

BHARATI V. GADEKAR

ADVOCATE

First Floor,
Casa Aliados Building
Abade Faria Road,
Margao, Goa, 403601

TO WHOMSOEVER IT MAY CONCERN

1. **Name and Description of the Property.**

(Description of the property earlier Surveyed under Chalta No. 12 of P. T. Sheet No. 22 of Margao City Survey)

All that Southern Half of Rustic and Urban Property of Coconut Plantation and other trees, situated at ward Ambajim, Parish of Nuvem and Village Margao, Sub-District of Salcete, District of South Goa, State of Goa, described in land Registration Office of Salcete under No.25194 at pages 18 overleaf of Book B. No.74 of new series and not enrolled in Matriz records but surveyed under Chalta No. 12 of P. T. Sheet No. 22 of Margao City Survey admeasuring 750 sq. meters and is bounded as under:-

On the East: - By Property of Joao Floriano vas, now Vicente Floriano Vas;

On the West: - By property of Joaquim Joao Andrade

On the North: - By Property of Santana Vas.

On the South: - By Hill top.

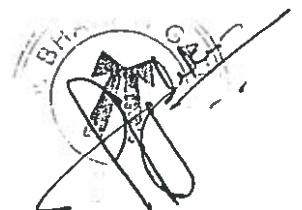
All that Northern Half is bounded as under:-

On the East: - By Property of Joao Floriano vas, now Vicente Floriano Vas;

On the West: - By property of Joaquim Joao Andrade

On the North: - By Property of Santana Vas and other.

On the South: - By Public road



2 Particular and Nature of documents verified and scrutinized			
Sr. No	Date	Name of the Document	
1	20/06/1939	Certificate of Inventory Proceeding bearing no. 128/1939 filed in the Civil court upon the death of Queriteria Andrade.	
2	27/01/1971	Intrumento de divisao e partilha (Deed of Division and Partition) Registered in the office of Sub-Registrar of Salcete under Reg No. 250 at pages 310 to 315 Book No. I Vol No. 71 dated 27/09/1971 between Pascoal Josinho Vaz as "First Party" and Teodoro Milagres Vas as "Second Party".	
3	13/09/2019	Deed of succession drawn before Notarial Ex-officio at Margao recorded at Folios 48 V to 50 of Deed No. 1676	
4		Form D of the property surveyed under Chalta No. 12 of P. T. Sheet No. 22 of Margao City Survey.	
5		Survey Plan of the property surveyed under Chalta No. 12 of P. T. Sheet No. 22 of Margao City Survey.	
6	26/08/2019	Special Power of Attorney is executed before Notary R. Devadas by Mrs. Olinda Yvette Vaz alias Yvette Sharma Prathuri, Mr. Elijah Sharma alias Elijah Sharma Prathuri and his wife Mrs. Rachel D. Masilamani, Mr. Daniel P. Sharma alias Daniel Sharma Prathuri in favour of Mr. Socorro George Vaz.	
7	25/10/2019	Special Power of Attorney is executed before Notary Savita G Kurtarker at Margao under reg.no. 363/19 by Mrs. Maria Yvonne Vas and her husband Mr. Druston Leao Fernandes, Miss. Maria Sibil Filomena Fatima	



Vaz, Mrs. Olinda Yvette Vaz alias Yvette Sharma Prathuri, Mr. Elijah Sharma alias Elijah Sharma Prathuri and his wife Rachel D. Masilamani, Mr. Daniel P Sharma alias Daniel Sharma Prathuri, Mr. Socorro George Vaz and his wife Mrs. Debbie Vas alias Debbie Sucorro Vaz, Mr. Agnelo Antonio Vas and his wife Mrs. Sandra Coelho E Vaz alias Maria Sandra Coelho alias Sandra Agnelo Vaz in favour of Mr. Warren Max Fernandes.

Chain of title tracing the title from the predecessors in title/interest to the Current title holder.

All that Southern Half of Rustic and Urban Property of Coconut Plantation and other trees, situated at ward Ambajim, Parish of Nuvem and Village Margao, Sub-District of Salcete, District of South Goa, State of Goa, described in Land Registartion office of Salcete under No.25194 at pages 18 overleaf of Book B. No.74 of new series and not enrolled in Matriz records but surveyed under Chalta No. 12 of P. T. Sheet No. 22 of Margao City Survey admeasuring 750 sq. meters and is bounded as under:-

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On the West: - By property of Joaquim Joao Andrade

On the North: - By Property of Santana Vas.

