A: Latuekar ADVOCATE

Floor, Malbhat Heights, Opp. SBI Personal Banking Branch, Malbhat, Margao Goà. 403 602 Phone: = (0832) 2711081.

# SEARCH REPORT CERTIFICATE OF TITLE

This Report and Certificate is issued at the request of M/s Chaitanya Associates, having Office at Margao, Salcete, Goa, in respect of the land hereinafter mentioned:-

### 1. NAME OF THE LAND:-

This landed property having a portion of house denominated "PALMAR BERNARDO FRANCISCO DA COSTA" or "NAICALEM".

# 2. LOCATION OF LAND:-

This land is located at Aquem within the city of Margao of Salcete Taluka of Goa State, falling within the limits of the Margao Municipal Council in the District of South Goa of Goa State.

# 3. DESCRIPTION IN THE LAND REGISTRATION OFFICE:-

This bigger property, is inscribed, as a whole, under Inscription No. 24046 of Book G No. 29 of the Land Registration Office of Salcete Judicial Division.

# 4. ENROLMENT IN THE ERSTWHILE PORTUGUESE LAND REVENUE RECORDS:-

The bigger property of which this land forms a part, as a whole, is enrolled under Matriz No. 399 Real Index no. 3 at Folio 84 overleaf pertaining to the City of Margao in the Salcete Taluka Revenue Office.

#### 5. SURVEY NUMBER:-

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The Bigger property is surveyed under Chalta no. 83 of P. T. Sheet No. 226. Title Report is in respect of property surveyed under Chalta No. 1 of P. T. Sheet no. 226.

## 6. AREA OF LAND:-

The erstwhile bigger property is having a total area of 2104 square metres and 20 centimeters, as per Survey records. However the area covered under Chalta no. 1 of P. T. Sheet no. 226 is restricted to 480 sq. mts. alongwith passage on the western side of the bigger property admeasuring 52 sq. mts and surveyed under Chalta no. 244 of P. T. Sheet No. 227 lying on the western side.

### 7. BOUNDARIES:-

The land forming distinct and separated part of the said bigger property is bounded as under:-

By passage of 170 sq. mts or thereabouts and further by Dr. Kerkar Hospital property commonly surveyed under Chalta East:-No. 2 of P. T. Sheet No. 226 of Margao City Survey;

By the property of Chaitanya Associates under Chalta No. 83 West:of P. T. S. No. 226 of Margao City Survey;

North:- By Public road from Margao to Torsazori; and

By the property of Chaitanya Associates under Chalta No. 83 South:of P. T. S. No. 226 of Margao City Survey.

# 8: DOCUMENTS PERUSED:-

(a) Copy of the translated Certificate of Description and Inscription dated 25.05.1976 in respect of Description No. 32577 of Book B No. 84 new series and inscribed under no. 24046 of Book G No. 29.

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- (b) Copy of Public Deed of Sale and Acquintance dated 27.07.1931 by the Notary of Salcete, Francisco Xavier de Teodoro Miranda at pages 77 (reverse) of his Deeds Book No. 442.;
- (c) Copy of the translation of the Deed of Succession with Partition and Sales dated 30.10.1953 of late Mr. Alvito Joao Socorro Vaz;
- (d) Copy of Public Will dated 16.09.1978 drawn before Advocate Visnum Sinai Priolcar, the Notary Ex-Officio of Salcete jurisdiction at page 54V onwards of Book of Wills No. 90.
- (e) Copy of Public Will dated 28.02.1997 drawn before Shri. Chandrakant Pissurlekar, the Notary public Ex-Officio of Salcete jurisdiction at page 53 onwards of Book of Wills No. 236.
- (f) Copy of Inventory proceedings bearing no. 53/2000/M filed in the Court of the Civil Judge, Senior Division, at Margao by Mr. Oliveira Martinho Vas upon the death of Mrs. Angela Maria Piedade Eroina Furtado e Vaz;
- (g) Copy of the Deed of Sale dated 24.11.2005 registered before the Sub Registrar of Salcete under no. 1880 at pages 117 to 141 of Book I Vol No. 2005 dated 25.04.2006;
- (h) Copy of the Deed of Rectification dated .04.2007 registered before the Sub Registrar of Salcete at Margao under no. 1973 at pages 265 to 276 of Book I Vol No. 2428 dated 23.04.2007;
- (i) Copy of the Judgment and Order dated 13.3.2008 passed by the Court of the Deputy Collector and Sub-Divisional Officer at Margao in Case No. LRC/PART/241/2007/I;

