

Jerry Santamaria
B. Com. LL. B



Dattaraj Aarondekar
B. Com. LL. B

Minakshi Dhond
LL. B (Hons.)

ADVOCATES HIGH COURT

OFFICE : 1, 1st Floor, Anjunker Apts., Angod, Mapusa - Goa 403 507. Tel.: 2250382

Ref. No.: _____

Date : _____

SCRUTINY REPORT

The following documents have been placed before me by Mr. Clarence Rodrigues, resident of Cunchelim, Mapusa, Bardez, Goa, for scrutiny and my report thereon:

1. Latest From I & XIV of Survey No. 11/8 of Aldona
2. Land Description Certificate bearing No. 16585 of Book B-43 (new) page 43 with translation
3. Inscription certificate bearing No. 13210 of Book G-19 page 89 from the Registry of Transmission with Translation
4. Deed of Gift dated 4/8/1915 along with translation
5. Inventory Proceedings bearing No. 237/2013/E.

There exists the Property known as "Mainwado", bearing Survey No. 11/8 of Aldona admeasuring 625 square meters, situated at Maina Vaddo, Aldona, Bardez, Goa, in the Taluka of Bardez Sub District of Bardez, District of North Goa, in the State of Goa and more particularly described in the Schedule I written hereunder;

Perusal of documents at Serial no. 2 and 3, i.e. Land Description Certificate bearing No. 16585 of Book B-43 (new) Page 43 and Inscription Certificate bearing No. 13210 of Book G-19 Page 89 from the Registry of Transmission, it is seen that the Property known as "Mainwado" situated at Maina Vaddo, Aldona, described under Description No. 16585 is inscribed in favour of Mrs. Ana Fernandes.

As per the document at Serial No. 4, i.e. Deed of Gift dated 4/8/1915, it is seen that said Mrs. Ana Fernandes gifted the said property to her Nephew Mr. Sebastiao Antonio Rodrigues.

From the document at Sr. no. 5 i.e. Inventory Proceedings bearing No. 237/2013/E, which was initiated upon the death of Mr. Sebastiao Antonio Rodrigues alias Baltazar Antonio Rodrigues alias Baltazar Anthony Rodrigues and his wife Mrs. Clara Magdalena Dias alias Ana Clara Dias alias Madalena Dias. From the said document it is seen that the property bearing survey no. 11/8 of Village Aldona was enlisted as item no. 1 and the same was allotted in equal portion to Mr. Aloysious Anthony Hillary Rodrigues alias Aloysius Anthony Rodrigues, Mr. Albert Francis Reginaldo Rodrigues and Mr. Clareance Rodrigues alias Clarence Damian Joseph Rodrigues.

From the perusal of document at serial no. 1 it is seen that the names of the Mr. Aloysious Anthony Hillary Rodrigues alias Aloysius Anthony Rodrigues, Mr. Albert Francis Reginaldo Rodrigues and Mr. Clareance Rodrigues alias Clarence Damian Joseph Rodrigues is found recorded in the Occupants Column of form I and XIV of Survey no. 11/8 of Village Aldona.

In view of the above, I am of the opinion that (1) Mr. Aloysious Anthony Hillary Rodrigues alias Aloysius Anthony Rodrigues (2) Mr. Albert Francis Reginaldo Rodrigues (3) Mr. Clareance Rodrigues alias Clarence Damian Joseph Rodrigues his wife Mrs. Lavitha Noronha alais Lavitha Rodrigues, are the lawful owners of the said Property bearing Survey No. 11/8 of Village Aldona admeasuring 625 square meters having a clear marketable title to the same

Schedule-I

Immovable Property known as "Mainwado", situated at Maina Vaddo, Aldona, Bardez, Goa, within the Jurisdiction of Village Panchayat of Aldona, within the registration sub district of Bardez, of the District of North Goa, found described under description No. 16585 at page 43 of book B-43(new) and inscribed under inscription no. 13210 at page 89 of Book G-19 in the Land Registration office, not found enrolled in the Taluka Revenue Office of Bardez but surveyed in the Records of Rights under survey no. 11 sub-division 8 of Village Aldona. This property bearing Survey no. 11/8 of Aldona, totally admeasures 625 square meters and is bounded as follows:

On the East: by property bearing Survey No. 11/9 and 11/10-A;

On the West: by property bearing Survey No. 11/7 (lane);

On the North: by Road and

On the South: by Road.

Mapusa; 11/2/2020



Mr. Jerry Santamaria

Advocate