



PRASAD NAIK

ADVOCATE & NOTARY

Chamber:

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Ref No. NIRYLA ENTERPRISES/TSR/NAVELIM

Date: 06/03/2020

SEARCH REPORT
AND
CERTIFICATE OF TITLE

This Report and Certificate of Title is given at the request of NIRYLA ENTERPRISES a duly registered Partnership Firm having its office at Shop No. 11, Ground Floor, L & L Heritage, Navelim, Salcete, Goa, in respect of the property described herein below:-

I. DESCRIPTION OF THE PROPERTY:

All that property named TERCEIRO CUNAGALE or TERCEIRO CHURNAGALE (southern half) alias CHUNGAL, situated at Village Navelim, formerly in Taulim Village within the area and jurisdiction of the Village Panchayat of Navelim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office under No. 45755 at page 78 reverse of Book No. 119 of news series and represents 1/20th part of the property enrolled in the Land Revenue Office under Matriz No. 2, surveyed under Survey No. 73/7 of Village Navelim, admeasuring 3550 sq. mts. and the same is bounded as under:

East: By National Road which goes from Margao to Canacona;

West: By bund of the heirs of Jose Maria Pereira and of Boaventura Pereira;

North: By property of same name (northern half) of Fortunato Fernandes; and

South: By bund of Aurelio Rodrigues.



As per Survey records the said property is bounded as under:

East: By National Highway/Road;

West: By bund under Survey No. 73/2 (part) and 73/6;

North: By property surveyed under Survey No. 73/3; and

South: By boundary of Dramapur Village.

II. DOCUMENTS SCRUTINISED AND SCRUTINY OF DOCUMENTS:

1. From the **Land Registration Records pertaining to Land described under No. 45755 of news series**, it can be seen that Under Inscription No. 50305 of Book G at page 4 overleaf, it can be seen that said property is inscribed in favour of Jose Piedade Socorro Pires.
2. From the **extract of the Inventory Proceedings No. 47/1993/A before the Court of the Civil Judge Senior Division, at Margao**, it can be seen that said Inventory was instituted upon death of Jose Piedade de Socorro Pires. It is seen in said Inventory that said Jose Piedade de Socorro Pires expired leaving behind his widow Annie Pascoela Pires and as his sole and universal heirs two minor children namely Joaquim Rosario Pires and Mary Ann Josepha Pires. Further, in the said Inventory the said property was listed at Item No. 13 in the List of Assets filed therein. In the Partition done the said property was allotted to his widow Annie Pascoela Pires.
3. From the **Deed of Sale dated 04/10/2018, registered in the Office of the Sub-Registrar of Salcete under Reg. No. MGO-BK1-04326-2018, CD Number MGOD128 dated 04/10/2018**, it can be seen that Mrs. Annie Pascoela Pereira e Pires alias Annie Pascoela Pereira has sold and transferred the said property in favour of Niryla Enterprises, a duly registered Partnership Firm.



4. From the **Form I & XIV of the property bearing Survey No. 73/7 of Village Navelim**, it can be seen that the same stands recorded in name of NIRYLA ENTERPRISES.

IV. OPINION:

From the scrutiny of the abovementioned documents, I have to report and certify as under:-

- (a) That the said property is owned and possessed by NIRYLA ENTERPRISES and their title thereto is clean, clear, valid, absolute and marketable and the same can be traced for a period of last more than 30 years.



Prasad S. Naik
Advocate & Notary