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- (j) Copy of the Deed of Succession drawn in the Office of the Civil Registrar cum Sub Registrar & Special Notary, Salcete on 26-05-2008 recorded at Folio 50Vto 52 of Deed Book No. 1523;
- (k) Copy of the Deed of Sale cum Exchange dated 16.07.2010 registered before the Sub Registrar of Salcete at Margao under no. MGO-BK1-03695-2010 CD Number MGOD21 on 16.07.2010;
- (I) Copy of the Inventory Proceedings bearing no. 186/2015/A filed in the Court of the Civil Judge Senior Division at Margao by Mr. Leslie Basil Vaz upon the death of Mr. Stephen Apolinario Vaz alias Stephen Vaz;
- (m) Copy of the General Power of Attorney dated 4.2.2018 executed by Mrs. Philomena Vaz and Mr. Mark Joseph Vaz in favour of Mr. Leslie Basil Vaz before the Notary Shri. Rajendra G. Raut Dessai and registered under no. 31485/2018 dated 4.2.2018;
- (n) Copy of the Deed of Gift dated 2.2.2018 executed before the Sub Registrar of Salcete under no. MGO-BK1-00484-2019 CD Number MGOD132 on 29-04-2019;
- (o) Copy of Deed of Sale dated 28-03-2018 executed before the Sub Registrar of Salcete under no. MGO-BK1-01448-2018 CD Number MGOD122 on 28.03.2018;
- (p) Copy of Survey records dated 30.8.2012 issued by the Inspector of Survey and Land Records of Form D in respect of Chalta No 83 P. T. Sheet No. 226 of Margao City;

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(q) Copy of Survey records dated 27.8.2015 issued by the Inspector of Survey and Land Records of Form D in respect of Chalta No 1 P. T. Sheet No. 226 of Margao City;

### 9. SCRUTINY OF DOCUMENTS:-

- (a) The Certificate of Land Description and Inscription mentioned at para 8(a) hereinabove shows that the title of the said erstwhile property is inscribed in favour of Mr. Joaquim Aleixo Apolinario Vas;
- (b) The Public Deed of Sale and Acquintance dated 27.07.1931 mentioned at para 8(b) by the Notary of Salcete, Francisco Xavier de Teodoro Miranda at pages 77 (reverse) of his Deeds Book No. 442. shows that Mr. Joaquim Aleixo Apolinario Vas purchased the bigger property vide Escritura Publica de Venda e Quittance from the Society Costa and Company Limited;
- (c) The translation of the Deed of Succession with Partition and Sales dated 30.10.1953 of late Mr. Joaquim Aleixo Apolinario Vas and late Mr. Alvito Joao Socorro Vaz mentioned at para 8(c) shows that late Mr. Joaquim Aleixo Apolinario Vas expired on 13-06-1940 at Nairobi, leaving behind his widow and moiety holder Mrs. Angela Maria Piedade Eroina Furtado and Mr. Jose Antonio Timotio Vas, Mr. William Xavier Zacarias Vas, Mr. Oliveira Martinho Vas and Mr. Alvito Joao Socorro Vas as his sole and universal heirs. It also further mentions that on 30-7-1943, late Mr. Alvito Joao Socorro Vaz expired in the state of bachelor leaving behind his mother Mrs. Angela Maria Piedade Eroina Furtado as his sole successor. In the same document the assets of late Mr. Joaquim Aleixo Apolinario Vas and late Mr Alvito Joao Socorro Vaz were partitioned and the bigger property was allotted to Mrs. Angela Maria Piedade Eroina Furtado;

