

Date:- 15-04-2024

SEARCH REPORT AND CERTIFICATE OF TITLE

This report and certificate of title is prepared at the request of Nanu Estates Private Limited, a Private Limited Company having its Registered Office at Nanu House, Varde Valaulicar Road, Margao, Goa, in respect of the property described below:

1. **Name of the property:** All that Sub-Plot-B of Plot-2 of the bigger property denominated "Pagifondi Premeiro Lote = 5/12th share".
2. **Situation:** Ward Pajifond of Margao City, within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, in the State of Goa.
3. **Land Registration Description No.** Bigger property is described under Description No. 38788 of Book-B. No. 100 of the new series of the Land Registration Office of Salcete.
4. **Matriz No.** 5/12th parts of the bigger property is separately enrolled under Matriz No. 354 of Margao Town.
5. **Survey No.** The Sub-Plot-B of Plot-2 of the bigger property is independently surveyed under Chalta No. 84 of P. T. Sheet No. 217 of Margao City Survey.
6. **Area:** 956 square meters. [The land under scrutiny herein originally had an area of 960 square meters, but as per the records of City Survey, it only has an area of 956 square meters.]



7. Boundaries: (of Sub-Plot-B of Plot-2)

- East: By the projected road, now made into a road;
- West: By Sub-Plot-A of the same Plot-2 of the bigger property, now bearing Chalta No. 83 of P. T. Sheet No. 217 of Margao City Survey;
- North: By another projected road, now made into a road, which forms part of the property bearing Chalta No. 83 of P. T. Sheet No. 217 of Margao City Survey; and
- South: By 6 meters wide projected road, now made into a road, part of which forms part of property bearing Chalta No. 83 of P. T. Sheet No. 217 of Margao City Survey.

8. DOCUMENTS SCRUTINISED:

- (a) Certified true photo copy dated 22.12.2015 issued by the Land Registrar of Salcete at Margao, Goa, in respect of the records of Land Registration **Description No. 38788** of Book-B. No. 100 of new series along with all its Inscriptions as recorded in the margin of said Description records; further along with its English translation.
- (b) Certified copy dated 16.12.2015 issued by the Mamlatdar of Salcete & Head of Taluka Revenue Office, Margao, Goa, in respect of records of **Matriz No. 354** of Margao Town; along with its English translation.
- (c) Certified true photo copy dated 16.01.2023 issued by the Civil Registrar cum Sub-Registrar of Salcete at Margao, Goa, in respect of the '**Instrumento de Doaco**' (Deed of Gift) dated **31.12.1965** duly registered in the Office of the Sub-Registrar of Salcete at Margao, Goa, under No. 35 at pages 90 to 101 of Book No. I, Volume No. 2 on 31.03.1966; along with its English translation.



- (d) Certified true photo copy dated 22.12.2015 issued by the Land Registrar of Salcete at Margao, Goa, in respect of the '**Instrumento de Doaco**' (Deed of Gift) dated **31.12.1968** duly registered in the Office of the Sub-Registrar of Salcete at Margao, Goa, under No. 1436 at pages 83 to 93 of Book No. I, Volume No. 47 on 31.12.1968; along with its English translation.
- (e) Certified true photo copy dated 22.12.2015 issued by the Land Registrar of Salcete at Margao, Goa, in respect of the '**Instrumento de Doaco**' (Deed of Gift) dated **25.04.1974** duly registered in the Office of the Sub-Registrar of Salcete at Margao, Goa, under No. 799 at pages 46 to 62 of Book No. I, Volume No. 129 on 26.07.1974; along with its English translation.
- (f) Certified copy dated 18.01.2016 issued by the Notary Ex-Officio of Salcete Judicial Division, in respect of the '**Escritura de Habilitacao**' (Deed of Succession) drawn on **09.07.1974** at pages 12 to 15 (overleaf) of Notarial Deeds Book No. 1270 of the Notary Ex-Officio of Salcete Judicial Division at Margao, Goa; along with its English translation.
- (g) Certified copy dated 22.12.2015 issued by the Land Registrar of Salcete, in respect of '**Instrumento de Divisao com Aceitacao**' (Deed of Division and Acceptance) dated **20.12.1974** duly registered in the Office of the Sub-Registrar of Salcete at Margao, Goa, under No. 16 at pages 222 to 242 of Book No. I, Volume No. 133 on 01.01.1975; along with its English translation.
- (h) Certified copy dated 22.12.2015 issued by the Land Registrar of



Salcete, in respect of '**Deed of Rectification, Ratification and Declaration**' dated **18.06.1979** duly registered in the Office of the Sub-Registrar of Salcete at Margao, Goa, under No. 1075 at pages 24 to 48 of Book No. I, Volume No. 217 on 24.10.1979.

