

Joel S. Fernandes
B.A. L.L.B
ADVOCATE

G-7, Chanakya Apartments,
Near Rebello Hospital
Madel, Margao, Salcete Goa.
Tel. No: 9552928034
Dated: 7th December 2021

**TITLE REPORT IN RESPECT OF LAND SURVEYED UNDER
NO. 130/3-D OF VILLAGE NUVEM, SALCETE, GOA.**

On request of Mr. Rosevelt Jose Filigonio Do Rosario Carl Valadares, resident of Pirmi, Nagoa, Verna, Salcete, Goa, the present Title report in respect of the property surveyed under no. 130/3-d of village Nuvem, Salcete, Goa is being given.

DOCUMENTS PERUSED:

- a) Notarized true Copy of Inventory Proceedings amongst minors no.899 of 1929 from the court of law of Taluka of Ilhas of Goa initiated upon the death of Miguel Antonio Filipe Rolin De Abreu and its translation.
- b) Notarized true Copy of Inventory Proceedings Inventory Proceedings no.11/2006/B from the Court of the Civil Judge Senior Division, Panjim initiated on the death of Maria Analia Ernestina E. Precisosa Hilariana de Abreu e Pinto also known as Maria Analia de Abreu Pinto.
- c) Notarized true Copy of Deed of Sales with Acquittances and Gratuitous Assignment dated 6/01/1949 and its translation.
- d) Notarized true Copy of Deed of Sale, Acquittance and assignment of Illiquid Right to the Inheritance dated 13/10/1960 and its translation.
- e) Certified copy of Will dated 20/03/1975 and its translation.
- f) Survey Form I and XIV & Survey Plan.

Joey

Joel S. Fernandes
B.A. L.L.B
ADVOCATE

G-7, Chanakya Apartments,
Near Rebello Hospital
Madel, Margao, Salcete Goa.
Tel. No: 9552928034

-2-

- g) Deed of Sale dated 23rd September 2019 , executed in the Office of the Sub-Registrar of Salcete at Margao at Book-1 Document registration number MGO-BK1-2879-2019 on date 11th October 2019.
- h) Judgment and Order dated 22/06/2020 passed in case no. LRC/PART/Nuvem/475/2019.
- i) Marriage Certificate of Rosevelt Jose Filigonio Do Rosario Carl Valadares

A. SCRUTINY REPORT:

1. The Subject matter of this report is the following property:

The Property Surveyed Under No. 130/3-D Of Village Nuvem, Taluka of Salcete, District of South Goa, State of Goa , admeasuring an area of 2510 sq. meters, which property has been carved out of the larger property identified as fourth addition of the coconut grove “ Palmar Murda o Pequeno” or “Murda o Pequeno” which fourth addition is known as “Segunda adicao Zonavor” or “Segunda adicao Zounvor” , also know as “Murda Pequeno” in the survey records, situated in ward Murda-o-Pequeno of Nuvem Village, Sub district and Taluka of Salcete, District of South Goa, within the limits of the Village Panchayat of Nuvem, neither registered in the land registration office nor in revenue office, , and which plot is bounded as follows:

On The East: By property bearing survey no.130/3-A of Nuvem Village .

Joel

Joel S. Fernandes
B.A. L.L.B
ADVOCATE

G-7, Chanakya Apartments,
Near Rebello Hospital
Madel, Margao, Salcete Goa.
Tel. No: 9552928034

-3-

On The West: By the property bearing survey no.130/2 of Nuvem Village

On The North: By road and

On The South: By property bearing survey no.130/5 of Nuvem village

2. From the above documents it can be seen that Miguel Antonio Filipe Rolin De Abreu , who was from Piedade was the owner of a larger property which was the fourth addition of the palm grove property "Murda o Pequeno", known as "Segunda adicao Zounvor" within the limits of the Village Panchayat of Nuvem, situated in ward Murda-o-Pequeno of Nuvem Village, Sub district and Taluka of Salcete, District of South Goa, neither registered in the land registration office nor in revenue office.
3. Upon the death of said Miguel Antonio Filipe Rolin De Abreu, the said larger property was the subject matter of inventory proceedings amongst minors bearing no.899 in book no.5 of the year 1929 , which was filed in the Court of Law of Taluka of Ilhas of Goa by Ana Elvira De Sa e Abreu alias Elvira De Sa e, Abreu alias Ana Elvira Rosalia Luiza do Carmo de Graca e Sa e Abreu, widow of the said Miguel Antonio Filipe Rolin De Abreu. The said larger property was described in the inventory under Item number sixteen.
4. The said larger property was allotted to Ana Elvira De Sa e Abreu in the said Inventory.

Joey

Joel S. Fernandes
B.A. L.L.B
ADVOCATE

G-7, Chanakya Apartments,
Near Rebello Hospital
Madel, Margao, Salcete Goa.
Tel. No: 9552928034

-4-

5. The said Ana Elvira De Sa e Abreu died leaving behind the following children :
 - i. Caetano Francisco Do Rosario Eduardo Jose Maria Valente Lucas Bernadette Monserrate De Abreu alias Eduardo Maria Valente De Abreu.
 - ii. Maria Idalina Analia Clementina Olinda De Abreu .
 - iii. Lourenco Luis Pio Francisco Eucaristia De Abreu,
 - iv. Maria Analia Eolia Ernestina Hilarina Preciosa de Abreu.

