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May 06, 2015

### TITLE REPORT

This Title Report is submitted at the request of Prime Builders, a Proprietary Concern of Mr. Anthony Cedric Dias, having its Office at 2<sup>nd</sup> Floor, Prime Corner, Vasco da Gama, Goa.

### SUBJECT MATTER

The subject matter of this Report is a plot of land identified as Plot No. 13, originally admeasuring 1500 sq. mtrs., described under No. 43411 (New Series) at page No. 179 of Book B-112 and inscribed in favour of Mr. Joao Joaquim de Anunciacao Pereira under No. 46242 at folio 37 of Book G-54 in the Land Registration Office of Salcete at Margao. The said Plot No. 13 was part of a sub-division scheme of a bigger property admeasuring 23,300 sq. mtrs., known as "Um Terreno Oiteral", described in the Land Registration Office of Salcete at Margao under No. 24972 (New Series) and enrolled in the Taluka Revenue Office under Matriz No. 804, situated at Dabolim. The Said Plot No. 13 was separately allotted in inventory proceedings to two persons as mentioned hereinbelow and has since been partitioned from the said bigger property and re-surveyed under Survey No. 1, sub-division No. 1-D with an area of 635 sq. mtrs. & Survey No. 1, sub-division No. 1-E with an area of 634 sq. mtrs., of Dabolim Village, Mormugao Taluka, Goa and is bounded as per the approved sub-division plan, on the East by strip of open land and thereafter by road leading to Bogmalo Village, on the West by 6.00 metres wide sub-division road, on the North by Plot No. 14 of the sub-division and on the South by land belonging to Comunidade of Sancoale bearing Survey No. 1 of sub-division No. 1 and 2. Due to road widening, the area of the Said Plot No. 13 has been reduced to 1269 sq. mtrs. which area is confirmed in survey records.

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### DERIVATION OF TITLE

The said bigger property "Um Terreno Oiteral", registered under No. 24972 at folio of Book B-64 (New Series) in the Land Registration Office of Salcete at Margao, originally belonged to one Fr. Francisco Antonio Camilo da Piedade Cruz as per inscription of the said property in his name under Inscription No. 45182 at folio 90v of Book No. G-52 (New Series) in the said Land Registration Office of Salcete at Margao. In or around 1954, the said Fr. Francisco Antonio Camila da Piedade Cruz sub-divided the said bigger property into 15 plots out of which the Said Plot No. 13 was purchased by the said Joao Joaquim de Anunciacao Pereira by Deed of Sale dated 22.10.1954, drawn before the Notary Public Ex-Officio of Salcete at Margao, at folio 10 overleaf and onwards of Book No. 936.

The said Joao Joaquim de Anunciacao Pereira thereafter sold the Said Plot No. 13 to one Maria Alda Malvina De Souza Brito e Fernandes vide Deed of Sale dated 15.7.1969, registered in the Office of the Sub-Registrar of Mormugao under No. 182, at pages 19 to 23 of Book I, Vol. 3. Thus with effect from 15.7.1969, the title in the Said Plot No. 13 came to vest in the said Maria Alda Malvina De Souza Brito e Fernandes.

Vide Deed of Sale dated 29.7.1991 registered in the Office of the Sub-Registrar of Mormugao under No. 296, at pages 494 to 514 of Book I, Vol. 58, the said Alda Malvina De Souza Brito e Fernandes sold the Said Plot No. 13 to Miguel Antonio Gabriel Rodrigues, son of Caetano Joao Rodrigues and Mrs. Calazancia Josefina Henriqueta Rodrigues, wife of Mr. Eddy Lazarus Thaddeus Rodrigues. As per the said Deed of Sale dated 29.7.1991, the said Miguel Antonio Gabriel Rodrigues would hold the northern side of the Said Plot 13 admeasuring 635 sq. mtrs. while Mrs. Calazancia Josefina Henriqueta Rodrigues would hold the southern side of the Said Plot No. 13 with an area of 634 sq. mtrs. Thus with effect form 29.7.1991, the title in the Said Plot No. 13 came to vest in the said Miguel Antonio Gabriel Rodrigues and Mrs. Calazancia Josefina Henriqueta Rodrigues.

