

Ulhas G. Shetye
ADVOCATE & NOTARY

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21/05/2016

TITLE REPORT

This Title & Search Report is submitted at the request of **M/s S.N. Constructions**, a proprietary concern of Mr. Santhan Nanu and Mrs. Vijaya Nanu having their office at 4th floor, Essen Empire, Opp. KTC Bus Stand, Mundvel, Vasco da Gama, Goa.

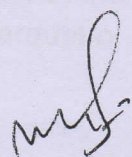
SUBJECT MATTER OF THE REPORT:

The Subject matter of this Title & Search Report is the property known as **MOLLEACHI UDI** situated at Chicalim, Mormugao Taluka. This property is described in the conservatoria of Salcete with the name "**MOLLEACHI UDI**" under No. 5150 at folio 17 (reverse) of Book B021 (old series) and is inscribed in the Land Revenue Roll (Matriz) under NO. 6 of the Village Chicalim, situated within the jurisdiction of Village Panchayat of Chicalim, Taluka and Sub District of Mormugao, District of South Goa, State of Goa and is surveyed in the Land Revenue Records under survey No. 136/6 with the name "**MOLLADI UDI**" or "**MOLO**" admeasuring 5900 sq. mts. The property bearing survey No. 136/6 is bounded as under:

On the East: By survey No. 136/2
On the West: By survey No. 136/1
On the North: By survey No. 136/7 and
On the South: By water drain

DERIVATION OF TITLE

The said property originally belonged to Antonio Micael de Azaredo and his wife Maria Amalia Ines Piedade Filomena de Figueiredo e Azaredo.



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Upon the death of Antonio Micael de Azaredo on 28/12/1938, his widow and moiety holder Maria Amalia Ines Piedade Filomena de Figueiredo e Azaredo instituted Inventario Orfanologico No. 30/1939 in the Comarca Court at Vasco da Gama wherein the said property was enlisted under Item No. 20 and was allotted entirely to his son Caetano Francisco Ramiro De Azaredo.

The said Caetano Francisco Ramiro De Azaredo expired on 6/6/1980 without leaving any will, gift or any other disposition at the time of his death and as such his legal succession devolved upon his brothers, sisters and /or their descendants namely **1]** Francisco Jose Antonio Roque Segismundo de Azaredo(bachelor), **2]** Ms. Maria Melba Sara Filomena de Azaredo (spinster), **3]** Antonio Michael Filomeno De Azaredo alias Antonio De Azaredo only son and heir of deceased Manuel Salvador de Azaredo and his wife Mrs. Maria Ismenia Buarqueiro Luzindro De Azaredo, **4]** Mrs. Maria Angela de Piedade Azaredo e Barreto Xavier widow of Jacinto Rosenda Barreto Xavier, **5]** Mrs. Maria Ana Matildas Rita Verediana de Azaredo e Miranda, widow of Jose Antonio da Piedade Miranda, **6]** Joseph Filomino Moniz, son of decease Minguel Xavier Moniz and Alzira Adelina de Azaredo Moniz married to Jeanette Sequiera Moniz, **7]** Tereza Evelyn Peter Moniz, widow of Anthony Francis Moniz and **8]** Maria Filomena Olivia de Azaredo Loiola Pereira married to Ambrosio Octaviano de Imaculada Loiola Pereira. However Mrs. Maria Ana Matildas Rita Verediana de Azaredo e Miranda relinquished her illiquid rights in the inheritance by Deed of Relinquishment dated 5/8/1990. Joseph Filomino Moniz and his wife Jeanette Sequeira Moniz and Tereza Evelyn Peter Moniz also relinquished their illiquid right in the inheritance by Deed of Relinquishment dated 19/11/1984. Maria Filomena Olivia de Azaredo Loiola Pereira and her husband Ambrosio Octaviano de Imaculada Loiola Pereira relinquished their illiquid rights in the inheritance by Deed of Relinquishment dated 14/8/1980. Consequently Francisco Jose Antonio Roque Segismundo de Azaredo, Maria Melba Sara Filomena de Azaredo and Antonio Michael Filomeno De Azaredo alias Antonio De Azaredo and his wife Mrs. Maria Ismenia Buarqueiro Luzindro De Azaredo

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became the only successors of said Caetano Francisco Ramiro De Azaredo. This is as per Deed of Succession and Qualification of Heirs dated 30/1/2002 registered at page 74 of Book of Deeds No. 1431 dated 11/2/2002 in the Office of the Notary Public Ex-officio/Sub Registrar of Salcete at Margao.

The said Maria Melba Sara Filomena de Azaredo executed a Public Will on 4/2/2002 drawn before the ex-officio Notary at Mormugao at Vasco da Gama on notarial book of will bearing No. 43 at pages 148 to 150 instituted the said Francisco Jose Antonio Roque Segismundo de Azaredo as her sole and universal successor and upon his death Antonio Michael Filomeno de Azaredo. Likewise the said Francisco Jose Antonio Roque Segismundo de Azaredo executed a public will dated 4/2/2002 before the ex-officio Notary at Mormugao, Vasco da Gama drawn in the book of wills bearing No. 43 at pages 151 to 153 by instituting the said Maria Melba Sara Filomena de Azaredo (spinster) as his sole and universal heirs and successors and upon her death his nephew said Antonio Michael Filomeno De Azaredo alias Antonio De Azaredo.

