

SHRI ANIKET R. MANDREKAR

SHRI VIBHAV V. KAREKAR



Off. Add. LQG-197, Sai Sneha Housing Co-Op Society, opp.,
New Science Park, Pundalik Nagar, Porvorim Bardez - Goa.
PH.NO. 8550913830 / 8412006572

Ref:

Date: 03/08/2021

TITLE REPORT

This Legal Opinion is given by me, to **MR. RAHUL MOHAN NADKARNI ALIAS RAHUL M NADKARNI**, resident of B-105/106, Devashri Garden, Near Corporation Bank, Porvorim, Bardez - Goabased on the Xerox copies of documents, made available to me for scrutiny (on the premises that the said documents are genuine and its contents are accurate and correct), pertaining to the property described herein below.

I. DESCRIPTION OF THE PROPERTY:

ALL THAT Property known as "FULANCHO ZENDO" also known as "FULANCHO ZELO" totally admeasuring 775 sq.mts., situated at Arpora, Bardez, Goa, within the limits of the Village Panchayat of Arpora, Taluka and Registration Sub-District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under No.18821 of Book No. B-47(New) at Folio 89 and Inscribed under No.3840 at pages 90v of Book B-26 old but not found enrolled in the Taluka Revenue Office of Matirz

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Predial now surveyed under Survey No. 190/11 of Village Arpora, Bardez-Goa,

EAST : By Property of Joao Francisco Monteiro,

WEST : By Property belonging to the heirs of Francisco Caetano da Cunha,

NORTH : By Property belonging to the heirs of Francisco Caetano da Cunha,

SOUTH: By the Property of Sebastiao Maira Viegas,

The Property described hereinabove shall hereinafter be referred to as the SAID PROPERTY, for the sake of brevity.

II. DOCUMENTS PERUSED:

1. Certificate of Inscription No. 3840 at Pages 89V Book old 26, in the Land Registration Office of Bardez.
2. Records of Inventory Proceedings bearing No. 29/1976/C instituted before the Court of the Civil Judge Senior Division at Mapusa-Goa .
3. Records of Special Civil Suit bearing No. 123/1990/B instituted before the Court of the Civil Judge Senior Division at Mapusa-Goa .
4. Deed of Sale dated 05/04/2016 bearing Registration No. BRZ-BK1-01771-2016, CD No. BRZD778 dated 05/04/2016 duly registered in the Office of the Sub-Registrar of Bardez at Mapusa-Goa.

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5. Deed of Sale dated 19/03/2019 bearing Registration No. BRZ-1-965-2019, Book No. 1 document, dated 08/04/2019, duly registered in the Office of the Sub-Registrar of Bardez at Mapusa-Goa.
6. Zoning certificate dated 23/07/2021 from North Goa Planning Development Authority, Panaji-Goa.
7. Computer generated Form I & XIV of the Said Property.

III. FACTS AS AVAILABLE:

1. That upon the perusal of translation of Certificate of Inscription No. 3840 at Pages 89V Book old 26, in the Land Registration Office of Bardez, it can be seen and confirmed that the SAID PROPERTY originally belonged to Govinda Sinai Quencro and his wife Rucminim Sinainim or Rucmabae both of whom expired, and which SAID PROPERTY devolved upon by Deed of Succession dated 16th February at pages 2 of Book 375, of the notary of Bardez Division Licentiate Guilherme Lobo, to their only son Datarama Sinai Quencro married to Gongabai also known as Gangabai,

That further it is seen that said Datarama Sinai Quencro and his wife Gongabai also known as Gangabai, sold the SAID PROPERTY, to Caxinata Ananta Sinai Quencro or Caxinata Sinai Quencro, Manguexa Panduronga Quencro, Arvinda Panduronga Quencro and Jagajivana Panduronga Quencro in terms of Deed of Sixteenth of February, laid down at pages 2 of book No. 375 of notary of Bardez Judicial Division, Pinto de Menezes.

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Thus Caxinata Ananta Sinai Quencro or Caxinata Sinai Quencro, Manguexa Panduronga Quencre, Arvinda Panduronga Quencre and Jagajivana Panduronga Quencre in terms of the aforementioned Deed became the absolute owners in possession of the SAID PROPERTY .