- (d) The Public Wills dated 16.9.1978 mentioned at para 8(d) and 8(e) shows that Mrs. Angela Maria Piedade Eroina Furtado bequeathed the Eastern block to her grand children Mr. Stephen Apolinario Vaz, Mr. Wally Anthony Vaz and Mr. Leslie Basil Vaz, the Western Block was bequeathed to her son Mr. William Xavier Zacarias Vaz and the Southern Block was bequeathed to her son Mr. Oliveira Martinho Vaz;
- (e) The Inventory proceedings mentioned in para 8(f) bearing no. 53/2000/M (re-registered as 40/03/A) filed in the Court of the Civil Judge, Senior Division, at Margao by Mr. Oliveira Martinho Vas upon the death of Mrs. Angela Maria Piedade Eroina Furtado e Vaz shows that 1/3<sup>rd</sup> of the Eastern block admeasuring 480 sq. mts were allotted to Mr. Stephen Apolinario Vaz, 1/3<sup>rd</sup> to Mr. Wally Anthony Vaz and his wife Smt. Yvenne Vaz and 1/3<sup>rd</sup> to Mr. Leslie Basil Vaz;
- (f) Similarly, 1/2 of Western block admeasuring 498 sq. mts was allotted to. Mrs. Hilda Anunciacao Vaz, 1/8<sup>th</sup> to Mrs. Maria Liza Vaz and her husband Mr. Lary Barretto, 1/8<sup>th</sup> to Mr. Alvin Anthiny Eulogio Vaz, 1/8<sup>th</sup> to Mrs. Lena Maria Julieta Ahlawat and her husband Mr. Balkrishna Alhawat and 1/8<sup>th</sup> to Mrs. Sally de Souza and her husband Mr. Alton de Souza;
- (g) In the said Inventory Proceedings mentioned in para 8 (f) it also shows that Southern block was fully allotted to Mr. Oliveira Martinho Vaz;
- (h) Vide Deed of Sale dated 24.11.2005 registered before the Sub Registrar of Salcete under no. 1880 at pages 117 to 141 of Book I Vol No. 2005 dated 25.04.2006 mentioned at para 8 (g), the allotes of the

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Snpad V. Pai Rainekar, advocate.

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Western portion of the bigger property have sold their undivided shares, rights and interests in favour of Mr. Oliveira Martinho Vaz;

- (i) A perusal of the Copy of the Deed of Rectification dated registered before the Sub Registrar of Salcete at Margao under no. 1973 at pages 265 to 276 of Book I Vol No. 2428 dated 23.04.2007 mentioned at para 8(h) shows that the area sold to Mr. Oliveira Martinho Vaz was corrected from 405 sq. mts to 498 sq. mts;
- (j) Copy of the Judgment and Order dated 13.3.2008 passed by the Court of the Deputy Collector and Sub-Divisional Officer at Margao in Case No. LRC?PART/241/2007/I mentioned at para 8(i) shows that the Western block and the Eeastern block was divided into two parts and an area admeasuring 1368 sq. mts was allotted new Chalta No. 83 of P. T. S. No. 226 and balance of 480 sq. mts continued to be surveyed under old Chalta no. 1 of P. T. Sheet No. 226.
- (k) The Deed of Succession drawn in the Office of the Civil Registrar cum Sub Registrar & Special Notary, Salcete on 26-05-2008 recorded at Folio 50Vto 52 of Deed Book No. 1523 mentioned at para 8(j) shows that Mr. Jose Antonio Vaz alias Jose Antonio Timoteo Vas alias Joseph Anthony Timothy Vaz and his wife Mrs Maria Aurora Ninfa Jorge e Vaz alias Maria Aurora Ninfa Jorge alias Maria Aurora Jorge Vaz alias Maria Aurora Nypha George expired intestate leaving behind Mr. Stephen Apolinario Vaz, Mr. Leslie Basil Vaz married to Mrs. Philomena Vaz and Mr. Wally Anthony Vaz and his wife Smt. Eva Yvonne D'Maria as their sole and universal heirs;
- (1) A perusal of the Deed of Sale cum Exchange dated 16.07.2010 registered before the Sub Registrar of Salcete at Margao under no. MGO-BK1-03695-2010 CD Number MGOD21 on 16.07.2010



mentioned at para 8(k) reveals that Mr. Oliveira Martinho Vas and his wife Mrs. Maria Fatima Filomena Gomes have sold southern and western blocks from the bigger property admeasuring 1368 sq. mts of the property surveyed under Chalta No. 83 of P. T. Sheet No. 226 to M/s Chaitanya Associates;

