



Harishchandra L. Naik

ADVOCATE,

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RESIDENCE
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Ref: PF/2021/HLN/01

Date: 27/1/2021

Title Report

This title report is prepared for Shri Paresh Pundalik Pal in respect of the plot of land under survey No.16/6-K of village Bordem Bicholim Goa which is a separated part of the larger property surveyed under No.16/6 Of Village Bordem Bicholim with in the jurisdiction of Bicholim Municipal Council and the Registration sub District of Bicholim North Goa District of State of Goa.

The documents furnished are as under.

1. Form 1/14 of survey No. 16/6
2. Form No .III of survey No.16/6
3. Form 1/14 of survey No. 16/6-K
4. Survey plan of survey No.16/6-K
5. Sale deed dated 20/3/2017
- 6 Certificate of description No.1916
7. Certificate of description No.7897



8. Consent terms dated 25/11/2013 in Sp. Civil Suit No 12/2005/A

9. Order dated 05/12/2017 in Partition Proceeding No. 8-313-2017-Part-BICH

10. Nil Encumbrance Certificate No. 422/2021

The schedule of the plot under survey No. 16/6-K

ALL THAT plot is the part of the plot A of survey No. 16/6 of village Bordem which is the part of entire property known as "DEVLACODIL TEMB" or BHAVAN ARIC or BHAVANERIC described under no. 1916 of Book B -5 (New) at page 328 V. and 1/8th part is inscribed under No 7897 of Book G-12 at folio 65 in the Land Registration record of Bicholim, and not enrolled for Matriz in land Revenue office of Bicholim and the plot is surveyed under No. 16/6-K of village Bordem and within the limit of Bicholim Municipal Council Bicholim Goa and admeasuring an area of 1650 sq. meters of the said property and the plot is bounded as under:-

On or towards the East : by remaining part of same Plot A.

under Survey No. 16/6-J

On or towards the West : by proposed 8mtrs wide public road.

On or towards the North : by Survey No. 16/4

On or towards the South : by the remaining part of the same
property under Survey No. 16/6

Tracing of the title

That in village Bordem There is a property known as



"DEVLACODIL TEMB" or BHAVAN ARIC or BHAVANERIC described under no.1916 of Book B -5 (New) at page 328 V, and the 1/8th right/share is inscribed under No7897 of Book G-12 at folio 65 in the Land Registration record of Bicholim, and not enrolled for Matríz in land Revenue office of Bicholim and entire property is surveyed under No. 16/6 of village Bordem and within the limit of Bicholim Municipal Council Bicholim Goa

AND WHEREAS in the said whole property late Shri Vassu Naru Pal and his wife late Smt. Chandrabhaga Pal were entitled to 1/8th share which they inherited from their father and father in law respectively late Shri Naru Pal and which they gifted to their son late Chandru Vassu Pal vide a deed of Gift executed on 28/12/1923 and drawn by the notary public and ex-officio of the Comarca of Bicholim Shri Domingos Antonio Raposo and registered at folios 3V to 4V of the Book 91 of Bicholim.

AND WHEREAS the said late Chandru Vassu Pal was married to late Saguni Pal who left behind SHRI PRAKASH CHANDRAKANT PAL, aged 68 years Married, to (2) SMT. NALINI PRAKASH PAL, aged 59⁹ years, daughter of Shiva Sawal, both Indian National, both residents of House No.1/107/B, Bordem, Bicholim, Goa. Who succeeded to all their estate as the same devolved on them upon the death of Chandru Vassu Pal and his wife late Saguni Pal who was their father and father in law respectively on whom the said 1/8th share of the property devolved upon their death and hence they became the co-owners of the said property having the 1/8th undivided share/right in the property. The part of Which is presently surveyed under survey no.16/6 of village Bordem Bicholim Goa.

AND WHEREAS in the recent survey the name of one Shankar Vishnu Pal was wrongly recorded in the survey



record which the co-owners got deleted by filing the legal proceeding bearing Special civil suit No.12/2005/A which was settled amicably by the parties by filing the consent terms in the said suit pursuant to which the consent decree was passed by the court. Thereupon the Vendors of Shri Paresh P. Pal got mutated their names in the survey record of survey No.16/6 which was not objected by any one.

AND WHEREAS the co-owners of the said whole property decided to amicably divide the same in accordance with the shares of the respective co-owners in the said whole property and accordingly survey No.16/6 was divided in to two Parts A and B and part A was allotted to the vendors of Shri Paresh P. Pal in accordance with the shares of their share of the said survey admeasuring an area of 3300 sq. mtrs to the heirs/descendants of late Chandru Vassu Pal and late Saguni Pal.

AND WHEREAS said Prakash and Nalini vide a sale deed dated 20/03/2017 registered under no.242/2017 at pages 109 to 131 of Book No. I Vol. No.1452 dated 21.03.2017 sold an area of 1650m² of the plot A of the property allotted to them to shri Paresh P.pal and transferred their right and title of the said property to the extend of 1650m² to him. whereupon Shri Paresh P. Pal mutated his name in survey record of survey No.16/6 of Village Bordem Bicholim Goa against mutation entry No 26328 which is not objected by any one.

That Shri Paresh Pal Having Mutated his Name initiated the partition proceeding in terms of Section 61 of f the Land revenue Code 1968 and obtained separate survey No. 16/6-k as the independent holding and also obtained the conversion Sanad No.RB/CNV/BICH/AC-I/10/2018dated 13/06/2019 from the Adl. Collector Panaji in order to develop the said part by raising construction therein. which was not objected by any one.

The Nil Encumbrance Certificate for the period from 20/03/2017 to 27/01/2021 referred above disclose that the plot under survey No.16/6-K is free from encumbrance which further disclose that shri Paresh Pal Has got clear and marketable title to the said plot of property.



From the above and from the documents perused/scrutinized it is clear that the original title holder was late Shri Naru pal upon whose death the said 1/8 th share of the property was devolved on his son late Shri Vassu Naru Pal and his wife late Smt. Chandrabhaga Pal who gifted the same to their son Chandru Vassu Pal vide gift deed in the year 1923 which is inherited by the vendors of Shri Paresh Pal as such the property was/is in continuous title and possession of the descendants of late Naru Pal continuously and un interruptedly ehic title and possession have been transferred to shri Paresh Pal vide sale deed dated 20/3/2017 to the extend of 1650m² as such shri Paresh Pal have clear and marketable title to the plot of land under survey No.16/6-K of Village Borden Bicholim Goa.

Hence Shri Paresh Pal have the right and title to do the construction in the said part of the property and sale the same to any interested buyer and or mortgage the same with any bank or financial institutions desired.

Bicholim-Goa.

Date.


(H. L. Naik)