2. That upon perusal Records of Records of Inventory Proceedings bearing No. 29/1976/C instituted before the Court of the Civil Judge Senior Division at Mapusa-Goa, it is seen that the SAID PROPERTY was listed as ITEM No.10 in the aforementioned Inventory proceedings, and the same came to be allotted equally in terms of Final Chart of allotment and Final Order to the heirs of INVENTARIADOS i.e (1). Manohar Panduronga Kenkre also known as Mangesh P. Kenkre, also known as Manguesh Pandurang Kenkare, (2). Arvinda Panduronga Kenkre also known as Arvind P. Kenkre also known as Arvind Pandurang Kenkare, and (3). Jagjivan Panduronga Kenkre also known as Jagjivan P. Kenkre also known as Jagajivan Pandurang Kenkare also known as Jagjivan Pandurang Kenkare. also known as Jagjivan Pandurang Kenkre.
3. That upon perusal Records of Records of Sepcial Civil Suit bearing No. 123/90/B instituted before the Court of the Civil Judge Senior Division at Mapusa-Goa, between1). Manohar Panduronga Kenkre also known as Mangesh P. Kenkre, also known as Manguesh Pandurang Kenkare, (2). Arvinda Panduronga Kenkre also known as Arvind P. Kenkre also known as Arvind Pandurang Kenkare, and (3). Jagjivan Panduronga Kenkre also known as Jagjivan P. Kenkre also known as Jagajivan Pandurang Kenkare also known as Jagjivan Pandurang Kenkare also known as Jagjivan Pandurang Kenkre, and their respective spouses, it is seen

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that, in terms of Final order dated 18/12/2002, the SAID PROPERTY came to be allotted to Jagjivan Panduronga Kenkre also known as Jagjivan Panduronga Kenkre also known as Jagjivan P. Kenkre also known as Jagajivan Pandurang Kenkare also known as Jagjivan Pandurang Kenkare also known as Jagjivan Pandurang Kenkre and his wife Usha Jagajivan Kenkare.

4. That upon the perusal of Deed of Sale dated 05/04/2016 bearing Registration No. BRZ-BK1-01771-2016, CD No. BRZD778, dated 05/04/2016 duly registered in the Office of the Sub-Registrar of Bardez at Mapusa-Goa, the said Jagjivan Panduronga Kenkre also known as Jagjivan P. Kenkre also known as Jagajivan Pandurang Kenkare also known as Jagjivan Pandurang Kenkare also known as Jagjivan Pandurang Kenkre and his wife Usha Jagjivan Kenkare also known as Usha Jagjivan Kenkre, being the absolute owners in possession of the SAID PROPERTY sold the SAID PROPERTY by aforementioned Deed to (1). Mr. Vijaykumar Dattaram Halankar alias Vijaykumar D. Halarnkar, (2). Mr. Samir Suryakant Nanodkar alias Mr. Samir S. Nanodkar and (3). Natha Rohidas Sakhalkar alias Natha R. Sakhalkar.

5. That upon perusal of Deed of Sale dated 19/03/2019 bearing Registration No. BRZ-1-965-2019, Book No. 1 document, dated 08/04/2019, duly registered in the Office of the Sub-Registrar of Bardez at Mapusa-Goa, it is seen that said (1). Mr Vijaykumar Dattaram Halankar alias Vijaykumar D. Halarnkar, (2). Mr. Samir Suryakant Nanodkar alias Mr. Samir S. Nanodkar and (3). Natha Rohidas Sakhalkar alias Natha R. Sakhalkar, along with their respective spouses further sold the SAID PROPERTY to (1). Mr. Devendra Ramdas Parsekar alias

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Devendra R. Parshekar, (2). Mrs. Bindiya Devendra Parsekar and (3). Mr Swapnil Santosh Padwal alias Swapnil S. Padwal.

6. That upon perusal of computer generated Form I & XIV of the SAID PROPERTY, it is seen that the names of the erstwhile owners namely (1). Mr Vijaykumar Dattaram Halankar alias Vijaykumar D. Halarnkar, (2). Mr. Samir Suryakant Nanodkar alias Mr. Samir S. Nanodkar and (3). Natha Rohidas Sakhalkar alias Natha R. Sakhalkar, are found duly recorded in the occupants column of the Form I & XIV, of the Said Property, hence the same needs to be duly mutated in the names of the current owners ie. (1). Mr. Devendra Ramdas Parsekar alias Devendra R. Parshekar, (2). Mrs. Bindiya Devendra Parsekar and (3). Mr Swapnil Santosh Padwal alias Swapnil S. Padwal.

7. Zoning certificate dated 23/07/2021 from North Goa Planning Development Authority, Panaji-Goa, it is seen that the SAID PROPERTY is earmarked for zoning under "SETTLEMENT S-3 UNDER IRRIGATION COMMAND AREA" as per final ODP 2030 of ARP-NAG-PAR.

IV CONCLUSION/OPINION:

In the above circumstances I am of the opinion that (1). Mr. Devendra Ramdas Parsekar alias Devendra R. Parshekar, (2). Mrs. Bindiya Devendra Parsekar and (3). Mr Swapnil Santosh Padwal alias Swapnil S. Padwal, have and hold a valid marketable title with respect



to the SAID PROPERTY i.e property bearing Survey No.190/11, of Village Arpora, Bardez-Goa subject to;

1. Obtaining NOC (no objection certificate) from Command Area Development Authority, before the execution of the Deed of Sale.
2. Latest Nil encumbrance certificate.

Place: Porvorim-Goa



ADV ANIKET R MANDREKAR

Adv. Aniket R. Mandrekar
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