

NTIIN UMESH SAWANT

ADVOCATE

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CERTIFICATE OF TITLE

This Certificate of Title issued at the request of Mr. Hanif Mohammed, resident of Pedda, Benaulim, Salcete, Goa in respect of plots of land having total area of 9020 square metres surveyed under Survey No. 220/0 (5985 square metres) and 220/10 (3035 square metres) village Nuvem, Salcete Taluka. .

NAME OF THE PROPERTY: -

- a.** Plot of land having an area of 5985 square metres forming portion of the property surveyed under Survey No. 220/9 village Nuvem village, Salcete Taluka:- The name of the property is "Gorbata Xira" also known as "Gounlechimortachi Xira" also known as "Gonbolichi Xira".
- b.** Plot of land having an area of 303 square metres forming portion of the property surveyed under Survey No.220/10 village Nuvem, Salcete Taluka :- The name of the property is "GONVOLOI" also known as "PONSAXIR" also known as "BELOY" also known as "PONSA XIR".

SITUATED:- The two aforesaid plots of land is situated at ward Gunvoloi, within the limits of Village Panchayat of Nuvem, Nuvem village, Taluka and Sub - District of Salcete, South Goa District, State of Goa.

DESCRIPTION OF PLOTS OF LAND IN THE LAND REGISTRATION OFFICE OF SALCETE :-

A. Plot of land having an area of 5985.00 (Five Thousand Nine Hundred Eighty Five only) square meters surveyed under Survey No.220/9 (part), Nuvem village, Salcete Taluka, being western portion of larger property known as "Gorbata Xira" or "Gounlechimortachi Xira" or "Gonbolichi Mortem Xira" situated in ward Gunvoloi, within the limits of Village Panchayat of Nuvem, Salcete Taluka, District of South Goa and State of Goa, described in



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the Land Registration Office of Salcete under No.5258 of Book B No.21 of Old Series .

B. Plot of land having an area of 3035.00 square meters surveyed under Survey No.220/10 (part), Nuvem village, Salcete Taluka, being western portion of the larger immovable property known as "GONVOLOI" or "PONSAXIR" or "BELOY" or "PONSA XIR" situated in ward Gunvoloi, within the limits of Village Panchayat of Nuvem, Salcete Taluka, District of South Goa and State of Goa, described in the Land Registration Office of Salcete under No.1457 at folio 209 Overleaf of Book B No.7 of Old Series and enrolled in the Taluka Land Revenue Office of Salcete under Matriz No.222.

LAND REVENUE (MATRIZ) RECORDS: -

- A. Survey No. 220/9 village Nuvem, Salcete Taluka :- This property is enrolled in the Land Revenue records of Nuvem village under No.221
- B. Survey No. 220/10 village Nuvem, Salcete Taluka :- This property is enrolled in the Land Revenue records of Nuvem village under No.222.

BOUNDARIES: -

In terms of survey records, Plot of land having an area of 5985.00 (Five Thousand Nine Hundred Eighty Five only) square meters surveyed under Survey No.220/9 (part), Nuvem village, Salcete Taluka is bounded as under :-

- East : By eastern strip of Survey No. 220/9 of Nuvem Village, which is acquired by the Government for widening of National Highway
- West : By western strip of Survey No. 220/9 of Nuvem Village, which is acquired by the Government for widening of National Highway (western bypass)
- South : By Survey No. 220/10 of Nuvem Village
- North : By Survey No.220/8 of Nuvem Village

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In terms of survey records, Plot of land having an area of 3035.00 square meters surveyed under Survey No.220/10 (part), Nuvem village, Salcete Taluka is bounded as under :-

- East : By eastern strip of Survey No. 220/10 of Nuvem Village, which is acquired by the Government for widening of National Highway
- West : By western strip of Survey No. 220/10 of Nuvem Village, which is acquired by the Government for widening of National Highway (western bypass)
- South : By Survey No. 223/1 of Nuvem Village
- North : By Survey No.220/9 of Nuvem Village

FOLLOWING DOCUMENTS SCUTINISED:-

SURVEY NO. 220/9 :-

- a. Form I & XIV and Survey Plan
- b. Inscription and Description of property named "Gorbata Xira" also known as "Gounlechimortachi Xira" also known as "Gonbolichi Xira".
- c. Matriz Certificate.
- d. Judgement passed in Regular Civil Suit No.259/1971 passed by Civil Judge Senior Division, Margao, Goa.
- e. Deed of Sale dated 19/02/1985 duly registered in the office of Sub Registrar of Salcete at Margao, Goa under Reg. No.298 at pages 399 to 406 of Book I, Volume No.326 on 25/02/1985.
- f. Agreement of Sale dated 02/05/2005 executed before the Notary - Advocate P. J. Kunkolienkar, Margao under his Reg. No.20456
- g. Deed of Sale dated 03/05/2010 duly registered in the office of Sub Registrar of Salcete at Margao, Goa under Book -1,

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Document Registration No.MGO-BK1-02347-2010 CD
No.MGOD15 on 03/05/2010.

