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## Mrs. M. N. MEDHEKAR

Advocate & Notary Public  
Mob. : 9822104365

Residence :  
S/2, Lourdes Apartment,  
Near Hotel Delmon  
Panaji - Goa.

Date: 08/01/2018

Ref. No. :

Date :

**SUB: TITLE REPORT AND LEGAL OPINION** at the  
request of

1. **Mr. RANJIT CHOPRA**, son of late S.P Chopra, aged about 59 years, married, in-business, Indian National, holding Pan Card No. AACPC8866A, Aadhaar Card No. 414958318118, resident of W-50, Greater Kailash-1, New Delhi, Pin Code- 110048 and
2. **Mr. ASHWINDER BHEL**, son of Mr. Rajinder Nath, aged about 58 years, married, in-business, Indian National, holding Pan Card No. AAIPB4904C, Aadhaar Card No. 584354983100, resident of C/604, New Friends Colony, New Delhi- 110065.

### NAME OF THE OWNERS :-

1. **Mr. RANJIT CHOPRA**, son of late S.P Chopra, aged about 59 years, married, in-business, Indian National, holding Pan AACPC8866A, Aadhaar Card No. 414958318118, resident of W-50, Greater Kailash-1, New Delhi, Pin Code- 110048 and

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2. **Mr. ASHWINDER BHEL**, son of Mr. Rajinder Nath, aged about 58 years, married, in-business, Indian National, holding PAN-AAIPB4904C, Aadhaar Card No. 584354983100, resident of C/604, New Friends Colony, New Delhi- 110065.

**I. DESCRIPTION OF THE PROPERTY:**

ALL THAT immovable property admeasuring 1400.00 sq. mts., of the property known as "GHOGERE" also known as "TOLEMNINGUINIM", surveyed under Survey No. 155/11, situated at Assagao, within the local limits of Village Panchayat of Assagao, Registration Sub-District of Bardez, District of North Goa, in the State of Goa, bearing old Cadastral Survey No.1032, not described in the Land Registration Office but enrolled in the Taluka Revenue Office under No. 1555 and bounded as under:-

On or towards the North: by the properties surveyed under Nos.154/35, 154/49 and 154/50;

On or towards the South:by road;

On or towards the East:by the properties surveyed under Survey Nos. 155/16 and 155/12; and

On or towards the West: by the properties surveyed under Survey Nos. 155/16 and 155/12.



(Property known as "GHOGERE" also known as "TOLEMNINGUINIM", bearing Survey No. 155/11, situated at Assagao, Bardez, Goa, shall hereinafter, for brevity's sake, be referred to as "**The Said Larger Property**" and property admeasuring 1400.00 sq. mts., of the said larger property shall hereinafter, for brevity's sake, be referred to as "**The Said Property**",)

## II. ORIGINAL DOCUMENTS EXAMINED :-

1. Registo de Agrimensura in respect of the property bearing Old Cadastral Survey No.1032, situated at Assagao, Bardez, Goa, reflecting the name of said Mrs. Maria Joaquina Aramita Lucinda Abranches.
2. Orphanological Inventory Proceeding initiated by Mrs. Maria Joaquina Aramita Lucinda Abranches, in the Court of Civil Judge, Senior Division at Mapusa, Goa, upon the death of Mr. Filomeno Geminiano Ismael Jose Pais.
3. Deed of Succession <sup>was</sup> drawn on 29/4/1992 at pages 41 onwards of Book No. 1342 in the Office of the Notary Public, Ex-Officio of the Judicial Division of Salcete at Margao- Goa,

upon the death of Anselmo Bernabette Pae alias Anselmo Bernabi Pais alias Anselmo Barnabe dos Abranches Pais alias Anselmo Pae, declaring following persons as his heirs viz.,

- a. Mr. Valentino Esmael Jose Paes alias Valentino Esmail Pais, married to Mrs. Antoinette Bernardette Paes;
- b. Mr. Agnelo Dionisio Savio Theodoere Paes, married to Mrs. Michele Maria Paes alias Mitchelle Paes and
- c. Mrs. Marilyn Aramita Luisa Paes alias Marilyn Anil Nair, married to Mr. Anil Krishnan Nair,

4. Order dated 16/10/2001, passed by the Deputy Collector & S.D.O., Mapusa Sub Division, Mapusa, Goa, in Case No. 18/80/2001/LRC-MISC, filed by said Mrs. Maria Bernardina Mendes e Paes against Marta Pais and three others.