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Subsequently, the Said Plot No. 13 was partitioned by virtue of Order of the Dy. Collector & SDO, Mormugao, Vasco da Gama, dated 5.6.1996 in Case No. LRC/PART/43/95, and the northern portion admeasuring 635 sq. mtrs. was allotted a fresh survey number, being Survey No. 1/1-D in respect of which the name of the said Minguel Antonio Gabriel Rodrigues was recorded in Form I & XIV while the southern portion admeasuring 634 sq. mtrs. was allotted Survey No. 1/1-E in respect of which the name of Mrs. Calazancia Josefina Henriqueta Rodrigues was recorded in Form I & XIV.

The said Minguel Antonio Gabriel Rodrigues expired on 14.08.1994 and upon his death, Inventory Proceedings were instituted by his son, Eddy Lazarus T. Rodrigues, before the Civil Judge, Senior Division, Vasco da Gama, being Inventory Proceedings No. 29/2008/A. In the said Inventory Proceedings, the northern portion of the Said Plot No. 13 surveyed under No. 1/1-D in the name of the said Minguel Antonio Gabriel Rodrigues was listed as Item No. XVII and was allotted to Mr. Eddy Lazarus T. Rodrigues as per Final Schedule of Partition which was confirmed vide Judgement dated 7.1.2012 of the Civil Judge, Senior Division(A), Vasco da Gama, Goa. Thus with effect from 7.1.2012, the title in the northern portion admeasuring 635/1269 sq. mtrs, of the Said Plot No. 13, bearing Survey No. 1/1-D of Dabolim Village, came to vest in the said Eddy Lazarus T. Rodrigues while the title in the southern portion admeasuring 634/1269 sq. mtrs., of the Said Plot 13 bearing Survey No. 1/1-E, continued to vest in his wife, Mrs. Calazancia Josefina Henriqueta Rodrigues.

**ENCUMBRANCES, IF ANY :**

On carrying out a due search in the Office of the Sub-Registrar at Vasco da Gama and the Land Registration Office of Salcete at Margao for a period preceding 30 years from today, I did not find any recorded encumbrances affecting the said Plot No. 13. I, therefore, come to the conclusion that the said property is free from encumbrances.

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**DOCUMENTS EXAMINED :**

- 1) Certificate of Description of the said Plot No. 13 described under No. 43411 (New Series) at page No. 179 of Book B-112 in the Land Registration Office of Salcete at Margao.
- 2) Certificate of Inscription of the said Plot No. 13 inscribed under No. 46242 at folio 37 of Book G-54 in the Land Registration Office of Salcete at Margao.
- 3) Certificate of Description of the said bigger property described under No. 24972 (New Series) of Book B-64 (New Series) in the Land Registration Office of Salcete at Margao.
- 4) Certificate of Inscription of the said bigger property inscribed under No. 45182 at folio 90v of Book G-52 in the Land Registration Office of Salcete at Margao.
- 5) Copy of Form I & XIV pertaining to Survey Nos. 1/1-D and 1/1-E of Village Dabolim, Mormugao Taluka, Goa.
- 6) Copy of sub-division plan approved by the Mormugao Planning & Development Authority vide its Order No. MPDA/9-C-6/86-87/1407 dated 14.11.1986.
- 7) Copy of Order No. MPDA/9-C-6/86-87/1407 dated 14.11.1986.
- 8) Copy of Order dated 5.6.1996 of the Dy. Collector & SDO, Mormugao, Vasco da Gama in Case No. LRC/PART/43/95.
- 9) Copy of Inventory Proceedings No. 29/2008/A.

**OPINION:**

Based on the above discussion, I certify that Mr. Eddy Lazarus T. Rodrigues has clear and marketable title to the northern portion admeasuring 635/1269 sq. mtrs. of the Said Plot No. 13 bearing Survey No. 1/1-D of Village Dabolim, Mormugao Taluka, and his wife, the said Mrs. Calazancia Josefina Henriqueta Rodrigues has clear and marketable title to the southern portion admeasuring 634/1269 sq. mtrs. of the Said Plot No. 13 bearing Survey No. 1/1-E of Village Dabolim, Mormugao

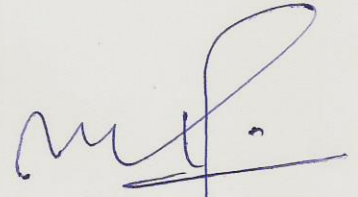
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Taluka, together making up the entire Plot No. 13 admeasuring 1269 sq. mtrs.  
situated at Dabolim, Mormugao Taluka.



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