- (i) **Deed of Sale** dated **02.04.1980** duly registered in the Office of the Sub-Registrar of Salcete at Margao, Goa, under No. 142 at pages 356 to 366 of Book No. I, Volume No. 230 on 06.02.1981.
- (j) **Order** dated **31.08.1984** passed by the Enquiry Officer of City Survey, Margao, under Section 14(3) of The Goa, Daman and Diu Land Revenue Code, 1968.
- (k) Certified copy dated 05.01.2016 issued by the Superintendent of the Court of Civil Judge, Senior Division, Margao, Goa, in respect of the records of the **Inventory Proceedings No. 49/1986**.
- (l) Survey records in **Form-D** in respect of the property bearing Chalta No. 84 of P. T. Sheet No. 217 of Margao City Survey, computer generated on 04.11.2022, showing the name of Mr. Manuel Rosario Pereira as 'Holder' thereof.
- (m) **Survey Plan** of Chalta Nos. 83 and 84 of P. T. Sheet No. 217 of Margao City Survey, computer generated on 25.11.2022.
- (n) **Deed of Sale** dated **09.02.2023** duly registered in the Office of the Sub-Registrar of Salcete at Margao, Goa, under No. MGO-1-651-2023 on 15.02.2023.
- (o) Survey records in **Form-D** in respect of the property bearing Chalta No. 84 of P. T. Sheet No. 217 of Margao City Survey, computer



generated on 27-09-2023, showing the name of Nanu Estates Private Limited, as 'New Holder' thereof.

- (p) **Nil Certificate of Encumbrance on Property** No. NEC/2/2024/813 dated 04.04.2024 issued by the Sub-Registrar of Salcete at Margao, Goa, for the period from 30.03.1994 up to 30.03.2024, in respect of the property under scrutiny herein.

9. SCRUTINY OF DOCUMENTS:

- (a) From the document mentioned at **Para 8 (a)** above, which is the **Land Registration records**, it is found that there exists in Ward Pajifondi of City of Margao, falling within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa in the State of Goa, a land being the property denominated "**PAGIFONDI PREMEIRO LOTE = (5/12TH SHARE)**", which entire property is described in the Land Registration Office of Salcete under **Description No. 38788** of Book No. 100 of New Series.
- (b) It is further seen from the same Land Registration records that, although there is no Inscription of ownership in respect of the entire property recorded in Book G of the Land Registration Office of Salcete, there are five Inscriptions of hypothecation in C Book in the said Registration Office which show that the property was mortgaged to the concerned persons by Mr. **Joao Santana Gomes** and his wife, **Rita Mariana Barreto** for security of repayment of loan amount obtained from different persons, thereby indicating that the said property is owned by the said Mr. Joao Santana Gomes and his wife, Rita Mariana Barreto.
- (c) It is also seen from the same Land Registration records that four out of



the said five Inscriptions of C Book in the Land Registration Office, are found as cancelled, except for one of such Inscriptions bearing **Inscription No. 20478** of Book C No. 53 dated 18.11.1949, but the same needs to be treated as non-existing and ineffective since the recovery of dues, if any, payable under said Inscription, is barred by the law of limitation.

- (d) From the document of records of **Matriz** mentioned at **Para 8 (b)** above it is seen that the entire property is $5/12^{\text{th}}$ part of the bigger property by name "Pagifondi", is separately enrolled under Matriz No. 354 in the Salcete Taluka Revenue Office pertaining to the revenue village of Margao. This Matriz records shows that Mr. Joao Santana Gomes owns $7/12^{\text{th}}$ shares in the said property, which means in addition to the entire property ($5/12^{\text{th}}$ shares), the said Joao Santana Gomes also owned another part thereof equal to $2/12^{\text{th}}$ parts thereof.
- (e) From the document of "**Instrumento de Doacao**" (Deed of Gift) dated **31.12.1965** mentioned at **Para 8 (c)** above, it is seen that the said Mr. Joao Santana Gomes and his wife, Mrs. Rita Mariana Barreto, gifted unto their sons (1) Mr. Rodolfo Joaquim Tiago Sacramento Sant Cruz Gomes alias Rodolfo Gomes, (2) Mr. Adolfo Patrocinio Estevam Gomes, (3) Mr. Romeo Lamartinio Gomes, (4) Mr. Joao Santana Gomes, (5) Mr. Antonio Rosario Isidorio Gomes Jr., (6) Mr. Antonio Oliveira Gomes, (7) Mr. Roldao Martires Gomes, (8) Mr. Juliao Martires Gomes, (9) Mr. Tomas Reberto Gomes and (10) Mr. Armando Raimundo Gomes $4/100^{\text{th}}$ share in the entire property.
- (f) From the document of "**Instrumento de Doacao**" (Deed of Gift) dated **30.12.1968** mentioned at **Para 8 (d)** above, it is seen that the said