- h. Deed of Succession drawn on 12/03/2008 before the Ex-Officio of Salcete at Margao, Goa at folio 30 to 40 of Deed Book No.1519.
- i. Deed of Sale dated 21/05/2010 duly registered in the office of Sub Registrar of Salcete at Margao, Goa under Book -1, Document Registration No.MGO-BK1-02718-2010 CD No.MGOD17 on 21/05/2010.
- j. Deed of Sale dated 20/07/2021 duly registered in the office of Sub Registrar of Salcete at Margao, Goa under Book -1, Document Registration No.MGO-1-2205-2021 on 23/07/2021.

SURVEY NO. 220/10 :-

- a. Form I & XIV and Survey Plan
- b. Inscription and Description of property named "GONVOLOI" also known as "PONSAXIR" also known as "BELOY" also known as "PONSA XIR". .
- c. Matriz Certificate.
- d. Deed of Sale dated 21/08/1979 duly registered in the office of Sub Registrar of Salcete at Margao, Goa under Reg. No.1301 at pages 62 to 68 in Book I, Vol. No.222 on 30/12/1979.
- e. Deed of Sale dated 21/08/1979 duly registered in the office of Sub Registrar of Salcete at Margao, Goa under Reg. No.1305 at pages 325 to 333 in Book I, Vol. No.217 on 28/12/1979.
- f. Deed of Sale dated 09/07/2008 duly registered in the office of Sub Registrar of Salcete at Margao, Goa under Reg. No.3731 at pages 273 to 304 in Book I, Vol. No.3051 on 16/07/2008.



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g. Deed of Sale dated 20/07/2021 duly registered in the office of Sub Registrar of Salcete at Margao, Goa under Book -1, Document Registration No.MGO-1-2210-2021 on 23/07/2021.

COMMON DOCUMENTS IN SURVEY NOS.220/9 and 220/10

- a. Award passed in Case No.SLAO/SIP/343 by Special Land Acquisition Officer for Irrigation purpose acquiring the portion of property Survey No.220/9 and 10.
- b. Letter dated NIL/06/2008 under Ref. No.1/56/2008-09/PWD/WDXIV(N.H.)/Admin/Govt of Goa issued by Executive Engineer, Work Division XIV (NH),PWD, Fatorda, Margao, Goa.

SCRUTINY OF THE AFORESAID DOCUMENTS:

**PLOT OF LAND SURVEYED UNDER SURVEY NO.220/9,
NUVEM VILLAGE, SALCETE TALUKA (HEREINAFTER
REFERRED TO AS Plot No.1)**

The Plot No.1 is western portion of the larger property known as "Gorbata Xira" or "Gounlechimortachi Xira" or "Gonbolichi Mortem Xira" situated in the ward Gunvoloi, within the limits of Village Panchayat of Nuvem, Salcete Taluka, District of South Goa and State of Goa, found described in the Land Registration Office of Salcete under No.5258 of Book B No.21 of Old Series and enrolled in the Taluka Land Revenue Office of Salcete under Matriz No.221.

The larger Property is divided into two portions /divisions being Eastern and Western Portion/Division on account of acquisition of land for road (National Highway -17) which is passing through the larger Property from North to South direction.

The Western Portion/Division of the Property is enrolled under Matriz No.221 of Nuvem village.

The larger property is inscribed under No. 51114 of Book G No.62 of Salcete Land Registration Office, half share in the Said Entire



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Property is inscribed in the name of Joao Sebastiao Carvalho on account of purchase made by him in the Public Judicial Auction held on 16/11/1950 in the Summary Execution Proceedings initiated in the Court of Judicial Division of Salcete by Jose Antonio D' Costa and followed by Pedro Rosario D'Costa against the owners by names Mr. Caitano Braganza & his wife Mrs. Inacio Maria Libania D'Costa.

The owner of other half of the larger Property Mr. Joao Anicete Colaco (Widower) filed Regular Civil Suit No. 259 of 1971 in the Court of Civil Judge Senior Division at Margao against the said co-owner Joao Sebastiao Carvalho and his wife Artimicia Braganza for demarcation of boundary line between his southern half and northern half of Western Portion of the larger Property and by Decree passed in the Regular Civil Suit No. 259 of 1971, the Western Portion/Division of the larger Property divided into two separate and distinct parts being Northern Part allotted to Joao Sebastiao Carvalho and his wife Artimicia Braganza and Southern Part allotted to Joao Anicete Colaco and both parts (Western Portion) jointly surveyed under Survey No.220/9, having total area of 7575.00 square meters, Nuvem village, Salcete Taluka.

