated in the Sale Deed.	Mrs. USHA VINOD THAKKAR, wife of Mr. Vinod Motiram Thakker alias Mr. Vinod Motiram Thakkar, not of Goan origin, married, business-woman, holding Aadhaar Card No.:8490 0935 0709 & PAN Card No.:ACTPT0232G, Indian National, resident of Unit No.:14, Plot No.:357, ShamjiLadha Building, Bhandarkar Road, Near HDFC Bank, Matunga (East), Mumbai: 400019
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Sr. No. 2	Description of the Subject Land as narrated in the Sale Deed	All that landed property named 'PAGUELEM' also known as 'BORBOREM (FIRST LOTE)', wherein there exists a residential house bearing Panchayat House No. 100, admeasuring about 100 sq.mtrs, situated at Murda O
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	<p>Grande Ward of Nuvem Village, within the area of Village Panchayat of Nuvem, Taluka of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No 37326 at folios 142 reverse of Book B. 96 new series, enrolled in the Land Revenue Office of Salcete under Matriz No. 760 and Surveyed under Survey Nos. 98/1 and 142/9 of Nuvem Village, having total area of 3350 sq.mtrs.</p> <p>Area of Survey Holding 98/1 is 3125 sq.mtrs</p> <p>Area of Survey Holding 142/9 is 225 sq.mtrs</p> <p>The Said Plot is bounded as under:</p> <table><tr><td>East</td><td>By the proeprty of the same name (Second Lote) of Antonio da Costa;</td></tr><tr><td>West</td><td>By the proeprty of Eusebio Anotnio Sequeira now of Anddre Santana Gracias and Nulla of Comunidade of Margao;</td></tr></table>	East	By the proeprty of the same name (Second Lote) of Antonio da Costa;	West	By the proeprty of Eusebio Anotnio Sequeira now of Anddre Santana Gracias and Nulla of Comunidade of Margao;
East	By the proeprty of the same name (Second Lote) of Antonio da Costa;				
West	By the proeprty of Eusebio Anotnio Sequeira now of Anddre Santana Gracias and Nulla of Comunidade of Margao;				

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		North	By the proeprty Murda Grande of Luis Caetano Marchon; and,
		South	By Water Drains.

Sr No. 3:- DESCRIPTION OF THE DOCUMENTS  
SCRUTINISED:-

Sl. No	Whether Original / Xerox	Nature of Document
01	Xerox	Certificate of Land Registration in respect of the property described under No. 37326 of Book 96 along with Inscription issued by the Civil Registrar cum Sub Registrar of Salcete at Margao along with its English Translation
02	Xerox	Deed of Sale dated 28.04.1986, registered in the office of the Sub Registrar of Salcete at Margao under Registration No. 396, Book No. I, Vol No. 35, at pages 1 to 11, dated 05.08.1988
03	Xerox	Records of Inventory Proceedings No. 157/2019/E filed in the Court of the Civil Judge Junior Division, at Margao
04	Xerox	Deed of Relinquishment of Illiquid and undivided

		rights to Inheritance dated 01.09.2021 recorded in the office of the Civil Registrar cum Sub Registrar, Salcete, Margao, Goa, at Folio 95 to 96 of Deed Book No. 1688
05	Xerox	Survey Form I and XIV of the property bearing Survey Nos. 98/1 and 142/9 of village Nuvem
06	Xerox	By Agreement of Sale dated 27.10.2021, registered in the office of the Sub Registrar of Salcete at Margao under Registration No. MGO-1-3423-2021, Book No. I, dated 29.10.2021
07	Xerox	Deed of Sale dated 28.04.2022 registered in the office of the Sub Registrar of Salcete at Margao under Registration No. MGO-1-1632-2022 dated 02.05.2022

#### Sl. No. 04: - TRACING OF TITLE

1. From the documents submitted to me, it is seen that there exists a landed property named 'PAGUELEM' also known as 'BORBOREM (FIRST LOTE)', situated at Murda O Grande Ward of Nuvem Village, within the area of Village Panchayat of Nuvem, Taluka of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No. 37326 at folios 142 reverse of Book B. 96 new series,

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enrolled in the Land Revenue Office of Salcete under Matriz No. 760 and Surveyed under Survey Nos. 98/1 and 142/9 of Nuvem Village, having total area of 3350 sq.mtrs. Area of Survey Holding 98/1 is 3125 sq.mtrs and area of Survey Holding 142/9 is 225 sq.mtrs (Hereinafter referred to as the SAID PLOT.

2. In the Land Registration Records, the SAID PLOT is inscribed under Inscription No. 34327 in favour of Porisrama Damodar Xete Raicar, unmarried. In the Land Registration Records, the area of the SAID PLOT has been recorded as 3363.50 sq.mtrs.
3. By Deed of Sale dated 28.04.1986, registered in the office of the Sub Registrar of Salcete at Margao under Registration No. 396, Book No. I, Vol No. 35, at pages 1 to 11, dated 05.08.1988, the said Mr. Porisram Damodar Raicar and his wife Mrs. Shalinibai Porisram Raicar, have sold the SAID PLOT to the below mentioned persons:-
  - (i) Mr. Ananta Khushali Gauncar
  - (ii) Mr. Shivaji Khushali Gauncar
  - (iii) Mr. Gurudas Khushali Gauncar
  - (iv) Mr. Damodar Khushali Gauncar
4. Mr. Ananta Khushali Gauncar was married to late Mrs. Alka Anant Gaonkar alias Alka Ananta Gaonkar alias Alca Ananta Gaonkar. The said Mrs. Alka Anant Gaonkar alias Alka Ananta Gaonkar alias Alca Ananta Gaonkar expired on 11th October 2001 and upon her death Regular Inventory Proceedings No.

