

KAMALAKANT N. PAI

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B.A. (HONS.), LL.B.

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MARGAO - GOA

20th August 2019 ☎ : 2750511

Date _____

**CERTIFICATE OF TITLE AND
SEARCH REPORT**

This certificate and opinion given at the request of Mr. Cajitano Mario Pereira alias Mario Pereira, sole proprietor of M/s. Dream House Builders of Navelim, Salcete, Goa, in respect of the properties/plots, described hereunder:

Description of the first plot/property:

All that property surveyed under No.83/2 of Navelim village of Salcete Taluka, having an area of 1200 (one thousand two hundred) sq. mts or thereabouts, which has been formed by two contiguous plots, namely Plot Nos.1 and 2 of the property known as GUDE MORODA or HORTA, situated at Navelim, within the area of Village Panchayat of Navelim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.6,519 at page 77 of Book B 17 of New Series and enrolled in the Land Revenue Office of Salcete under Matriz No.1470 and bounded on the east by properties surveyed under Nos.83/1 and 83/4, on the west by road, on the north by property surveyed under No.84/13 and on the south by property surveyed under No.83/8 and 83/4.

Description of the second plot/property

All that property surveyed under No.83/4 of Navelim village of Salcete Taluka, having an area of 625 sq. mts, wherein there exists an old house in dilapidated condition, which

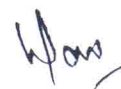
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forms part of the property known as GUDE MORODA or HORTA, situated at Navelim, within the area of Village Panchayat of Navelim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.6,519 at page 77 of Book B 17 of New Series and enrolled in the Land Revenue Office of Salcete under Matriz No.1470 and bounded on the east by property surveyed under Nos.83/1 and 83/6, on the west by property surveyed under No.83/2, on the north by properties surveyed under Nos.83/2 and 83/1 and on the south by property surveyed under No.83/8.

Documents scrutinised:

1. Land Registration certificate dt.08.11.2018;
2. Deeds of Sale dt.16th August 1969 registered in the office of the Sub-Registrar of Salcete, Margao under Reg.No.69 of Book No.I Vol.52 on 29.08.1969;
3. Records of Regular Inv. Proceeding No.6/2013/E from the Court of the Civil Judge, Jr. Dvn, Margao "E" Court, Margao;
4. Deed of Sale dt.12th October 2018 registered in the office of the Sub-Registrar of Salcete under No.MGO-BK1-04453-2018 dt. 15.10.2018;
5. Deed of Sale dt.12th October 2018 registered in the office of the Sub-Registrar of Salcete under No.MGO-BK1-04454-2018 dt. 15.10.2018;
6. Survey plans and Form No.I & XIV of Survey No.83/2 and 83/4 of Navelim village;
7. Nil encumbrance certificates under Nos.2721/2018 and 2722/2018 dt. 7.11.2018 issued by Civil Registrar cum Sub-Registrar of Salcete, Margao



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SCRUTINY OF RECORDS:

From the Land Registration records of description it is clear that the entire property known as GUDE MORODA or HORTA, situated at Navelim, Salcete, Goa is described in the Land Registration Office of Salcete under No.6,519 at page 77 of Book B 17 of New Series. However, inscription records of said property is not available in Land Registration records as the records are destroyed.

From Deeds of Sale dt.16th August 1969 registered in the office of the Sub-Registrar of Salcete, Margao under Reg.No.69 of Book No.1 Vol.52 on 29.08.1969 it is clear that Mrs.Maria Floripes Gomes da Cunha Lobo alias Maria Gomes da Cunha and her husband Mr. Braz Caetano Germano de Andrade Lobo from Mapusa acquired the said property by virtue of allotment made to them in Inventory Proceedings initiated on the death of Mr. Joaquim Filipe da Piedade Cunha;

Further from said Deed of Sale it is also clear that the said Mrs.Maria Floripes Gomes da Cunha Lobo and her husband sub divided the said property into 13 sub plots and by aforesaid Deed of Sale dt. 16th August 1969 sold two plots described above to Mrs. Julieta Artimizia ozorio Fernandes alias Artimizia Julieta Ozorio Fernandes;

From the records of Reg.Inv. Proc. No.6/2013/E it is clear that Mr. Andre Avelino Salvador Rosario Rebello, husband of said Artimisia Julieta Oazorio Fernandes expired and the above two plots as estate belonging to the deceased and his said wife were listed under Item Nos.1 and 2 and were allotted to said Smt. Artimisia Julieta Ozorio Fernandes.

By aforesaid two Deeds of Sale dt.12th October 2018 said Smt. Artimizia Julieta Ozorio Fernandes sold and conveyed both the said plots to Mr. Cajitano Mario Pereira alias Mario Pereira from Navelim, Salcete, Goa. As per said Deeds towards part of the consideration the said purchaser has to

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construct two flats and one bungalow for said Vendor, Smt. Artimizia Julieta Ozorio Fernandes.

In survey records both the above plots stands recorded in the name of said Smt. Artimizia Julieta Ozorio Fernandes.

I have gone through the Nil encumbrance certificate and found that the said plots are free from all encumbrances, charges, liens or defects in title whatsoever.

CONCLUSION:

From the documents discussed above, I have to conclude and opine that -

a) Mr. Cajitano Mario Pereira alias Mario Pereira, a widower from Navelim, Salcete, Goa is sole owner and possessor of both said plots described above and his title to the said plots is free, clear and marketable, except said obligation to construct and allot to the Vendor two flats and one bungalow as mentioned in said Deeds of Sale;

b) the said plots are free from all encumbrances, charges, liens or defects in title whatsoever;

Margao,

20.08.2019



(ADV.KAMALAKANT N. PAI)