5. Deed of Sale dated 01/03/2005, executed between said (i) Mrs. Maria Bernardina Mendes E Paes alias Maria Bernardina Paes alias Bertha Paes , (ii) Mr. Valentino Esmael Jose Paes alias Valentino Esmail Pais, (iii) Mrs. Antoinette Bernardette Paes, (iv) Agnelo Dionisio Savio Theodoere Paes, (v) Mrs. Michele

Maria Paes alias Michelle Paes, (vi) Mrs. Marilyn Aramita Luisa Paes alias Marilyn Anil Nair and (vii) Mr. Anil Krishnan Nair, as the Sellers therein and Mr. Rajaram Shidapa Jadhav, as the Purchaser therein, in respect of the property admeasuring 1400.00 sq. mts., of the property known as "GHOGERE" also known as "TOLEMNINGUINIM", bearing Survey No. 155/11, situated at Assagao, within the local limits of Village Panchayat of Assagao, Registration Sub-District of Bardez, District of North Goa, in the State of Goa, along with another plot admeasuring 100.00 sq mts bearing S. No. 154/38, duly registered in the Office of Sub-Registrar of Bardez at Mapusa under Registration No. 767 at pages 115 to 125A, Book No. I, Volume No. 1234 on 24/03/2005;

6. Deed of Sale dated 22/09/2005, executed between Mr. Rajaram Shidapa Jadhav and his wife, Mrs. Tulshibai R. Jadhav, as the Vendors therein and Mr. Suresh Shankar Rathod, as the Purchaser therein, in respect of property admeasuring 1400.00 sq. mts., of the property known as "GHOGERE" also known as "TOLEMNINGUINIM", bearing Survey No. 155/11, situated at Assagao, Bardez, Goa,



along with other Plot admeasuring 100.00 square meters, duly registered in the Office of Sub-Registrar of Bardez at Mapusa under Registration No 4377 at Pages 130 to 146, Book I, Volume No, 1423, on 07/10/2005.

7. Form I & XIV, in respect of the property bearing Survey No. 155/11, situated at Assagao, Bardez, Goa, as occupant thereof, against mutation entry no. 17169, reflecting the name of Mr. Suresh Shankar Rathod, in the Occupant column as Occupant thereof;
8. Conversion Sanad under Reference No. RB/CNV/BAR/20/2009, dated 13/09/2012, issued by the Office of the District Collector, North Goa, granting permission for conversion of area admeasuring 1400.00 sq mts of the property bearing Survey No. 155/11, situated at Assagao, Bardez, Goa, from agricultural into residential use with 60 F.A.R.;
9. Deed of Sale dated 22/12/2017, executed by **Mr. SURESH SHANKAR RATHOD** and **Mrs. SANGEETA SURESH RATHOD**, as Vendors therein and **Mr. RANJIT CHOPRA** and **Mr. ASHWINDER BHEL**, as Purchasers therein,

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said Vendors sold and transferred the said property admeasuring 1400.00 sq. mts., of the property known as "GHOGERE" also known as "TOLEMNINGUINIM", bearing Survey No. 155/11, situated at Assagao, Bardez, Goa, in favour of Purchasers therein, duly registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa, under Registration No.BRZ-BK1-05155-2017, Cd No. BRZD792 on 26/12/2017.