Mr. Joao Santana Gomes and his wife, Mrs. Rita Mariana Barreto, inter alias, also gifted in favour of their said ten sons by names (1) Mr. Rodolfo Joaquim Tiago Sacramento Sant Cruz Gomes alias Rodolfo Gomes, (2) Mr. Adolfo Patrocinio Estevam Gomes, (3) Mr. Romeo Lamartinio Gomes, (4) Mr. Joao Santana Gomes Jr., (5) Mr. Antonio Rosario Isidorio Gomes, (6) Mr. Antonio Oliveira Gomes, (7) Mr. Roldao Martires Gomes, (8) Mr. Juliao Martires Gomes, (9) Mr. Tomas Reberto Gomes and (10) Mr. Armando Raimundo Gomes – another 12/100th share in the same entire property.

(g) Under the document of “**Instrumento de Doacao**” (Deed of Gift) dated **25.04.1974** mentioned at **Para 8 (e)** above, the said Mr. Joao Santana Gomes along with his wife, Mrs. Rita Mariana Barreto have declared that their above mentioned sons are the owners of 16% (16/100) share in the entire property and they themselves retained the remaining 84% (84/100) share in the entire property, and further they and their above said ten sons partitioned the entire property into six distinct and demarcated Plots numbering them from No. 1 to 6 and three of such Plots bearing Plot No. 4, Plot No. 5 and Plot No. 6 were allotted to their above said three sons, namely (1) Mr. Antonio Rosario Isidorio Gomes, (2) Mr. Adolfo Patrocinho Estevam Gomes and (3) Mr. Joao Santana Gomes (Jr.).

(h) Mr. Joao Santana Gomes expired on 05.05.1974 and in the **Deed of Succession** drawn on **09.07.1974** mentioned at **Para 8 (f)** above, it is declared that he left behind him, his widow and moiety sharer, the said Mrs. Rita Mariana Barreto and, as his universal heirs, he left behind his seventeen children by names (1) Rodolfo Joaquim Tiago Sacramento de



Santa Cruz Gomes alias Rodolfo Gomes and his wife, Hilda Terezinha Verodiana Prazeres Gomes, (2) Maria Antoneta Gomes and her husband, Mr. Luis Sebastiao Rodrigues, (3) Adolfo Patrociano Estevam Gomes and his wife, Elda Gomes, (4) Sacramento Beatriz Gomes and her husband, Mr. Higinio Villar da Maria Viegas alias Villar Viegas, (5) Romeia Lumartino Gomes alias Romeo Lamartino Gomes (bachelor), (6) Maria Ermelinda Gomes (spinster), (7) Adelina Gomes and her husband, John Braganza, (8) Maria Elvira Gomes and her husband, Venancio Prazeres, (9) Joao Santana Gomes alias Joao Santana Gomes Junior (bachelor), (10) Antonio Rosario Isidoro Gomes (bachelor), (11) Antonio Oliveira Gomes (bachelor), (12) Roldao dos Martires Gomes (bachelor), (13) Juliao dos Martires Gomes (bachelor), (14) Julieta Filomena dos Martires Gomes (spinster), (15) Tomas Roberto Gomes (bachelor), (16) Armando Raimundo Gomes (bachelor), (17) Maria Clara de Lourdes Gomes and her husband, Jose Hortencio de Souza.