On the South: - By Hill top

Hereinafter referred to as the "**Said Property**".

The **Said Property** was originally belonging to Queriteria Andrade and Francisco Xavier Vaz. Said Queriteria Andrade expired leaving behind her moiety sharer her husband Francisco Xavier Vaz and as sole legal heirs her 3 children namely **1] Pascoal Josinho Vas, 2] Remediana Vas & 3] Teodoro Vas.**

Upon the Death of Queriteria Andrade her husband Francisco Xavier Vaz initiated Orphanological inventory procceding registered under No. 128/1939 in



the Civil Court. In the Said Inventory the **Said Property** was listed under item no.3 in the list of assets and also in description of assets.

That right to the **Said Property** was allotted to Pascoal Josinho Vas and Teodoro Milagres Vas in the Said Inventory Proceedings as per [**Document at serial no.1**] **Certificate of Inventory Proceedings** dated 20/06/1939.

Said Property was further Sub-divided into two unequal halves by the National or Public road passing through it as Northern half and Southern half.

The Northern Half is bounded as under:-

On the East: - By Property of Joao Floriano vas, now Vicente Floriano Vas;

On the West: - By property of Joaquim Joao Andrade

On the North: - By Property of Santana Vas and other.

On the South: - By Public road

The Southern Half is bounded as under:-

On the East: - By Property of Joao Floriano vas, now Vicente Floriano Vas;

On the West: - By property of Joaquim Joao Andrade

On the North: - By Public or National Road.

On the South: - By Hill top.

[**Document at serial no.2**] Vide **Instrumento de divisao e pertilha (Deed of Division and Partition)** dated 27/01/1971 Registered in the office of Sub-Registrar of Salcete under Reg No. 250 at pages 310 to 315 Book No. I Vol No. 71 dated 27/09/1971 executed between Pascoal Josinho Vaz and his wife Maria Alegrina Antao as "FIRST PARTY" and Teodoro Milagres Vas and his wife Eugenia Helena Dias as "SECOND PARTY" divided and partitioned the Said Property and Northern half was allotted to Pascoal Josinho Vaz and his wife Maria Alegrina Antao and Southern half was allotted to Teodoro Milagres Vas and his wife Eugenia Helena Dias.



Said Pascoal Josinho Vaz expired on 27/08/1995 and his wife Maria Alegrina Antao expired on 20/08/2013 without executing any will disposition of last wishes but leaving behind as their sole heirs their children namely 1] Maria Yvonne Vas married to Mr. Druston Leao Fernandes, 2] Miss. Maria Sibil Filomena Fatima Vaz, 3] Mrs. Olinda Yvette Vaz alias Yvette Sharma Married to Prathuri Rummy Sharma. Said Prathuri Rummy Sharma expired on 26/11/2013 leaving behind his wife and his legal successor namely a] Mr. Daniel P. Sharma alias Daniel Sharma Prathuri, b] Mr. Elijah Sharma alias Elijah Sharma Prathuri 4] Mr. Socorro George Vaz married to Mrs. Debbie Vas alias Debbie Sucorro Vaz, 5] Mr. Agnelo Antonio Vas married to Mrs. Sandra Coelho E Vaz alias Maria Sandra Coelho as declared and qualified vide **[Document at serial no.3] Deed of succession** dated 13/09/2019 drawn before Notarial Ex-officio at Margao recorded at Folios 48 V to 50 of Deed No. 1676.

Thus the Northern Half of the said property admeasuring an area of 850 sq. meters devolved upon above referred legal heirs of Pascoal Josinho Vaz and his wife Maria Alegrina Antao who are entitled to the inheritances. All the co-owners of the property mutated their name in survey records of said northern half of the said property.

[Document at serial no.4] Form D of the property surveyed under Chalta No. 12 of P. T. Sheet No. 22 of Margao City Survey shows the names of Mrs. Maria Iyvone Vaz, Mrs. Olinda Yvette Vaz, Mr. Elijah Sharma Prathuri, Mr. Druston Leao Fernandes, Miss. Maria Sibil Filomena Fatima Vaz, Mr. Daniel Sharma Prathuri, Mr. Agnelo Antonio Vas, Mr. Debbie Vas, Mrs. Sandra Coelho E Vaz, Mr. Socorro George Vas are figuring in the Holders in the Origin Column.

[Document at serial no.5] Survey Plan of the property shows the location and extent of land under Chalta No. 12 of P. T. Sheet No. 22 of Margao City Survey.