### **III. TITLE REPORT:**

1. I have carefully examined the documents mentioned herein above in para II in respect of the said larger property, which originally belonged to Mr. Filomeno Geminiano Ismael Jose Pais and his wife, Mrs. Maria Joaquina Aramita Lucinda Abranches, who were residents of Assagao, Bardez, Goa;
2. Name of said Mrs. Maria Joaquina Aramita Lucinda Abranches, stands recorded in the Registo de Agrimensura in respect of the said property bearing Old Cadastral Survey No.1032;





3. Said Mr. Filomeno Geminiano Ismael Jose Pais expired and upon his death an Orphanological Inventory Proceeding was initiated by his wife, Mrs. Maria Joaquina Aramita Lucinda Abranches, in the Court of Civil Judge, Senior Division at Mapusa, Goa, to partition the estate left behind by the deceased and in the said Inventory Proceeding the said property was allotted to his son, Mr. Anselmo Bernabette Pae alias Anselmo Bernabi Pais alias Anselmo Barnabe dos Abranches Pais alias Anselmo Pae married, to Mrs. Maria Bernardina Mendes E Paes alias Maria Bernardina Paes alias Bertha Paes;

4. Said Anselmo Bernabette Pae alias Anselmo Bernabi Pais alias Anselmo Barnabe dos Abranches Pais alias Anselmo Pae, expired on 30/06/1967, leaving behind his said wife, Mrs. Maria Bernardina Mendes E Paes alias Maria Bernardina Paes alias Bertha Paes and his widow and moiety holder and following children,

- a. Mr. Valentino Esmael Jose Paes alias Valentino Esmail Pais, married to Mrs. Antoinette Bernardette Paes;
- b. Mr. Agnelo Dionisio Savio Theodoere Paes, married to Mrs. Michele Maria Paes alias Michelle Paes and

c. Mrs. Marilyn Aramita Luisa Paes alias Marilyn Anil Nair, married to Mr. Anil Krishnan Nair, as his sole and universal heirs.

5. Upon the death of said Anselmo Bernabette Pae alias Anselmo Bernabi Pais alias Anselmo Barnabe dos Abranches Pais alias Anselmo Pae a Deed of Succession was drawn on 29/4/1992 at pages 41 onwards of Book No. 1342 in the Office of the Notary Public, Ex-Officio of the Judicial Division of Salcete at Margao- Goa and above persons were declared as his successors and legal heirs.
6. The name of said Maria Bernadina Mendes e Paes was wrongly recorded as Berta Paes, in the Occupant Column of Form No. I & XIV of the properties including said property, belonging to said Maria Bernadina Mendes e Paes, which was a clerical mistake, the said mistake was corrected under Section 103 of Land Revenue Code, vide Order dated 16/10/2001, passed by the Deputy Collector & S.D.O., Mapusa Sub Division, Mapusa, Goa, in Case No. 18/80/2001/LRC-MISC, filed by said Mrs. Maria Bernardina Mendes e Paes against Marta Pais and three others.





7. In terms of Deed of Sale dated 01/03/2005, executed between said (i) Mrs. Maria Bernardina Mendes E Paes alias Maria Bernardina Paes alias Bertha Paes , (ii) Mr. Valentino Esmael Jose Paes alias Valentino Esmail Pais, (iii) Mrs. Antoinette Bernardette Paes, (iv) Agnelo Dionisio Savio Theodoere Paes, (v) Mrs. Michele Maria Paes alias Mitchell Paes, (vi) Mrs. Marilyn Aramita Luisa Paes alias Marilyn Anil Nair and (vii) Mr. Anil Krishnan Nair, as the Sellers therein and Mr. Rajaram Shidapa Jadhav, as the Purchaser therein, said Sellers sold and transferred said property admeasuring 1400.00 sq. mts., of the property known as "GHOGERE" also known as "TOLEMNINGUINIM", bearing Survey No. 155/11, situated at Assagao, within the local limits of Village Panchayat of Assagao, Registration Sub-District of Bardez, District of North Goa, in the State of Goa, along with another plot admeasuring 100.00 sq mts bearing S. No. 154/38, to the Purchaser therein;

