



V. K. Harmalkar

ADVOCATE & NOTARY

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Dated: 02/06/2023

TITLE SCRUTINY REPORT

This opinion relates to the Title of MR. PETRIC PAUL PINHO AND ORS, to the Immovable Property known by the name "ZAMBULGALLY", admeasuring 1242 square meters, consisting of residential house bearing house number 30/2, Presently found surveyed under Chalta No.4, P. T. Sheet No 36, situated in the ward Zamcally, Acoi, within the jurisdiction of Municipalarea of Mapusa Municipal Council, Sub-District of Bardez, District of North-Goa, State of Goa, which property isnot found to be described in the Land Registration of Bardez no found enrolled in the Revenue office of Bardez hereinafter referred to as the SAID PROPERTY for the sake of brevity. The said property was earlier bounded as under:

East: By Pedro Pinto

West: By Maria desouza and others

North:By Local Road

South: By Pedro Pinto

...2/-

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The Said property is presently bounded as under:

East: By Chalta No. 3 of P.T. Sheet No.36

West: By Chalta No. 11 of P.T. Sheet No.36

North: By Chalta No. 3-B (part) and Chalta No.3-A(Part) of P.T.
Sheet No.36

South: By Chalta No. 8 of P.T. Sheet No.36

PHOTOCOPIES OF FOLLOWING DOCUMENTS HAVE BEEN
FURNISHED TO ME FOR TITLE SCRUTINY:

- a. FORM D
- b. Deed of Gift, dated 05/03/1974
- c. Deed of Sale, Dated 14/05/1976
- d. Deed of Rectification, dated 07/02/1995
- e. Judgment and order passed in Regular Civil Suit
No.150/2002/F, by Civil Judge Junior Division at Mapusa.
- f. Records and proceeding of Inventory Proceedings bearing
No. 363/2020/F, held before Civil Judge Junior Division at
Mapusa.
- g. Nil Encumbrance Certificate bearing Certificate
No.NEC/2023/62.

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...3/-

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TRACING OF TITLE

I have verified the above listed documents and have come to the following findings:

1. That originally the said property was belonging to Mr. Inacinha Pinto, Severina Pinto and Piedade Rodrigues.
2. That said Mr. Inacinha Pinto, Severina Pinto and Piedade Rodrigues, gifted said property to Mr. Xavier Rodrigues vide Deed of Gift, dated 05/03/1974, duly registered before Sub registrar of Bardez, under Registration no. 149/74, at pages 191 to 194, book No.1, volume 81, dated 11/03/1974.
3. From Deed of Sale, dated 14/05/1976, it is seen that said property bearing Chalta No.4, P.T.Sheet No 36, situated in the ward Zamcally, Acoi, was purchased by MR.CLAUDIO PINHO vide Deed of Sale, dated 14/05/1976, duly registered before Sub registrar of Bardez under Registration No.320/76, at pages 137 to 140, Book No.1, volume 102, dated 19/05/1976 from Mr. Xavier Rodrigues.
4. It is seen that above Deed of Sale came to be rectified vide Deed of Rectification, dated 07/02/1995, registered before Sub- Registrar of Bardez, under registered No.1814, at pages Nil, Book I, dated 05/10/1995.

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5. That on perusal of the earlier form D (property card) the name of the said MR.CLAUDIO PINHO is found recorded with respect to the Property bearing Chalta No.4 of P. T. Sheet No.36, situated in the ward Zamcally, Acoi.
6. That Mr. Pedro Antonio Salvador Pinto and Mrs. Maria Pinto had filed Regular Civil suit No.150/2002/F in the court of Civil Judge Junior Division at Mapusa against the MR. CLAUDIO PINHO for declaration, Permanent and Mandatory Injunction.
7. It can be seen from the Judgment and order dated 25/02/2010, Passed by in the Court of Civil Judge Junior Division F Court at Mapusa the aforesaid suit came to be dismissed and since no appeal is preferred the order has attained finality and hence it can be concluded that Pedro Antonio Salvador Pinto and Mrs. Maria Pinto don't hold any right, share or interest in the said property.
8. That said MR. CLAUDIO PINHO WAS MARRIED TO MRS. ESPERENCE PINHO, both expired on 19/07/2005 at Acoi and 12/07/2020 at Mapusa respectively, leaving Behind their Children namely:
 - a) Paul Pinho alias Paul pinto (Expired)
 - b) Bernard Pinto alias Bernado Pinto (Expired)

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- c) Denis Pinho married to Mrs. Sabina Pinho
- d) Mr. Petric Paul Pinho married to Mrs. Rogaciana Alina Pinho
- e) Mr. Mario Pinho married to Mrs. Saira @ Saira Mario Pinho

Upon the death of Mr. Claudio Pinho, Mrs. Esperence Pinho, Paul Pinho alias Paul pinto and Bernard Pinto alias Bernado Pinto, an Inventory Proceedings No.363/2020/F, came to be initiated before Civil Judge Junior Division at Mapusa, dated 05/04/2021, in which the Said Property was listed at Item No.1 and came to be allotted to Mr. Petric Paul Pinho Mr. Denis Pinho, Mrs. Sabina Pinho, Mrs. Rogaciana Alina Pinho, Mr. Mario Pinho, Mrs. Saira alias Saira Mario Pinho.

That said Mr. Petric Paul Pinho Mr. Denis Pinho, Mrs. Sabina Pinho, Mrs. Rogaciana Alina Pinho, Mr. Mario Pinho, Mrs. Saira alias Saira Mario Pinho are exclusively and lawful owners of the said property.

D FORM: having gone through the property card/D Form pertaining to the said property it is seen that the name of Mr. Petric Paul Pinho, Mr. Denis Pinho and Mr. Mario Pinho is found recorded as owners of the said property.

...6/-



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Upon perusing the Nil encumbrance certificate issued by the sub-registrar of Bardez it is seen that the said property is free from encumbrances.

All the relevant documents of title which have been mentioned hereinabove in connection with the said property which are placed before me are compared with the originals and certified copies.

I have verified and tallied these documents from the records of the respective authorities and I am satisfied that the said Property is transferable and the transferors have right to transfer the said Property.

I have also verified that the said Property is not attached by court of law as per the inspections carried out by me in the respective offices.

No tenancy laws and no minor's interest are involved in the said Property which exclusively belongs to Mr. Petric Paul Pinho Mr. Denis Pinho, Mrs. Sabina Pinho, Mrs. Rogaciana Alina Pinho, Mr. Mario Pinho, Mrs. Saira alias Saira Mario Pinho and their title is clean, clear and marketable.

...7/-


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CERTIFICATE

I, therefore certify that the title of Mr. Petric Paul Pinho Mr. Denis Pinho, Mrs. Sabina Pinho, Mrs. Rogaciana Alina Pinho, Mr. Mario Pinho, Mrs. Saira alias Saira Mario Pinho to the said Property is clean, clear and marketable and they are entitled to sell, develop the said Property.

This certificate is made in favour of Mr. Petric Paul Pinho Mr. Denis Pinho, Mrs. Sabina Pinho, Mrs. Rogaciana Alina Pinho, Mr. Mario Pinho, Mrs. Saira alias Saira Mario Pinho based on the documents placed and produced before me which are photo copies compared with the originals and certified copies obtained from the Sub- Registrar and found the same are genuine.



ADVOCATE

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