

SAPNIL K. DESSAI

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OPINION ON TITLE OF PROPERTY

The opinion is given by the undersigned at the request of 1. Mr. Patricio Pereira alias Patrick Pereira, son of late Mr. Antonio Floriano Pereira, and his wife; 2. Mrs. Jovina Luci Conceicao Pereira, both residents of H.No.171, Adao Vaddo, Majorda, Salcete, Goa. For the purpose of opinion on title of property bearing Survey No.22/1-A of Village Sanguem, Taluka and Sub-District of Sanguem, Goa, District of South Goa, within the limits of the Sanguem Municipal Council, the understated copies of documents have been furnished to me which have been perused while preparing this report. The said documents are given in the form of a photocopies given by Mr. Patricio Pereira alias

A. K. Desai

Patrick Pereira and have not been cross verified by the undersigned from the concerned departments/authorities.

DESCRIPTION OF PROPERTY

All that landed immovable property known as "JUNEM META MAGNEM" also known as "PATEM" situated at Sanguem Taluka and District of South Goa, situated within the Jurisdiction of Sanguem Municipal Council, Sanguem, Goa, surveyed under No.22/1-A of Village Sanguem, admeasuring 2172 sq. mts. bounded as follows: -

on the North: by property surveyed under Nos.19/8 and 19/7;

on the South: by property surveyed under No.22/1;

on the East: by property surveyed under No.22/2-A; and

on the West: by public road.

A. S. S. C. W.

DOCUMENTS VERIFIED

The Photocopies of the following documents were verified by me:-

1. Form I & XIV & Plan of Survey No.22/1-A of Village Sanguem admeasuring an area of 2172 sq. mts.;
2. Form I & XIV & Plan of Survey No.22/1 of Village Sanguem;
3. Deed of Gift dated 18.02.1948;
4. Certificate of Inscription;
5. Certificate of Description;
6. Certificate of Matriz;
7. Deed of Sale dated 22.07.1996;
8. Judgment and Order dated 01.04.2016

After going through the aforesaid documents, I have come to the following conclusion: -

S. S. S. S.

This property described in the Land Registration Office under No.3092 and enrolled in the Matriz Records under No.356 and presently surveyed under Survey No.22/1-A of village Sanguem.

The said property is originally owned by Mr. Antonio Piedade Lourenco Da Conceicao Fernandes and the same was gifted by him to, Dr. Alirio Joaquim Antonio Francisco Fernandes, vide a Deed of Gift dated 18.02.1948, drawn before the Notary Mr. Pegado, in his Notarial Book, under No.372, at page 42 overleaf.

That as per the Deed of Sale dated 22.07.1996 duly registered in the office of the Sub-Registrar of Sanguem, Sanguem, South, Goa under Registration No.234 at pages 471 to 538 of Book No.I, Volume No.73 dated 08.10.1996, Mr. Antonio Piedade Lourenco Da Conceicao Fernandes and Dr. Alirio Joaquim Antonio Francisco Fernandes and his wife; Mrs. Marise Fernandes, sold the Northern half of the said property to Mr.

Lesson

Patricio Pereira alias Patrick Pereira, and his wife; Mrs. Jovina Luci Conceicao Pereira.

Hence, it is clear that the said property, admeasuring an area of 2172 sq. mts. is now owned by Mr. Patricio Pereira alias Patrick Pereira, and his wife; Mrs. Jovina Luci Conceicao Pereira, as lawful owner being the bonafide purchasers.

The said property is originally surveyed in the Office of Land Survey under No.22/1 of Village Sanguem and upon purchase the said property was partitioned by virtue of Judgment and Order dated 01.04.2016 passed by Dy. Collector and SDO, Sanguem in case bearing No.A2/LRC/PART/SAN/110/2012 and thereafter is entered in Form I & XIV in the names of Mr. Patricio Pereira alias Patrick Pereira, and his wife; Mrs. Jovina Luci Conceicao Pereira and has been allotted a separate survey No.22/1-A of Village Sanguem.

A. S. S. S.

In view of all the documents stated above Mr. Patricio Pereira alias Patrick Pereira, and his wife; Mrs. Jovina Luci Conceicao Pereira became the absolute owners of the said entire property.

On the basis of above documents and information furnished to me, I am of the opinion that Mr. Patricio Pereira alias Patrick Pereira, and his wife; Mrs. Jovina Luci Conceicao Pereira who held good, valid and marketable title to the said property.

Margao

11.09.2024


Adv. Saponil K. Dessai

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