

Date _____
26th June, 2024

**CERTIFICATE OF TITLE
AND SEARCH REPORT**

This certificate and search report is issued at the request of M/s. Gore Builders, having office at Margao, Goa in respect of the property described hereunder:

Description of the property:

ALL THAT property known as "PER-SERAULIM" or "GORDA XETTA" or "SIKO BHAT, situated at Seraulim, within the area of Village Panchayat of Seraulim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, not described in the Land Registration Office of Salcete, but enrolled in the Land Revenue Office of Salcete under Matriz No.492 and surveyed under No.77/4 of Seraulim village, having an area of 3000 sq. mts and bounded on the east by property surveyed under Nos.77/3, 77/5-E, 77/5-J and 77/5, on the west by property surveyed under Nos.78/11, 78/1-H, 77/5-A and 77/5, on the north by property surveyed under No.77/1 and on the south by property surveyed under nos.77/5-L, 77/5-E, 77/5-J and 77/6 (water drain).

Documents scrutinised:

1. Matriz certificate issued by Mamlatdar of Salcete on 13th January 2006;
2. Public Wills drawn on 29th July 1963 drawn by Ex-Officio of Notary of Salcete, Margao;

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3. Records of Inventory Proceedings No.50/1996/A initiated in the Court of the Civil Judge, Senior Division, Margao;
4. Public Will drawn on 27th January 1995 by Notary Ex-officio of Salcete, Margao;
5. Public Will drawn on 15th March 2002 by Notary Ex-Officio of Salcete, Margao;
6. Deed of Sale dt. 24th January 2006 registered in the office of the Sub-Registrar of Salcete, Margao under No.632 at pages 427 to 465 of Book No.I Vol.1954;
7. Deed of Sale dt. 29th April 2013 registered in the office of the Sub-Registrar of Salcete, Margao under No.MGO-BK1-02438-2013 dt. 29th April 2013;
8. Records of Inventory Proceedings No.21/2019/III from the Court of the IIIrd Addl. Civil Judge, Sr. Dvn, Margao;
9. Deed of Sale dt. 24th August 2023 registered in the office of the Sub-Registrar of Salcete, Margao under No.MGO-1-3625-2023 on 30th August 2023;
10. Survey plan and Form No.I & XIV of Survey No.77/4 of Seraulim village of Salcete Taluka;
11. Conversion Sanad under No.AC-II/SG/CONV/2438/06/176 dt. 06.10.2008 issued by Collectorate of South Goa, Margao;
12. Nil encumbrance certificate No. NEC/2/2024/1221 dt. 06.06.2024 issued by Civil Registrar cum Sub-Registrar of Salcete, Margao;
13. Deed of Partnership of M/s. Gore Builders with registration certificate.



SCRUTINY OF RECORDS:

From Matriz certificate it is clear that the entire property "PER-SERAULIM" or "GORDA XETTA" or "SIKO BHAT, situated at Seraulim, is not described in the Land Registration Office of Salcete but enrolled in the Land Revenue office of Salcete under Matriz No.492 and recorded in the name of Joaquim Filipe Correia.

From said Matriz records it is clear that the said property originally belonged to late Joaquim Filipe Correia and his wife late Carlota Antonia Carolina Neri Mesquita Correia;

From Public Wills drawn on 29th July 1963 it is clear that the said Joaquim Filipe Correia and his wife Carlota Antonia Carolina Neri Mesquita Correia bequeathed the said property to their son, Mr. Domingos Xavier Carlos Correia alias Domingos Xavier C. Correia;

From the records of Inventory Proceedings among major bearing Inventory Proceedings No.50/1996/A it is clear that said Domingos Xavier Carlos Correia expired on 19th November 1995 and as such said Inventory proceedings was instituted in the Court of the Civil Judge, Senior Division, Margao for the purpose of granting the Heirship Certificate of the said deceased Domingos Xavier Carlos Correia which was granted by Judgement and Order dt. 24.09.1996, whereby Ms. Aida Diana Marta Correia, Mr. Joao Jose Correia, Ms. Elsa Ena Correia, Mrs. Maria Gracinda do Carmo D'Souza alias Gracinda do Carmo Correia alias Gracinda D'Souza married to Mr. Wilfred D'Souza, Mr. Filipe Correia married to Mrs. Ivette Loiola Pereira Correia, Mr. Olavo Sebastiao Correia married to Mrs. Ivette Gracias Flor Correia and Mr.