- (i) From the document of **Deed of Division and Acceptance** dated **20.12.1974** mentioned at **Para 9 (g)** above, it is seen that, the said Mrs. Rita Mariana Barreto and the above named all heirs of late Joao Santana Gomes along with spouses of those who were married, allotted to (1) Mr. Rodolfo Joaquim Tiago Sacramento de Santa Cruz Gomes alias Rodolfo Gomes and his wife, Mrs. Hilda Terezinha Verodiana Prazeres Gomes, (2) Mr. Adolfo Patrociano Estevam Gomes and his wife, Mrs. Hilda Gomes, (3) Mr. Romeia Lumartino Gomes alias Romeo Lamartino Gomes (bachelor), (4) Mr. Joao Santana Gomes alias Joao Santana Gomes Junior (bachelor), (5) Mr. Antonio Rosario Isidoro Gomes (bachelor), (6) Mr. Antonio Oliveira Gomes (bachelor), (7) Mr. Roldao dos Martires Gomes (bachelor), (8) Mr. Juliao dos Martires Gomes

(bachelor), (9) Mr. Tomas Roberto Gomes (bachelor) (10) Mr. Armando Raimundo Gomes (bachelor), in the proportion of $1/10^{\text{th}}$ share each, in the part of the entire property owned by late Mr. Joao Santana Gomes and his said widow Mrs. Rita Mariana Barreto.

- (j) It is further seen from the said document at Clause F that the said property is finally allotted to all the above mentioned persons and value of $1/10^{\text{th}}$ of the items described under Nos. 6 to 9,11,12,14,15,17 to 25 is valued at Rs.36,100/-
- (k) It is from the document of **Deed of Rectification, Ratification and Declaration** dated **18.06.1979** mentioned at **Para 8 (h)** above, that the above said Deed of Division and Acceptance dated 20.12.1974 was rectified by all the parties thereto, wherein, inter alias, the description of the part of the entire property shown at Item No. 15 of the said Deed of Partition has been rectified to state that the asset described therein in $50/100^{\text{th}}$ part of one half of the Plots No. 1, 2 and 3, out of the six Plots in which the entire property was earlier divided into, and also the said three Plots have been re-described showing that the Plot No. 1 is admeasuring 329.43 square meters, the Plot No. 2 is admeasuring 1,706.32 square meters and the Plot No. 3 is admeasuring 329.43 square meters.
- (l) Consequently, among others, the above said (1) Mr. Rodolfo Joaquim Tiago Sacramento de Santa Cruz Gomes alias Rodolfo Gomes and his wife, Mrs. Hilda Terezinha Verodiana Prazeres Gomes, (2) Mr. Adolfo Patrociano Estevam Gomes and his wife, Mrs. Hilda Gomes, (3) Mr. Romeia Lumartino Gomes alias Romeo Lamartino Gomes (bachelor), (4) Mr. Joao Santana Gomes alias Joao Santana Gomes Junior (bachelor),



(5) Mr. Antonio Rosario Isidoro Gomes (bachelor), (6) Mr. Antonio Oliveira Gomes (bachelor), (7) Mr. Roldao dos Martires Gomes (bachelor), (8) Mr. Juliao dos Martires Gomes (bachelor), (9) Mr. Tomas Roberto Gomes (bachelor) and (10) Mr. Armando Raimundo Gomes (bachelor), became the owners in possession of the said Plot No. 2 of the entire property.

(m) Vide the **Deed of Sale** dated **02.04.1980** mentioned at **Para 8 (i)** above, It is mentioned in the said Deed that the legal Representative of the said Late Joao Santana Gomes, Viz the widow Rita Mariana Barretto and children partitioned amicably among themselves the assets left by the said Joao Santana Gomes including the right to the remaining 50/100 of the Plots No.1,2 and 3 of the said property which were not gifted , and allotted them in equal shares to his ten male sons, the male Vendors, who as such became the owners of the said entire three plots Nos.1,2 and 3, being of One Tenth of each of them.

(n) By the said Deed of Sale dated 02.04.1980 the said (1) Mr. Rodolfo Joaquim Tiago Sacramento de Santa Cruz Gomes alias Rodolfo Gomes along with his wife, Mrs. Hilda Terezinha Verediana Prazeres , (2) Mr. Adolfo Patrociano Estevam Gomes along with his wife, Mrs. Hilda Perina Rosalina Piedade Gomes, (3) Mr. Romeo Lamartinho Gomes alias Romeo Lamartino Gomes and his wife Ana Belisa Paiva, (4) Mr. Joao Santana Gomes alias Joao Santana Gomes Junior along with his wife, Mrs. Marcia Maria Piedade Almeida, (5) Mr. Antonio Rosario Isidoro Gomes along with his wife, Mrs. Maria Olivette Barreto, (6) Mr. Antonio Oliveira Gomes alias Antonio Oliveiro Gomes (bachelor), (7) Mr. Juliao dos Martires Gomes (bachelor) (8) Mr. Roldao dos Martires Gomes (bachelor), (9) Mr. Tomas Roberto Gomes (bachelor) and