The said Francisco Jose Antonio Roque Segismundo de Azaredo (bachelor) expired on 12/11/2004 and the said Maria Melba Sara Filomena de Azaredo (Spinster) expired on 22/4/2002 and consequently by virtue of Public Wills respectively of Francisco Jose Antonio Roque Segismundo de Azaredo and Maria Melba Sara Filomena de Azaredo, the said Antonio Michael Filomeno De Azaredo alias Antonio De Azaredo was qualified as the sole and universal heir of the said deceased Francisco Jose Antonio Roque Segismundo de Azaredo by Deed of Succession and Qualification heirs dated 19/1/2005 drawn at page 80 onwards on book of deed No. 1474 before the ex-officio Notary at Salcete, Margao. Likewise the said Antonio Michael Filomeno De Azaredo alias Antonio De Azaredo was qualified as the sole and universal heir of the said deceased Maria Melba Sara Filomena de Azaredo by Deed of Succession and Qualification heirs dated 6/6/2002 drawn at page 96 onwards on

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book of deed No. 1435 before the ex-officio Notary at Salcete, Margao.

The said Antonio Michael Filomeno De Azaredo alias Antonio De Azaredo married to Mrs. Maria Ismenia Buarqueiro Luzindro De Azaredo became the sole and absolute owner of **THE SAID PROPERTY** by virtue of said a) Deed of Succession and Qualification of Heirs drawn on death of Caetano Francisco Ramiro de Azaredo executed on 30/1/2002 registered at page 74 of Book of Deeds No. 1431 dated 11/2/2002 in the office of the Notary Public Ex-officio/Sub Registrar of Salcete at Margao b) Deed of Succession and Qualification of Heirs drawn on death of Francisco Jose Antonio Roque Segismundo de Azaredo executed on 6/6/2002 at pages 96V of Book of Deeds No. 1435 dated 6/2/2003 in the office of the Notary Public Ex-officio/Sub Registrar of Salcete at Margao c) Deed of Succession and Qualification of Heirs drawn on death of Maria Melba Sara Filomena de Azaredo executed on 19/1/2005 at pages 80 of Book of Deeds No. 1474 dated 20/1/2005 in the office of the Notary Public Ex-officio/Sub Registrar of Salcete at Margao.

By Deed of Sale dated 29/6/2009 registered at No. 821 at pages 158 to 175 of Book I volume No. 972 dated 9/7/2009 with the sub registrar of Mormugao the said Antonio Micael Filomeno De Azaredo alias Antonio De Azaredo and Mrs. Maria Ismenia Buarqueiro Luzindro De Azaredo sold the said property to Aleixo Antonio De Piedade Sequeira. Upon the purchase of the said property the name of said Aleixo Antonio De Piedade Sequeira is mutated in survey records of Rights in form I & XIV of survey No. 136/6 as occupant thereof. Thus the title in the said property came to vest in said Mr. Aleixo Antonio De Piedade Sequeira. By Deed of Sale dated 19/5/2016 registered with the sub registrar of Mormugao at No. MOR-BK1-00911-2016, the said Aleixo Antonio De Piedade Sequeira with his wife Mrs. Maria Aurora Jenoveva Linette Pinto e Siqueira sold the said property to M/s

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S.N. Constructions, a proprietary concern of Mr. Santhan Nanu and to Mrs. Vijaya Nanu. Thus the title in the said property vests in said **M/s S.N. Constructions**, a proprietary concern of Mr. Santhan Nanu and the said Mrs. Vijaya Nanu with effect from 19/5/2016.

ENCUMBRANCES IF ANY:

On carrying out a due search in the concerned offices for last 30 years, I did not find any registered encumbrance affecting the said property. Hence I come to the conclusion that the said property is free from encumbrances.

DOCUMENTS EXAMINED:

1. Certified copy of Orfanological No. 30/1939 before the Comarca Court at Vasco da Gama
2. Certified copy of Deed of Succession and Qualification of Heirs dated 30/1/2002 registered at page 74 of Book of Deeds No. 1431 dated 11/2/2002 in the Office of the Notary Public Ex-officio/Sub Registrar of Salcete at Margao.
3. Certified Copy of Deed of Sale dated 29/6/2009 registered at No. 821 at pages 158 to 175 of Book I volume No. 972 dated 9/7/2009 with the sub registrar of Mormugao
4. Copy of Form I & XIV of survey No. 136/6 of Village Chicalim
5. Copy of survey Plan of Village Chicalim
6. Copy of Deed of Succession and Qualification of Heirs executed on 6/6/2002 at pages 96V of Book of Deeds No. 1435 dated 6/2/2003 in the office of the Notary Public Ex-officio/Sub Registrar of Salcete at Margao
7. Copy of Deed of Succession and Qualification of Heirs executed on 19/1/2005 at pages 80 of Book of Deeds No. 1474 dated 20/1/2005 in the office of the Notary Public Ex-officio/Sub Registrar of Salcete at Margao.

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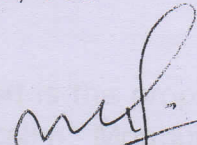
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- 8. Copy of Deed of Sale dated 19/5/2016 registered with the sub registrar of Mormugao at No. MOR-BK1-00911-2016

OPINION:

Based on the above, I certify that **M/s S.N. Constructions**, a proprietary concern of Mr. Santhan Nanu and the said Mrs. Vijaya Nanu have got clear and marketable title to the property described above bearing survey No. 136/6 at Village Chicalim, Taluka and Sub District of Mormugao, South Goa, Goa


(Ulhas G. Shetye)

DERIVATION OF TITLE

The said property originally belonged to Antonio Miguel de Almeida and his wife Maria de Almeida, who were the legal owners of the property.