

# MILTON R. A. FERNANDES

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Office no : 0832-2700145

Ref:- 0101/2018-19

Dated:- /09/2019

To,  
Mr. Roy Monteiro  
Montir Vauxem Loutolim  
Salcete Goa.

## SEARCH REPORT AND CERTIFICATE OF TITLE

Sir,

As desired by you, the undersigned is submitting the SEARCH REPORT AND CERTIFICATE OF TITLE in respect of property surveyed under survey no. 5/2-D, within the jurisdiction of The Village Panchayat of Loutolim Salcete Goa. Totally admeasuring 3910 sq mtrs, which is more particularly described in detail here in below:-

- |                               |                             |
|-------------------------------|-----------------------------|
| 1. Name of Property:-         | "BONCHO CATEM"              |
| 2. Location of the property:- | Orgao Loutolim Salcete Goa. |
| 3. Land Registration No.:-    | 10,131                      |
| 4. Matriz Details:-           | 476                         |
| 5. Survey No. :-              | 5/2-D                       |

The property known and identified as "BONCHO CATEM" described in the Land registration office of this Judicial Division under the number ten thousand one hundred thirty one (10,131) old, enrolled in the Land Revenue Office for Matriz under the number four hundred and seventy six (476) and is surveyed in the survey records under no.5/2 of village Loutolim



**Particulars of documents Scrutinized:-**

- I. **Photocopy of the** land registration certificate issued by the sub registrar of Salcete, in respect of the property described in the Land registration office of this Judicial Division under the number ten thousand one hundred thirty one (10,131)
- II. **Photocopy of** Matriz certificate issued by the Mamlatdar & head of Taluka Revenue office Salcete in respect of property under the number four hundred and seventy six (476)
- III. **Photocopy of the** Inventory Proceedings instituted in 1917 on the death of the said Erasmo Sebastiao Pimenta, by his widow, Rosa Aurora Hermenegilda Dias, the said Property was allowed to their children, pedro sebastiao mariano das merces pimento, Maria Cecelia Felicidade Pimenta, Manoel Salvador dos Milagres Pimenta and Jose Agostinho Santana Pimenta
- IV. **Photocopy of the** Deed of succession dated 23/1/1943, Rosa Aurora Hermenegilda Dias was declared universal heir of Manuel Salvador dos Milagres Pimenta who died on 31/08/1942.
- V. **Photocopy of the** Deed of Succession dated 24/6/1987, Mr, Eric S Pimenta alias Erasmo Sebastiao Pimenta was declared universal heir of Pedro Sebastiao Mariano das Mercedes Pimenta, who died on 19-1-1975, and Maria Cecilia Felecidade Pimenta, who died on 16-6-1978 and also of Carmo Sebastiao das Mercedes Pimenta, who died on 20-2-1984. & Jose Agostinho Santana Pimenta, died in July, 1976, and there are no claimants for his share in the property
- VI. **Photocopy of the** Deed dated 21-4-1926, drawn by the notary of Salcete, Irineu Costa, the said Rosa Aurora Hermenegilda Dias gifted her disposable half to her son, Camilo Francisco Maximo da Pidade Pimenta, deceased father of Mr, Eric S Pimenta alias Erasmo Sebastiao Pimenta.
- VII. **Photocopy of the** Agreement to sell dated 8<sup>th</sup> day of September 2004, entered into" by Mr. Antonio Monteiro, excuted before the notary at Margao, Shri. A.V. Prabhu Dessai, under registration no. 12086/04,.
- VIII. **Photocopy of the** Deed of Sale dated 28/02/2007, entered into between Mr. Eric S Pimenta Alias Erasmo Sebastiao Pimenta, & Mrs. Pamela Shirley Pimenta as vendors & Mr. Roy Monteiro " as purchaser &



Mr. Antonio Monteiro, as consenting party Vide Registration No. 255 at pages 111 to 129 Book No. I, Volume No. 2474 Dated :- 24/05/2007.

I have personally examined the photocopy of the above mentioned documents and records of the above referred property and after due considerations certify:-

That the property stands in the name of Mr. Roy Monteiro S/o Mr. Antonio Monteiro, Aged 44 Years, Indian National in the revenue office of Margao Goa. And That the said PROPERTY was recorded in the Land survey (Form I & XIV) in the name of Mr. Roy Monterio

That I have examined the records of the office of the Sub- Registrar, Margao for the past 15 years and found that the property is free from all sorts of encumbrances.

That Mr. Roy Monteiro S/o Mr. Antonio Monteiro, Aged 44 Years, Indian National, resident of H.No. 787, Vauxem, Loutolim, Salcete Goa has free and marketable to the property.

That there is no impediment for creating the mortgage.

That the property has not been acquired under land acquisition Act, and no notification giving the intention of the acquisition of the said property has been issued.

#### **DETAILS OF THE PROPERTY:**

That the applicant is absolute owner in possession of the plot of land having an area of 3910 sq mts desannexed from the property known as "BONCO CATEM" situated at Margao, Village Loutolim, within the area of village panchayat of Lotutulim, Taluka and sub-district of Salcete, District of South Goa, state Goa, described in the Land registration office of this Judicial Division Division under the number ten thousand one hundred thirty one (10,131) old, enrolled in the Land Revenue Office for Matriz under the number four hundred and seventy six(476) and is part of Survey no,5/2 -D of Village Loutulim with denomination "CARVATO" which plot now forming a separate and distinct unit of property is bounded as under:-



On the EAST: Property surveyed under survey No. 5,  
sub-division 3& 4 and part of survey no. 5/2


On the WEST: Public road

On the NORTH: Part of the same property surveyed under survey no.5/2

On the SOUTH: Part of the same property surveyed under survey no.5/2

Certificate No. 1457 Dated:- 12/09/2019

Place :- Margao Goa

  
A. Milton Fernandes  
B.com, LLB.  
(Proprietor)