

Date: 17/05/2019

**CERTIFICATE OF TITLE**

This Search Report and Certificate of Title is issued at the request of Mr.Suhas Horold Sanjeevrao, resident of opposite to Military Gate, Margao Goa, in respect of the land herein below mentioned:-

1. **NAME:** - The property known as "Capoeira of Tanque" or "Cabeceira de Tanque" or "Santemol"
2. **SITUATED:-** The said property is situated at Raia, within the limits of Village Panchayat of Raia Village, Taluka and Sub - District of Salcete, District of South Goa, State of Goa.
3. **DESCRIPTION AND INSCRIPTION NOS. OF THE LAND IN THE LAND REGISTRATION OFFICE OF SALCETE:-** The property known as "Capoeira of Tanque" or "Cabeceira de Tanque" or "Santemol" is described entirely the Land Registration Office of Salcete under No. 19481 (new).
4. **PORTUGUESE LAND REVENUE ENROLMENT:** - The said property "Capoeira of Tanque" or "Cabeceira de Tanque" or "Santemol" is enrolled in the Land Revenue office under Martiz No. 339.
5. **SURVEY NO.:** - The property known as "Capoeira of

*K. N. Dessai*

**Krishna M. N. Dessai**  
**ADVOCATE**

**Office:** Commerce House, 2<sup>nd</sup> Floor,  
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Margao Goa- 403601  
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**Email:** krishnadessai@ymail.com

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Tanque" or "Cabeceira de Tanque" or "Santemol" is partly surveyed under Survey No. 101/2 of Village Raia of Salcete Taluka situated at Raia, within the limits of Village Panchayat of Raia Village, Taluka and Sub - District of Salcete, district South Goa, State of Goa.

6. **AREA:** - The area of the property surveyed under Survey No.101/2 of Raia village admeasuring area of 3075 square metres.

7. **BOUNDARIES:** -

The boundaries of the property surveyed under Survey No.101/2 of Raia villa is as under:-

East:- By Survey Number 101/3;

West:- By Survey Number 101/1;

North:- By road and

South:- By Survey Number 101/5.

8. **DOCUMENTS PERUSED:** -

- a. Land Registration Certificate of the property described under No.35049 and Inscription No. 28063 in Portuguese Language alongwith English Translation.
- b. Public Deed of Sale and Discharge dated 14.09.1935 registered in the office of Notary of the Judicial Division Margao at page 89 up to 91 of Book of Notes No. 480.
- c. Deed of Declaration for Succession of Heirs dated 22.05.1990 drawn in the office of Ex-Officio Notary

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Public of Salcete and recorded at Folio 22 v onwards  
of will / Deed book no. 1329.

- d. Deed of Declaration for Succession of Heirs dated  
05.12.2016 drawn in the office of Ex- Officio Notary  
public Salcete and recorded at folio 9 V to 11 of the  
Deeds books no. 1632.
- e. Deed of Declaration for Succession of Heirs dated  
05.12.2016 drawn in the office of Ex- Officio Notary  
Public Salcete and recorded at folio 8 to 9 of the Deeds  
books no. 1632.
- f. Deed of Declaration for Succession of Heirs dated  
05.12.2016 drawn in the office of Ex- Officio Notary  
public Salcete and recorded at folio 6 to 7 of the Deeds  
books no. 1631.
- g. Deed of Declaration for Succession of Heirs dated  
29.05.2017 drawn in the office of Ex- Officio Notary  
public Salcete and recorded at folio 82 V to 84 of the  
Deeds books no. 1639.
- h. Deed of Sale dated 12/07/2017 registered before the  
Sub Registrar of Salcete at Margao - Goa under  
documents registration No. MGO-BK1-03227- 2017,  
Book 1, CD Number MGOD113 on 13/07/2017.

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- i. Form I & XIV of Survey No. 101/2 of Raia village  
Salcete Taluka
- j. Sanad dated 20/11/2-17 under Ref.  
NO.AC- 1/SAL/SG/CONV/67/2017/12792 from the  
office of Collector & District Magistrate, South Goa,  
Margao;
- k. ii. Technical Clearance Order dated 30/10/17 under  
Ref. No. 29741/Raia/101/2/17/4390 from the Office  
of Senior Town Planner, Town and Country Planning  
Department, Margao;
- i. iii. NOC dated 06/11/2017 under Ref. No.  
PHCC/DHS/NOC/2017-18/1030 from Centre,  
Loutolim;
- m. iv. Construction Licence dated 18/12/2017 under  
Ref. No.VPR/2017-18/45 from the Village  
Panchayat of Raia.

**9. SCRUTINY OF THE DOCUMENTS :**

- a. The property "Capoeira of Tanque" or "Cabeceira de  
Tanque" or "Santemol" is originally owned described  
entirely in the land Registration office of Salcete  
under No. 19481 New and enrolled in the Land  
Revenue Office under Matriz No. 339 and owned by  
Egidia Quadros or Visitacao dos Quadros or Maria  
de Visitacao Quadros.