[Document at serial no.6] Special Power of Attorney dated 26/08/2019 executed before Notary R. Devadas by Mrs. Olinda Yvette Vaz alias Yvette Sharma Prathuri, Mr. Elijah Sharma alias Elijah Sharma Prathuri and his wife Mrs. Rachel D. Masilamani, Mr. Daniel P. Sharma alias Daniel Sharma Prathuri in favour of Mr. Socorro George Vaz with delegation of powers.

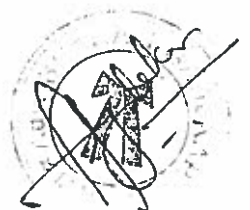
[Document at serial no.7] Special Power of Attorney dated 25/10/2019 is executed before Notary Savita G Kurtarker at Margao under reg.no. 363/19 by

Mrs. Maria Yvonne Vas and her husband Mr. Druston Leao Fernandes, Miss. Maria Sibil Filomena Fatima Vaz, Mrs. Olinda Yvette Vaz alias Yvette Sharma Prathuri, Mr. Elijah Sharma alias Elijah Sharma Prathuri and his wife Rachel D. Masilamani, Mr. Daniel P Sharma alias Daniel Sharma Prathuri with delegation of powers Mr. Socorro George Vaz and his wife Mrs. Debbie Vas alias Debbie Sucorro Vaz, Mr. Agnelo Antonio Vas and his wife Mrs. Sandra Coelho E Vaz alias Maria Sandra Coelho alias Sandra Agnelo Vaz in favour of Mr. Warren Max Fernandes.

Thus all the co-owners Mrs. Maria Yvonne Vas and her husband Mr. Druston Leao Fernandes, Miss. Maria Sibil Filomena Fatima Vaz, Mrs. Olinda Yvette Vaz alias Yvette Sharma Prathuri, Mr. Elijah Sharma alias Elijah Sharma Prathuri and his wife Rachel D. Masilamani, Mr. Daniel P Sharma alias Daniel Sharma Prathuri, Mr. Socorro George Vaz and his wife Mrs. Debbie Vas alias Debbie Sucorro Vaz, Mr. Agnelo Antonio Vas and his wife Mrs. Sandra Coelho E Vaz alias Maria Sandra Coelho alias Sandra Agnelo Vaz are having absolute ownership rights over the scheduled property.

CERTIFICATE OF TITLE

1. I have examined and scrutinized the Notarized True copies of the above mentioned TITLE DEEDS and in my Opinion Mrs. Maria Yvonne Vas and her husband Mr. Druston Leao Fernandes, Miss. Maria Sibil Filomena Fatima Vaz, Mrs. Olinda Yvette Vaz alias Yvette Sharma Prathuri, Mr. Elijah Sharma alias Elijah Sharma Prathuri and his wife Rachel D. Masilamani, Mr. Daniel P Sharma alias Daniel Sharma Prathuri, Mr. Socorro George Vaz and his wife Mrs. Debbie Vas alias Debbie Sucorro Vaz, Mr. Agnelo Antonio Vas and his wife Mrs. Sandra Coelho E Vaz alias Maria Sandra Coelho alias Sandra Agnelo Vaz are having clear and Marketable title of ownership over the property.
2. There are no claims of minors or any other persons and the property is freehold.



3. There are no prior Mortgage/Charges/encumbrances whatsoever, as could be seen from the documents pertaining to the Scheduled Property covered by the above title Deeds.

SCHEDULE OF THE PROPERTY

All that Southern Half of Rustic and Urban Property of Coconut Plantation and other trees, situated at ward Ambajim, Parish of Nuvem and Village Margao, Sub-District of Salcete, District of South Goa, State of Goa, described in land Registration Office of Salcete under No.25194 at pages 18 overleaf of Book B. No.74 of new series and not enrolled in Matriz records but surveyed under Chalta No. 12 of P. T. Sheet No. 22 of Margao City Survey admeasuring 750 sq. meters and is bounded as under:-

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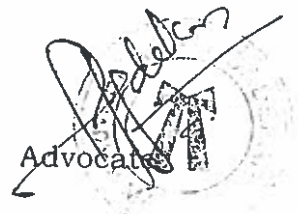
On the West: - By property of Joaquim Joao Andrade

On the North: - By Property of Santana Vas and other.

On the South: - By Public road

Date: -21/06/2022

Place:-Margao - Goa


Advocate