6. By Deed of Sales with Acquittances and Gratuitous Assignment dated 6/01/1949 two daughters Maria Idalina Analia Clementina Olinda De Abreu alias Maria Idalina Analia Clementina Olinda De Abreu e Almeida and her husband Caetano Braamcamt Do Coracao de Jesus Almeida, and Maria Analia Ernestina Eolia Preciosa Hilariana De Abreu, alias Maria Analia De Abreu Pinto , alias Maria Analia Ernestina Eolha Preciosa Hilariana De Abreu e Pinto , alias Maria Analia Eolia Ernestina Hilarina Preciosa de Abreu assigned gratuitously the right to the inheritance that they have of their deceased mother /mother-in law Ana Elvira de Sa e Abreu in favour of the co-heirs. Subsequently by Deed of Sale, Acquittance and assignment of Illiquid Right to the Inheritance dated 13/10/1960, one son Lourenco Lino Pio Francisco Eucaristia De Abreu, alias Lourenco de Lino de Abreu assigned his rights to the inheritance of the said Ana Elvira de Sa e Abreu, gratuitously in favour of his brother Caetano Francisco Do Rosario Eduardo De Abreu , alias Caetano Francisco Do Rosario Eduardo Jose Maria Valente Lucas Bernadette Monserrate De Abreu, alias Eduardo Maria Valente De Abreu.

7. The said Caetano Francisco Do Rosario Eduardo Jose Maria Valente Lucas Bernadette Monserrate De Abreu, alias Eduardo Maria Valente De

Joel

Joel S. Fernandes
B.A. L.L.B
ADVOCATE

G-7, Chanakya Apartments,
Near Rebello Hospital
Madel, Margao, Salcete Goa.
Tel. No: 9552928034

-5-

8. Abreu , alias Caetano Francisco Do Rosario Eduardo Maria Valente Lucas Bernadette Monserrate De Abreu, executed will dated 20/03/1975 before the ex officio Notary of Taluka of Ilhas, Goa , registered at page 98 overleaf onwards of the registered book no.40, in favour of his sister the said Maria Analia De Abreu Pinto.

Upon the death of the said Maria Analia De Abreu Pinto , alias Maria Analia Ernestina E. Precisosa Hilariana De Abreu e Pinto , alias Maria Analia Ernestina Eolha Preciosa Hilariana De Abreu e Pinto, Inventory proceedings were filed in the Court of the Civil Judge, Senior division at Panaji, bearing Inventario Proceeding no. 11/2006/B , by Mario Francisco Xavier Pinto de Santana and the said larger property was described at item number eleven as , the fourth addition of the coconut grove “ Palmar Murda o Pequeno” , the said fourth addition known as “Segunda adicao Zounvor” , situated in ward Murda-o-Pequeno of Nuvem Village, Sub district and Taluka of Salcete, District of South Goa, within the limits of the Village Panchayat of Nuvem, neither registered in the land registration office nor in revenue office, bearing survey no. 130 sub division 3 of village Nuvem , Salcete Taluka, Goa, and bounded on the East: by the property allotted to Jose Manuel, on the West: by property bearing survey no. 130 sub division 2 of Village Nuvem, Salcete Taluka, Goa , on the North: by a drain of rain waters bearing survey no. 130 sub division 7 of Village Nuvem , Salcete Taluka, Goa and on the South: by property bearing survey no. 130/5 of Village Nuvem, Salcete Taluka, Goa. The Form I and XIV of survey no. 130/3 of Village Nuvem reflects the name of “Murda Pequeno” .

Joel

Joel S. Fernandes
B.A. L.L.B
ADVOCATE

G-7, Chanakya Apartments,
Near Rebello Hospital
Madel, Margao, Salcete Goa.
Tel. No: 9552928034

-6-

9. The said Mario Francisco Xavier Pinto de Santana and his wife Maria Ivete de Lourdes Costa Pinto de Santana , were allotted the said property described as item number eleven, in the Inventario Proceeding no. 11/2006/B.
10. By Deed of Sale dated 23rd September 2019 , executed in the Office of the Sub-Registrar of Salcete at Margao at Book-1 Document registration number MGO-BK1-2879-2019 on date 11th October 2019, the said Mario Francisco Xavier Pinto de Santana , alias Mario Pinto de Santana and his wife Maria Yvette Costa Pinto de Santana , alias Maria Ivete de Lourdes Costa Pinto de Santana sold to Mr. Rosevelt Jose Filigonio Do Rosario Carl Valadares, a plot of land admeasuring 2510 square meters carved out of survey no.130/3 of Village Nuvem.
11. Mr. Rosevelt Jose Filigonio Do Rosario Carl Valadares, after mutating his name in the survey records (mutation serial no. 80779) , got partitioned the plot in the survey records by virtue of Judgment and Order dated 22/06/2020 passed in case no. LRC/PART/Nuvem/475/2019 , whereby a new survey no. 130/3-D of village Nuvem, Salcete, Goa , was allotted to the plot purchased by Mr. Rosevelt Jose Filigonio Do Rosario Carl Valadares . The property surveyed under survey no. 130/3-D of village Nuvem, Salcete, Goa , being the plot described in paragraph no.1 of this report.

Joel

Joel S. Fernandes
B.A. L.L.B
ADVOCATE

G-7, Chanakya Apartments,
Near Rebello Hospital
Madel, Margao, Salcete Goa.
Tel. No: 9552928034

-7-

12. As per the marriage certificate of the said Mr. Rosevelt Jose Filigonio Do Rosario Carl Valadares is married to Adbrona Vaz.

In the above circumstances, I am of the opinion that the property surveyed under no. 130/3-D of village Nuvem , Salcete, Goa , belongs to the said Mr. Rosevelt Jose Filigonio Do Rosario Carl Valadares and his wife Adbrona Vaz.

Joel

ADVOCATE

Adv. JOEL S. FERNANDES
B.A., L.L.B
G-7, "Chanakya"
Opp. KTC Bus Station
Dr. Rebello Hospital Road,
Margao-Goa