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- b. By Public Deed of Sale and Discharge dated 14.09.1935 registered in the office of Notary of the Judicial Margao at page 89 up to 91 of book of notes no. 480, said Egidia Quadros or Visitacao dos Quadros or Maria de Visitacao Quadros sold to Antonio floriano Roque Fernandes alias Floriano Fernandes the 12/36<sup>th</sup> part of half of the Southern Half of the property. The said 12/36<sup>th</sup> part of the property was described under description number 35049 and inscribed under inscription number 28063.
- c. That the 12/36<sup>th</sup> part of the property was inscribed under inscription number 28063 in the name of Antonio Floriano Roque Fernandes alias Floriano Fernandes.
- d. That 12/36<sup>th</sup> part of the property was inscribed under Inscription No.28063 surveyed in the records of rights of Village Raia village, Salcete Taluka under Survey Number 101 Sub Division No. 2 admeasuring an area of 3075 square metres.
- e. That the Antonio Floriano Roque Fernandes alias Floriano Fernandes and his wife Maria Joaquina Fernandes alias Floriano Fernandes and his wife Maria Joaquina Fernandes both expired leaving behind five sons namely (a) Mr. Nicolau Piedade Fernandes alias Nicholoa s Fernandes married to

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Felomina D, Souza; (b) Mr.Fortunato Feleciano Fernandes married to Maria Celine Fernandes; (c) Mr. Manuel Fernandes married to Odelia D Souza; (d) Mr. Leandro fernandes also known as Mr. Leandro Maximillian Fernandes married to Catherine Aincte Gracies alias Aynette Catherine Fernandes and (e) Mr. Andre Geral Fernandes alias Andre Geraldo Fernandes Unmarried, as declared by Deed of Declaration for Succession of Heirs dated 22.05.1990 drawn in the office of Ex- Officio Notary public Salcete and recorded at folio 22 v onwards of Will/ Deeds book no.1329.

- f. That one daughter of the Antonio Roque Fernandes and Maria Joaquina Fernandes namely Mrs. Martina Fernandes married to Mattew Augustine Fernandes opted out in aforesaid Deed of Declaration for Succession of heirs dated 22.05.1990 as both of them relinquished their right in the estate left by Antonio Floriano Roque Fernandes and Maria Joaquina Fernandes dated 30/10/1963. However said Martina Fernandes and her husband was not relinquished their right legally and as per law, now both of them expired leaving behind them their two children's namely (a) Mr. Marcellus Lawrence Anthony Fernandes married Fatima Mercy Anne Fernandes married (b) Mrs. Meena Joanita Melanie Fernandes married to Mr. Theodore Anthony Crestes Figueredo. The wife of aforesaid Mr. Marcellus Lawrence Anthony Fernandes, Fatima Mercy Anne

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Fernandes also expired leaving behind her two Children's namely (a) Mrs Andrea Fernandes married to Nicholas Nazareth Gomes and (b) Mr.Melroy Fernandes to Iris Lourdes Castelino as her sole heirs as declared by Deed of Declaration for Succession of Heirs dated 29.05.2017 drawn in the office of Ex- Officio Notary Public Salcete and recorded at Folio 80 V to 82 of Deed book no. 1639.

g. Son of Floriano namely Nicolau Fernandes also known as Nicolau Piedade Fernandes or Nicholas Fernandes or Nicholas Piedade Fernandes and his wife Philomina Mercy Fernandes alias Filomina D, Souza both expired leaving behind four sons namely (a) Mr. Christopher Floriano Fernandes and his wife Jacinta Conception Faleiro; (b) Mr. Brain Michael Fernandes and his wife Venetia Feleiro; (c) Mr. Adrain Joseph Menin Fernandes and his wife Leona Blanche Fernandes and ( d)Mr. Glen Manual Fernandes and his wife Tania Dominica F. Fonseca, as declared by Deed of Declaration for succession of Heirs dated 05.12.2016 drawn in the office of Ex-Officio Notary public Salcete and recorded at folio 9 V to 11 of Deeds book no. 1632.

h. Second son Floriano Fernandes namely Fortunato Feleciano Fernandes expired leaving behind his widow and moiety holder maria Celine Fernandes and as sole and universal heir his unmarried daughter namely Miss Hema Debbie Fernandes. As

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declared by Deed of Declaration for Succession of Heirs dated 05.12.2016 drawn in the office of Ex-Officio Notary Public Salcate and recorded at folio 8 to 9 Deeds book no. 1632.