8. Said Deed of Sale dated 01/03/2005, stands registered in the Office of Sub-Registrar of Bardez at Mapusa under Registration No. 767 at pages 115 to 125A, Book No. I, Volume No. 1234 on 24/03/2005;



9. By virtue of aforesaid Deed of Sale dated 01/03/2005, said Mr. Rajaram Shidapa Jadhav, became the absolute and exclusive owner of the said property;
10. In terms of Deed of Sale dated 22/09/2005, executed between said Mr. Rajaram Shidapa Jadhav and his wife, Mrs. Tulshibai R. Jadhav, as the Vendors therein and Mr. Suresh Shankar Rathod, as the Purchaser therein, said Vendors sold and transferred said property admeasuring 1400.00 sq. mts., of the property known as "GHOGERE" also known as "TOLEMNINGUINIM", bearing Survey No. 155/11, situated at Assagao, Bardez, Goa, along with other Plot admeasuring 100.00 square meters to the Purchaser therein.
11. Said Deed of Sale dated 22/09/2005, stands registered in the Office of Sub-Registrar of Bardez at Mapusa under Registration No 4377 at Pages 130 to 146, Book I, Volume No, 1423, on 07/10/2005.
12. By virtue of aforesaid Deed of Sale dated 22/09/2005, said Mr. Suresh Shankar Rathod, became the absolute and exclusive owner of the said property;



13. Upon the purchase of the said property, Mutation Proceedings were adopted and accordingly, the name of said Mr. Suresh Shankar Rathod, stands recorded in the Occupant column of Form I & XIV, in respect of the said property bearing Survey No. 155/11 as occupant thereof against mutation entry no. 17169;
14. Office of the District Collector, North Goa, vide letter under Reference No. RB/CNV/BAR/20/2009, dated 13/09/2012 granted permission for conversion of area admeasuring 1400.00 sq mts of the said property from agricultural into residential use with 60 F.A.R.;
15. In terms of Deed of Sale dated 22/12/2017, executed by said **Mr. SURESH SHANKAR RATHOD** and **Mrs. SANGEETA SURESH RATHOD** as Vendors therein and **Mr. RANJIT CHOPRA** and **Mr. ASHWINDER BHEL** as Purchasers therein and said Vendors sold and transferred the said property admeasuring 1400.00 sq. mts., of the property known as "GHOGERE" also known as "TOLEMNINGUINIM",



bearing Survey No. 155/11, situated at Assagao, Bardez, Goa, in favour of the Purchasers therein.

16. Said Deed of Sale dated 22/12/2017, stands registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa, under Registration No. BRZ-BK1-05155-2017, Cd No. BRZD792 on 26/12/2017.

17. By virtue of aforesaid Deed of Sale dated 22/12/2017, said Mr. RANJIT CHOPRA and Mr. ASHWINDER BHEL became the exclusive and absolute owners of the said property.

18. I have examined the documents mentioned hereinabove registered in respective offices and found that there are no acts or encumbrances registered in any of the said offices, which would adversely affect the title of the owners, Mr. RANJIT CHOPRA and Mr. ASHWINDER BHEL, in respect of the said property.

**LEGAL OPINION:**

Based on the scrutiny of the title deeds and the searches taken I do hereby certify as under:-





- a. That the title of above named owners, Mr. RANJIT CHOPRA and Mr. ASHWINDER BHEL to the said property is clean, clear and marketable, and free from any registered encumbrances, charges, liens and/or attachments of any kind whatsoever.
- b. That the provisions of the urban land Ceiling Act are not applicable to the State of Goa.
- c. That there are no acquisition and requisition proceedings pending in respect of the said property.
- d. There are no tenants to the said property.
- e. There are no mundkars in the said property.
- f. No minor interest is involved in the said property.
- g. The said plot falls in settlement zone.

Thanking you.  
Yours truly,



(Mrs. M. N. Medhekar)  
Advocate

**MEERA MEDHEKAR**  
ADVOCATE & NOTARY  
Pinto Chambers, M. B. Road,  
Panaji - Goa  
Cert Exp. Date 10/08/2020