- (m) The Inventory Proceedings bearing no. 186/2015/A filed in the Court of the Civil Judge Senior Division at Margao by Mr. Leslie Basil Vaz upon the death of Mr. Stephen Apolinario Vaz alias Stephen Vaz mentioned at para 8(l) shows that 1/3<sup>rd</sup> share of the deceased Mr. Stephen Apolinario Vaz alias Stephen Vaz was purchased by Mr. Stephen Apolinario Vaz alias Stephen Vaz was purchased by Mr. Leslie Basil Vaz and his wife Mrs. Philomena Vaz by paying owelty Leslie Basil Vaz and his wife Mrs. Philomena Vaz by paying owelty amount to Mr. Wally Anthony Vaz and his wife Mrs. Eva Yvonne D'Maria Rodrigues e Vaz alias Yvonne Vaz alias Yvonne Rodrigues e Vaz:
- (n) Vide General Power of Attorney dated 4.2.2018 mentioned at para 8 (m), Mrs. Philomena Vaz and Mr. Mark Joseph Vaz executed power of attorney in favour of Mr. Leslie Basil Vaz before the Notary Shri. Rajendra G. Raut Dessai and registered under no. 31485/2018 dated 4.2.2018;
- (o) Perusal of the Deed of Gift dated 2.2.2018 executed before the Sub Registrar of Salcete under no. MGO-BK1-00484-2019 CD Number MGOD132 on 29-04-2019 which is mentioned at para 8(n) shows that Mr. Wally Anthony Vaz and his wife Mrs. Eva Yvonne D'Maria Rodrigues e Vaz alias Yvonne Vaz alias Yvonne Rodrigues e Vaz gifted their entire 1/3<sup>rd</sup> undivided right in the eastern block of the bigger property to their nephew Mr. Mark Joseph Vaz;

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- (p) The Deed of Sale dated 28-03-2018 executed before the Sub Registrar of Salcete under no. MGO-BK1-01448-2018 CD Number MGOD122 on 28.03.2018 which is mentioned at para 8(o) shows that Mr. Leslie Basil Vaz and his wife Mrs. Philomena Vaz alongwith their son Mr. Mark Joseph Vaz sold the entire castern block of the bigger property admeasuring 480 sq. mts surveyed under Chalta No. 1 of P. T. Sheet No. 226 of Margao City Survey to M/s Chaitanya Associates;
  - (q) The Survey record dated 30.8.2012 issued by the Inspector of Survey and Land Records of Form D in respect of Chalta No 83 P. T. Sheet No. 226 of Margao City mentioned in para 8(p) shows that the property is recorded in the name of M/s Chaitanya Associates vide mutation no. 310920;
  - (r) The Survey record dated 27.8.2015 issued by the Inspector of Survey and Land Records of Form D in respect of Chalta No 1 P. T. Sheet No. 226 of Margao City mentioned in para 8(q) shows that the property is recorded in the name of Mr. Oliveira M. Vaz vide mutation no. 310051;
- 10. From the perusal of the above documents and on the search of the records of Sub-Registrar of Salcete, I report and certify as under:-
  - (a) That property surveyed under Chalta nos. 1 of P. T. S No. 226 and also the passage area surveyed under Chalta no. 244 of P. T. Sheet No. 227 is free and clear.
  - (b) The title and possession of property surveyed under Chalta nos. 1 of P. T. S No. 226 and also the passage area surveyed under Chalta no. 244 of P. T. Sheet No. 227 is vested with Mr. Leslie Basil Vaz and his wife Mrs. Philomena Vaz and their son Mr. Mark Joseph Vaz as per the documents and consequently by virtue of the Deed of Sale

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### Sripad V. Pai Patnekar, advocate.

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executed on 28-03-2018 the title of M/s Chaitanya Associates to the said plot is clear and marketable.. S. C. Calury

Margao, Goa, dated 9th May, 2019.

(Sripad V. Pai Patnekar) ADVOCATE