- (10) Mr. Armando Raimundo Gomes (bachelor), further partitioned the said Plot No. 2 of the entire property into two parts being **Sub-Plot A** lying on the northern side and **Sub-Plot B** lying on the southern side, and sold to and in favour of Mr. **Manuel Rosario Pereira** the said Sub-Plot B thereof.
- (o) The said Mr. Manuel Rosario Pereira has got the said Sub-Plot B partitioned from the entire Plot No. 2 and obtained independent Chalta No. 84 of P. T. Sheet No. 217 for the same, in terms of **Order** dated **31.08.1984** of the Enquiry Officer of City Survey Department, Margao, Goa, mentioned in **Para 8 (j)** above.
- (p) The said Mr. Manuel Rosario Pereira expired on 26.02.1986 and after his death, **Inventario Proceedings No. 49/86** were initiated in the Court of the Civil Judge, Senior Division at Margao by his widow viz. Mrs. Maria Libia Isabela Pereira, as seen from the document mentioned at **Para 8 (k)** above. It is further seen from the said document that the said Sub-Plot B of the said Plot No. 2 of the entire property, shown as admeasuring 956 square meters, has been listed at Item No. 1 of the List of Assets, and the same is allotted, vide the Decree dated 11.02.2000 whereby 1/2 (half) share in the said Sub-Plot B of the said Plot No. 2 is allotted to Mrs. Maria Libia Isabela Pereira, the widow and moiety share holder of the deceased Mr. Manuel Rosario Pereira, 1/4th (one fourth) share therein is allotted to Mr. Romulus Savio Pereira, son of the deceased Mr. Manuel Rosario Pereira and the remaining 1/4th (one fourth) share therein is allotted to Miss. Dawn Maria Pereira, daughter of the deceased Mr. Manuel Rosario Pereira.
- (q) In view of the devolution of rights mentioned hereinabove, Mrs. Maria



Libia Isabela Pereira, Mr. Romulus Savio Pereira and Miss. Dawn Maria Pereira, became the owners in possession of the said Sub-Plot B of the Plot No. 2 of the entire property, which is the land under scrutiny herein.

- (r) From the survey records in **Form-D** mentioned at **Para 9 (l)** above, it is seen that name of said Mr. Manuel Rosario Pereira is recorded as 'Holder of Title in Origin' of the said Sub-Plot B of Plot No.2, which sub-Plot B bears new Chalta No. 84 of P. T. Sheet No. 217 of Margao City Survey, for an area of 956 square meters.
- (s) From the document of **Survey Plan** mentioned in **Para 9 (m)** above, extent of the said Sub-Plot B of Plot-2 of the entire property can be seen. The said survey plan also shows the Sub-Plot A which bears Chalta No. 84 of P. T. Sheet No. 217 of Margao City Survey.
- (t) Vide the **Deed of Sale** dated **09.02.2023** referred at **Para 9 (n)** above, the above named owners have sold the said Sub Plot-B of Plot-2 of the entire property now bearing chalta No.84 of P.T.Sheet No.217 of Margao City Survey in favour of Nanu Estates Private Limited, a private limited company having its Registered Office at Nanu House, Varde Valaulicar Road, Margao, Goa.
- (u) From the document of **Form-D** mentioned at **Para 9 (o)** above, it is seen that name of Nanu Estates Private Limited is mutated in the survey recorded as 'New Holder' by deleting the earlier name of Mr. Manuel Rosario Pereira is deleted.
- (v) The **Nil Certificates of Encumbrances** mentioned at **Para 9 (p)** above shows that there are no encumbrances against the said property under scrutiny herein, for the period from 30-03-1994 up to 30-03-2024.



10. CONCLUSION:

In view of the documents perused hereinabove, I have to report and certify as under:-

- (a) that the company of Nanu Estates Private Limited is the owner in possession of the property under scrutiny, which bears Chalta No. 84 of P. T. Sheet No. 217 of Margao City Survey, having an area of 956 square meters.
- (b) I hereby certify that the title of Nanu Estates Private Limited to the property under scrutiny is free, clear and marketable.


Melvin Jose D'Souza
Advocate