In Matriz records, the said Western Portion of larger Property is enrolled half in the name of said Joao Sebastiao Carvalho and half in the name of Joao Anicete Colaco in the records of Land Revenue Office of Salcete Taluka under Matriz No.221.

The Southern Part of Western Portion of the larger Property having an area of 3787.00 Square meters forming portion of the property surveyed under Survey No.220/9, Nuvem village, Salcete Taluka was sold by Joao Anicete Colaco to Mrs. Maria Adelaide Pereira by virtue of Deed of Sale dated 19/02/1985 duly registered in the office of Sub Registrar of Salcete at Margao, Goa under Reg. No.298 at pages 399 to 406 of Book I, Volume No.326 on 25/02/1985.



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Upon the death of Joao Sebastiao Carvalho and his wife Artimicia Braganza, Inventory Proceedings No.143/87 were instituted for partition of their assets in which the Northern Portion of Western Division of larger Property having total area of 3788.00 square meters came to be allotted to one of their heirs namely Miss Maria Afra Dos Dores Carvalho.

By Agreement of Sale dated 02/05/2005 duly executed before Notary – Adovcate P. J. Kunkalienkar at Margao, Goa under Reg. No.20456 dated 2/5/2010, Miss Maria Afra Dos Dores Carvalho agreed to sell the Northern Portion of Western Division of the larger Property to Mr. Wilfred Nazareth Mennino D'Sa.

By Deed of Sale dated 03/05/2010 registered before the Sub-Registrar of Salcete Taluka at Margao Goa under Registration no. Book -1 Document Registration no. MGO-BK1-02347-2010 CD No. MGOD15 on 03/05/2010, the said Miss Maria Afra Dos Dores Carvalho with the consent of Mr. Wilfred Nazareth Mennino D'Sa and his wife Mrs. Freda D'Sa sold to VENDOR the Northern Portion of Western Division of larger Property having total area of 3553.00 square meters forming portion of the property surveyed under Survey No. 220/9, Nuvem village, Salcete Taluka excluding an area of 235.00 square meters acquired for road widening (NH-17) .

Mrs. Maria Adelaide Pereira was married to Mr. Antonio Agnelo Pereira who expired on 23/05/2007 leaving behind his wife Mrs. Maria Adelaide Pereira and a daughter Miss Annette Prescila Pereira which has been confirmed and declared by Deed of Succession drawn on 12/03/2008 before the Notary Public Ex-Officio of Salcete at Margao at folio 30 to 40 of Deed Book No.1519.

By Deed of Sale dated 21/05/2010 registered before the Sub-Registrar of Salcete Taluka at Margao Goa under Registration no. Book -1 Document Registration no. MGO-BK1-02718-2010 CD No. MGOD17 on 21/05/2010, the said Mrs. Maria Adelaide Pereira



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and daughter Miss Annette Prescila Pereira sold to Timblo Enterprises the Southern Portion of Western Division of larger Property having total area of 3682.00 square meters forming portion of the property surveyed under Survey No. 220/9, Nuvem village, Salcete Taluka excluding an area of 105.00 square meters acquired for road widening (NH-17).

Although Timblo Enterprises had purchased total area of 7235.00(Seven Thousand Two Hundred Thirty Five only) square meters from the property bearing Survey No.220/9 by virtue of aforesaid two Deeds of Sale however prior to purchase, the portion admeasuring an area of 1250 square meters was acquired by virtue of Award in Case No. SLAO/SIP/343 passed by Special Land Acquisition Officer, Government of Goa.

As such, Timblo Enterprises become the lawful owner of the Plot of land having an area of 5985 square metres which Plot of land has been now sold to Mr. Hanif Mohammed by virtue of Deed of Sale dated 20/07/2021 duly registered in the office of Sub Registrar of Salcete at Margao, Goa under Book -1, Document Registration No.MGO-1-2205-2021 on 23/07/2021

**PLOT OF LAND SURVEYED UNDER SURVEY NO.220/10,
NUVEM VILLAGE, SALCETE TALUKA (HEREINAFTER
REFERRED TO AS Plot No.2)**

The Plot NO.2 is western portion of the larger immovable property known as "GONVOLOI" or "PONSAXIR" or "BELOY" or "PONSA XIR" (situated in the ward Gunvoloi, within the limits of Village Panchayat of Nuvem, Salcete Taluka, District of South Goa and State of Goa, found described in the Land Registration Office of Salcete under No. 1457 at folio 209 Overleaf of Book B No.7 of Old Series and enrolled in the Taluka Land Revenue Office of Salcete under Matriz Nos.189 and 222.