- i. Third son of said Floriano Fernandes both expired leaving behind them their Three children's namely (a) Mr. Ronald Leonardo Fernandes married to Mrs. Naina Rose Mascarenhas; (b) Mrs. Melanie Berly Fernandes married to Mrs. Kai Joseph Lee Gonsalves and ( c) Mr. Neville Gerald Fernandes Married to Mrs. Mellita Fernandes as declared by two Deed of Declaration for Succession of Heirs first dated 05.12.2016 drawn in the office of Ex- Officio Notary public Salcete and recorded at folio 6 to 7 of Deed book no. 1631 and second dated 29.05.2017 drawn in the office of ExOfficio Notary public Salcete and recorded at folio 82 V to 84 of Deed book no. 1639.
  
- j. That all legal heirs of the Antonio Floriano Roque Fernandes alias Floriano Fernandes and his wife Maria Joaquina Fernandes alias Floriano Fernandes and his wife Maria Joaquina Fernandes namely (1) Christopher Floriano Fernandes married to (2) Mrs. Jacintha Fernandes Nee Falcao alias Jacinta Conception Falcao, (3) Mr. Brian Michael Fernandes married to ( 4) Mrs. Venetia Fernandes alias Venetia .Felicia Maria Feleiro, (5) Mr.Adrain Joseph Minin Fernandes alias Adrian Joseph Fernandes and his

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wife (6) Leona Blanche Fernandes alias Leona Blanche Stanislaus Fernandes, (7) Mr. Glenn Manual Fernandes alias Glenn Fernandes his wife (8) MRS. Tania Dominica F. Fonseca and Tania Dominica F. Fonseca, (9) MRS. Celine Fernandes alias Maria Celine Fernandes, (10) Miss Hema Fernandes alias Hema Debbie Fernandes, (11) Mr. Ronald Manuel Fernandes alias Ronald Leonardo Fernandes and his wife (12) Mrs. Naina Basil Fernandes alias Naina Rose Mascarenhas, (13) Mrs. Melanie Baryl Gonsalves alias Melanie Beryl Fernandes, (14) Mr. Kai Joseph Lee Gonsalves, (15) Mr. Neville Fernandes alias Neville Gerald Fernandes and his wife (16) Mrs. Mellita Fernandes, (17) Mr. Leandro Maximillian Fernandes alias Leandro Fernandes, (18) Mrs. Aynette Catherine Fernandes alias Catherine Annette Gomes (19) Mrs. Meena Figueiredo alias Mrs. Meena Joanita Melanie Fernandes, (20) Mr. Theodore Figueiredo alias Mr. Theodore Anthony Crestes Figueredo (21) Mr. Marcellus Mathew Fernandes alias Marcellus Lawrence Anthony Fernandes, (22) MRS. Andrea Gomes alias MRS. Andrea Fernandes, (23) Mr. Nicholas Nazareth Gomes, (24) Mr. Melroy Marcellus Fernandes alias Melroy Fernandes (25) MRS. Iris Lourdes Castelino, (26) MR. Andre Geraldo Fernandes alias FR. Gerald Andrew Fernandes had sold the said property to Mr. Suhas Harold Sanjeevrao and Mrs. Juliana Fernandes.

k. Upon purchase of the said property, the names of Mr.

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Suhas Harold Sanjeevrao and Mrs. Juliana Fernandes are included in the Form I & XIV of the property surveyed under Survey No.101/2 of Raia village, Salcete Taluka. At present, the names of Mr. Suhas Harold Sanjeevrao and Mrs. Juliana Fernandes are appearing in the Form I & XIV of Survey NO. 101/2 of Raia village, Salcete Taluka.

1. For the purpose of development in the part of the Said Property have obtained the following license /permissions/ NOC'S from various authorities :-
  - i. Sanad dated 20/11/2-17 under Ref. NO.AC-1/SAL/SG/CONV/67/2017/12792 from the office of Collector & District Magistrate, South Goa, Margao;
  - ii. Technical Clearance Order dated 01/04/19 under Ref. NO.29741/Raia/101/2/19/2244 from the Office of Senior Town Planner, Town and Country Planning Department, Margao;
  - iii. NOC dated 15/04/2019 under Ref. No. PHCC/DHS/NOC/2019-20/64 from Primary Health Centre, Loutolim;
  - iv. Construction Licence dated 18/12/2017 under Ref. No.VPR/2019-20/1 from the Village Panchayat of Raia.

In view of the verification of aforesaid documents, I have come to the conclusion that the property surveyed under

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Survey No.101/2 of Raia village, Salcete Taluka is part of the property is owned by Suhas Harold Sanjevrao and his wife Mrs. Juliana Fernandes and the competent authorities have approved the construction of the proposed row villas in the portion of the Said Property and the title to the said property is clear and marketable and free from encumbrances which has been confirmed by me upon perusing the documents mentioned herein above and therefore it can be safely concluded that Mr. Suhas Harold Sanjevrao and his wife Mrs. Juliana Fernandes are the lawful owners of the property surveyed under

Survey No.101/2 of Raia village, Salcete Taluka and have right to construct the proposed row villas in the portion of the Said Property and to sell the said row villas thereon to the third party.

Yours Faithfully

*Krishna*

Adv. Krishna M. N. Dessai