157/2019/E was filed in the Court of the Civil Judge Junior Division, at Margao. In these Inventory Proceedings, 1/4th undivided share in the SAID PLOT was listed as Item No. 1 and it was allotted to the persons as mentioned herein below:-

Sr. No	Name of the Legal Heir of deceased Mrs. Alka Anant Gaonkar alias Alka Ananta Gaonkar alias Alca Ananta Gaoncar
1	Mr. Ananta Khushali Gauncar
2	Mrs. Bindiya Anant Gaonkar alias Bindiya Dhansukhal Dalal
3	Mrs. Supriya Anant Gaonkar alias Supriya Kotikala and her husband Mr. Charles Kotikala
4	Mrs. Shital Anant Gaonkar alias Shital Shridhar Shet Kanekar and her husband Shridhar Sudhakar Kanekar
5	Mrs. Suvarna Ananta Prabhu Gaonkar and her husband Mr. Gautam Naik
6	Mrs. Samaksha Anant Gaonkar and her husband Mr. Fraser Siddarth Rodrigues
7	Mr. Sarvesh Anant Gaonkar alias Sarvesh Gaonkar

5. The above named Mrs. Samaksha Anant Gaonkar and her husband Mr. Fraser Siddarth Rodrigues have by Deed of Relinquishment of Illiquid and undivided rights to Inheritance dated 01.09.2021 recorded in the office of the Civil Registrar



cum Sub Registrar, Salcete, Margao, Goa, at Folio 95 to 96 of Deed Book No. 1688, relinquished all their right to the estate left behind by their mother/mother-in-law late Mrs. Alka Anant Gaonkar.

6. Mrs. Usha Vinod Thakkar has informed me that the above named Mr. Gurudas Khushali Gauncar was married to Mrs. Sharmila Gurudas Gaunker alias Beby Saunto and she has confirmed that the said Mr. Gurudas Khushali Gauncar expired on 26.05.2003, leaving behind him his above named wife as his widow and moiety share holder and as his sole and universal heirs his below named two daughters and one son namely:-

- (i) MRS. VINDA GURUDAS GAUNKAR, and her husband MR. CHARLES ADOR DIAS
- (ii) MRS. VANDANA GURUDAS GAUNKAR alias ANUSHKA SWAPNEEL NAIK, and her husband MR. SWAPNEEL NAIK
- (iii) MR. VIRAJ G. GAUNKAR married to MRS. HARSHA VIRAJ GAOCAR

7. In terms of the above narration of title, the below mentioned persons acquired title to the SAID PLOT.

- i. MR. SHIVAJI KHUSHALI GAUNCAR alias SHIVAJI KUSHALI GAONKAR, son of Shri Khushali Anant Gaonkar, and his wife MRS LATA SHIVAJI GAONKAR,



- ii. MR. DAMODAR KHUSHALI GAUNCAR, son of Shri Khushali Anant Gaonkar, and his wife SMT KARUNA DAMODAR GAONKAR
- iii. MRS. SHARMILA GURUDAS GAUNKER alias BEBY SAUNTO, widow of late Gurudas Kushali Gaonkar
- iv. MRS. VINDA GURUDAS GAUNKAR, daughter of Shri Gurudas Khushali Gaonkar, and her husband MR. CHARLES ADOR DIAS,
- v. MRS. VANDANA GURUDAS GAUNKAR alias ANUSHKA SWAPNEEL NAIK, married, and her husband MR. SWAPNEEL NAIK alias SWAPNIL NAIK
- vi. MR. VIRAJ GURUDASSA GAOCAR alias VIRAJ G. GAUNKAR, and his wife MRS. HARSHA VIRAJ GAOCAR,
- vii. MR. ANANTA KHUSHALI GAUNKAR, son of Shri Khushali Prabhugaonakar, widower of Smt Alka Anant Gaonkar,
- viii. MRS. BINDIYA ANANT GAONKAR, daughter of Shri Anant Khushali Gaonkar, widow of late Shri Dhansukh Dalal,
- ix. MRS. SUPRIYA ANANT GAONKAR, daughter of Shri Anant Khushali Gaonkar, and her husband MR. CHARLES KOTIKALA
- x. MRS. SHITAL ANANT GAONKAR, and her husband; MR. SHRIDHAR SUDHAKER SHET KANEKAR,

- xi. MRS. SUVARNA ANANTA PRABHU GAONKAR,  
and her husband; MR. GAUTAM NAIK,
- xii. MR. SARVESH ANANT GAONKAR, unmarried,
8. By Agreement of Sale dated 27.10.2021, registered in the office of the Sub Registrar of Salcete at Margao under Registration No. MGO-1-3423-2021, Book No. I, dated 29.10.2021 read with the Deed of Sale dated 28.04.2022 registered in the office of the Sub Registrar of Salcete at Margao under Registration No. MGO-1-1632-2022 dated 02.05.2022, the above named landowners have sold the SAID PLOT to Mrs. USHA VINOD THAKKAR.

Final Certificate	After scrutiny of the above cited documents and based on the representations made to me by Mrs. USHA VINOD THAKKAR, I am of the opinion that Mrs. USHA VINOD THAKKAR is the title holder of the Subject Land
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I have along with my report enclosed the photo copies of all documents, which have been cited by me in my report. The said documents shall form a part of my report.

  
Pritam Da Piedade Morais

Advocate

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