

M. P. MULGAONKAR
ADVOCATE
HIRA, Near Holy Family Church
ALTO PORVORIM BARDEZ GOA

TITLE CERTIFICATE

The following documents in respect of Plot A admeasuring 1268 square metres forming part of the property known as 'DONGAR' situated at Arpora, Bardez, Goa within the limits of Village Panchayat of Arpora, bearing cadastral survey no. 29 and surveyed under survey no. 39 sub-division no. 1-B of Arpora village.

DESCRIPTION OF DOCUMENTS SCRUTINISED

- (i) Copy of Form No. IX in respect of property surveyed under survey no. 39/1 of Arpora village issued by Talathi of Arpora/Nagoa.
- (ii) Copy of Manual Form I & XIV in respect of survey no. 39/0 of Arpora village.

M. P. Mulgaonkar

- (iii) Copy of Death certificate of Natividade de Cristo Rei Pereira dated 05-10-1995.
- (iv) Copy of certificate of Registo de Agrimensor in respect of property bearing old cadastral survey no. 29 issued by Directorate of Settlement & Land Records, Government of Goa.
- (v) Copy of cadastral survey plan of the property bearing old cadastral survey no. 29 issued by Directorate of Settlement & Land Records, Government of Goa.
- (vi) Copy of Inventory Proceedings no. 144/2017/E filed in the Court of Civil Judge Senior Division at Mapusa to partition the properties left by deceased Natividade de Cristo Rei Pereira and Judgment, Order and Decree dated 01-07-2017 passed in the said Inventory Proceedings.

M. P. Mulga

- (vii) Copy of Order dated 15-12-2017 passed in Inventory Proceedings no. 144/2017/E.
- (viii) Copy of computer generated Form I & XIV of survey no. 39 subdivision no. 1-B of Arpora village.
- (ix) Copy of computer generated survey plan of survey no. 39 subdivision no. 1-B of Arpora village.
- (x) Copy of zoning information dated 25-02-2025 in respect of the property bearing survey no. 30/1-B of Arpora village issued by Town & Country Planning Department, Government of Goa.

TITLE SEARCH REPORT

After carefully scrutinising the above documents, it is seen that there exists a property known as 'DONGAR' admeasuring 5357square

M. P. Mulgaon

meters situated at Arpora, Bardez, Goa , surveyed under survey no. 39/1 of Arpora village and hereinafter referred to as the entire property.

As per Form No. IX issued by Talathi of Arpora/Nagoa the entire property is surveyed under survey no. 39/1 of Arpora village and the name of Natividade Cristo Rei Pereira is recorded in Form No. IX as occupant since before survey and this entry is recorded on 15-01-1973.

After promulgation of survey records of Arpora village, the entire property is surveyed under survey no. 39/0 of Arpora village and in Form I& XIV of survey no. 39/0 the name of Natividade Cristo Rei Pereira is recorded in the column of occupant.

M. P. Mulgaon

The entire property was surveyed in cadastral survey under no. 29 as per certificate of Registo de Agrimensor and cadastral survey plan of the property bearing no. 29 issued by Directorate of Settlement & Land Records, Government of Goa.

From the birth certificate dated 05-10-1995 issued by issued by Directorate of Planning, Statistics & Evaluation, Government of Goa, it is seen that Natividade de Cristo Rei Pereira was born on 25-12-1940 at Arpora, Nagoa, Bardez, Goa and that he was the son of Agostinho Hortencio Pereira and grandson of Jose Caetano Pereira.

Upon the death of Natividade de Cristo Rei Pereira, his wife Mary Pereira alias Maria Pereira filed Inventory Proceedings no. 144/2017/E in the Court of Civil Judge Senior Division at Mapusa to partition the properties left by her deceased husband and in the said Inventory Proceedings Plot A admeasuring 1268 square metres forming part of

M.P. Mulgar

the property known as 'DONGAR' situated at Arora, Bardez, Goa within the limits of Village Panchayat of Arpora, surveyed under survey no. 39 sub-division no. 1 of Arpora village was listed under Item no. 5 and was allotted to Mr. Neville Leo Pereira alias Neville Pereira as per chart of allotment prepared in the said Inventory Proceedings, which was confirmed and made absolute by Judgment, Order and Decree dated 01-07-2017 passed in the said Inventory Proceedings.

From the Order dated 15-12-2017 passed in Inventory Proceedings no. 144/2017/E, it is seen that name of Interested Party no. 1 was corrected as Neville Pereira alias Neville Leo Pereira alias Navel Lea Pereira.

The said Plot A admeasuring 1268 square metres forming part of the property known as 'DONGAR' situated at Arora, Bardez, Goa is now surveyed under survey no. 39 sub-division no. 1-B of Arpora village

M. P. Mulgar

and the names of Neville Pereira alias Neville Leo Pereira alias Navel Lea Pereira and his wife Fiona Pereira are recorded in the column of occupant in Form I & XIV of survey no. 39 sub-division no. 1-B of Arpora village.

From the certificate of zoning information dated 25-02-2025 issued by Town & Country Planning Department, Government of Goa, the said property bearing survey no. 39/1-B admeasuring 1268 square metres falls in Residential zone (S3/R3) with permissible FAR 60.

OPINION

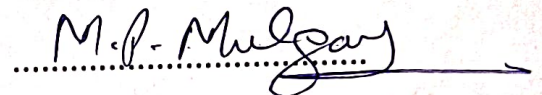
The above documents scrutinised by me traces the title of said property known as 'DONGAR' situated at Arpora, Bardez, Goa from the year 1973 i. e. for last more than 50 years and after careful scrutiny of the above documents, I am of the opinion that Mr. Neville Pereira alias Neville Leo Pereira alias Navel Lea Pereira and his wife

M. P. Mulgani

Fiona Pereira have a clear and marketable title to the Plot A admeasuring 1268 square metres forming part of the property known as 'DONGAR' situated at Arpora, Bardez, Goa within the limits of Village Panchayat of Arpora, bearing cadastral survey no. 29 and surveyed under survey no. 39 sub-division no. 1-B of Arpora village.

Alto Porvorim, Goa

06-03-2025



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