Wan.

Gil Francisco Correia have been qualified as his heirs and successors;

From the Public Will drawn on 17th January 1995 it is clear that said Mr. Gil Francisco Correia expired on 06th October 1995 in the status of bachelor executing Public Will drawn on 17th January 1995 whereby he bequeathed his share in the said property to his said brothers, Filipe Correia and Olavo Sebastiao Correia;

From the Public Will drawn on 15th March 2002 it is clear that said Mrs. Gracinda D'Souza was married to Mr. Wilfred D'Souza and said Mr. Wilfred D'Souza expired on 06th October 2004 leaving behind his last Will drawn on 15th March 2002 whereby he bequeathed his estate to his wife, said Mrs, Gracinda D'Souza;

From Deed of Sale dt. 24th January 2006 registered in the office of the Sub-Registrar of Salcete, Margao under No.632 at pages 427 to 465 of Book No.I Vol.1954 it is clear that said Alda Diana Marta Correia and other heirs of said Joaquim Filipe Correia named above sold the said property to Mr. Hipolito Constancio Vaz and his wife Mrs. Cynthia Vaz and Mr. Mariano Sebastian Vaz and his wife Mrs. Irene Alex Vaz;

From Deed of Sale dt.29th April 2013 registered in the office of the Sub-Registrar of Salcete, Margao under No.MGO-BK1-02438-2013 dt. 29th April 2013 it is clear that said Mr. Hipolito Constancio Vaz and his wife Mrs. Cynthia Vaz and Mr. Mariano Sebastian Vaz and his wife Mrs. Irene Alex Vaz in turn sold the said property to Mr. Avinash Nazareth Fernandes, Mr. Amit Terence Fernandes and Mr. Afiano Mario Fernandes;

Waz.

From the records of Inventory Proceedings No.21/2019/II initiated in the Court of the IIIrd Addl. Civil Judge, Sr. Division, Margao it is clear that said Mr. Afiano Mario Fernandes expired on 16th October 2017 and on his death above Inventory Proceedings was initiated in the Court of the IIIrd Addl. Civil Judge, Sr. Division, Margao, wherein his said one third (1/3rd) share in the said property was listed under Item No.49 and was allotted to Mr. Abijit Gerald Fernandes;

From Deed of Sale dt. 24th August 2023 registered in the office of the Sub-Registrar of Salcete, Margao under No.MGO-1-3625-2023 on 30th August 2023 it is clear that said Mr. Abijit Gerald Fernandes, Mr. Avinash Nazareth Fernandes and his wife and Mr. Amit Terence Fernandes and his wife sold and conveyed the said property to M/s. Gore Builders.

From survey records it is clear that the property is recorded in the name of said M/s. Gore Builders.

From conversion sanad it is clear that the said property was converted for non agricultural use for construction.

From Deed of Partnership of M/s. Gore Builders dt.... with registration certificate it is clear that said M/s.Gore Builders is registered partnership firm with Mrs.Snehal Dhawal Gore and Dhaval Kishor Gore H.U.F with Mr. Dhaval Kishor Gore as Karta are its partners.

I have gone through the records of Sub-Registrar of Salcete and also Nil encumbrance certificate and found that the said property is free from all encumbrances, charges, liens or defects in title whatsoever.

Wan.

CONCLUSION & OPINION:

I, therefore, conclude and opine that -

- a) The said M/s Gore Builders are sole owners and possessors of the said property and same is free, clear, unencumbered and marketable;
- b) the said property is free from all encumbrances, charges, liens or defects in title whatsoever.

Margao,

26th June 2024



(ADV.KAMALAKANT PAI)

ADV. KAMALAKANT N. PAI

B.A (Hons) LL.B

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