The larger immovable property was inscribed in the Land Registration Office of Salcete under Inscription No.29408 of Book No. B-35 in favour of one Anna Angelica Ubaldina Clemente.



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The said Anna Angelica Ubaldina Clemente was married to Mr. Roque Salvador Martinho do Guia Rebello. Upon the death of Mr. Roque Salvador Martinho do Guia Rebello, the larger immovable property was allotted to their son, Mr. Aleixo Milagres Do Carmo Rebello and accordingly it was inscribed under No. 29411 in Book G-35 in favour of Mr. Aleixo Milagres Do Carmo Rebello.

The said Mr. Aleixo Milagres Do Carmo Rebello was married to Mrs. Maria Honorata Filomena Barreto. Upon the death of said Aleixo, the larger immovable property got inscribed in the name of Mrs. Maria Honorata Filomena Barreto which has been recorded under Inscription No.29414 of Book G-35.

The larger immovable property is later divided into two separate portions being Eastern and Western Portions on account of acquisition of land for construction of road proceedings from Margao to Panjim being National Highway -17 which road passes from North to South direction of the larger immovable property.

The Western Portion being independent and distinct unit was identified as Plot B and the same is specifically enrolled for the purpose of Land Revenue Records of Salcete Taluka under Matriz No.222 and named as "BELLOY" and in the name of initial owner namely Anna Angelica Ubaldina Clemente.

The Western Portion of the Said Property being independent and distinct plot identified in the records of Nuvem village, Salcete Taluka under Survey No.220/10.

Ms. Maria Honorata Filomena Barreto sold in favour of Mr. Anthony John Silveira all her one half (1/2) undivided share in the Western portion of larger immovable property identified as Plot B by virtue of Deed of Sale dated 21/08/1979 duly registered in the office of Sub Registrar of Salcete at Margao, Goa under Reg. No. 1301 at pages 62 to 68 in Book I, Vo. 222 on 30/12/1979.

Ms. Maria Honorata Filomena Barreto sold in favour of Mr. Anthony John Silveira all her remaining one half (1/2) undivided share in



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the Western portion of larger immovable property identified as Plot B by virtue of Deed of Sale dated 21/08/1979 duly registered in the office of Sub Registrar of Salcete at Margao, Goa under Reg. No. 1305 at pages 325 to 333 in Book I, Vo. 217 on 28/12/1979.

In terms of aforesaid Deeds of Sale dated 21/08/1979 and 22/08/1979, Mr. Anthony John Silveira became the exclusive and lawful owner of Western portion of larger Property identified as Plot B, surveyed under Survey No.220/10, Nuvem village, Salcete Taluka.

Out of total area of 4010.00 square meters of Property bearing Survey No.220/10 as per the survey records, Eastern strip admeasuring an area of 220.00 square meters was acquired by Works Division XIV (N. H.) of Public Works Department for the purpose of widening of road (NH-17).

Mr. Anthony John Silveira and his wife Mrs. Filomena Monica Silveira sold in favour of Timblo Enterprises the Plot of land having an area of 3790.00 square meters of the Property bearing Survey No. 220/10 by virtue of Deed of Sale dated 09/07/2008 duly registered in the office of Sub Registrar of Salcete at Margao, Goa under Reg. No. 3731 at pages 273 to 304 Book No. I Volume No. 3051 and registered on 16/07/2008.

Although Timblo Enterprises had purchased Plot of land having an area of 3790 square meters forming portion of the property bearing Survey No.220/10, Nuvem village, by virtue of aforesaid Deed of Sale however prior to purchase, the portion admeasuring an area of 755 square meters was acquired by virtue of Award in Case No.SLAO/SIP/343 passed by Special Land Acquisition Officer, Government of Goa.

As such, Timblo Enterprises become the lawful owner of Plot of land having an area of 3035 square metres which Plot of land has been now sold to Mr. Hanif Mohammed by virtue of Deed of Sale dated 20/07/2021 duly registered in the office of Sub Registrar of



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Salcete at Margao, Goa under Book -1, Document Registration No.MGO-1-2210-2021 on 23/07/2021.

Upon purchase of Plot No.1 and Plot NO.2, Mr. Hanif Mohammed had included his name in the relevant Form I & XIV of the property Survey No.220/9 and 220/10, Nuvem village, Salcete taluka.

in view of above , I have come to the conclusion that the plots of land having total area of 9020 square metres surveyed under Survey No. 220/0 (5985 square metres) and 220/10 (3035 square metres) village Nuvem, Salcete Taluka is owned by Mr. Hanif Mohammed and his title to the Said Plots is clear and marketable.



Nitin Umesh Sawant

Advocate

Date :- 14/03/2022

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