





GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI - GOA

Plot showing photo situated at

Bendolim Village

TETWADI Taluka

S.No./Sub Div No.15

S.No./Sub Div No.16

Scale 1:1000



S. No.32

SURVEY No.16

S. No.17

SURVEY No.15

S. No.14

Computer Generated On 05-01-10

S. No.13

Compared by: 
05-01-10



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24/1

CERTIFICATE OF TITLE CLEARANCE

CONCERNING

All that Property known as Pirabhat and Rautelem Zin situated at Bambolim Village within the Panchayat of Curca Bambolim Santana Tiswadi Taluka, Goa described as a whole in the Land Registration Office of Ilhas Taluka, Goa under no. 2350 at Folio 255 V of Book B – 27 Old and enrolled in the Taluka Revenue office under Matriz Nos. 169, 170 and 171.

The Property is surveyed in the recent survey nos. 15/1, 16/1, 35/1 and 37/1.

Survey no. 15/1 admeasuring 33425 sq.mts is bounded as follows:

To the East : By Survey no. 16/1 of Hilario R. A. Dias,

To the West : By cart track

To the North : By the cart tracks and

To the South : By the property belonging to H.G. Kamat Mhamai and others
Surveyed under no. 14

Survey no. 16/1 admeasuring 39425 sq.mts is bounded as follows:

To the East : By Paddy field of the Comunidade of Bambolim and by Public Road.

To the West : By the trench or Coconut Garden Dando



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To the North : By the hill of the said Bambolim

To the South : By paddy field of Confraria of Senhora do Rosario of Morombi O Grande Luis and Vicente Joao de Araujo.

Survey no. 35/1 admeasuring 7450 sq.mts is bounded as follows:

To the East : By the cart tracks

To the West : By the property belonging to Alberto Souza
Surveyed under no. 36/1

To the North : By the property belonging to Joao Caetano Benjamino Gonsalves surveyed under no. 34/1

To the South : By cart tracks

Survey no. 37/1 admeasuring 5950 sq.mts is bounded as follows:

To the East : By cart tracks

To the West : By the property owned by Hilario R. A. Dias
Surveyed under no. 35/1

To the North : By cart tracks

To the South : By paddy field of Confraria Da Igreja De Mercês and Elvino De Souza and surveyed under no. 37/2.



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I have examined the following Documents which are valid according to the existing law.

1) Certificate of Inscription and Description

Inscription

Right to the undivided one fourth share in the ownership and useful dominion of the property described as a whole in the Land Registration Office of Ilhas Taluka, Goa under no. 2350 at folios 255 overleaf of Book B – 27 old is inscribed in favour of Hilario Renato Assuncao Dias married, landlord from Santa Cruz, under no. 22454 at folio 138 of Book G – 35 on 28th July, 1952 for having been allotted to him on account of his maternal share in the Orphanological Inventory Proceedings dated 19-12-1918 filed in the Court of Senior Civil Judge of the Judicial Division of Ilhas-Goa on the demise of his mother Maria Carmina Dias on 14-10-1918 and confirmed by order of the above court on 9/6/1919 which became final for want of appeal within prescribed time limit.

(ii) Right to the undivided one fourth share in the ownership and useful dominion of the property described as a whole in the Land Registration office of Ilhas Tauka-Goa under no. 2350 at folios 255 overleaf of Book B – 27 old, is inscribed in favour of Hilario Renato Assuncao Dias married, landlord from Santa Cruz under no. 22457 at folio 139 of Book G – 35 on 28th July, 1952 for having been allotted to him on account of his paternal share in the Orphanological Proceeding dated 15th February, 1930 on the demise of his father Antonio Jose Roque Tolentino Dias.



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- (iii) Right to the undivided one fourth share in the ownership and useful dominion of the property situated at Bambolim Village, Ilhas - Goa, described as a whole in the Land Registration Office under no. 2350 at folios 255 overleaf of Book B-27 old, is inscribed in favour of Hilario Renato Assuncao Dias and his wife Dona Clorinda Efigenia Apolinda D' Sa, married, landlords of Santa Cruz, under no. 22458 at folios 139 of Book G-35 on 28th July, 1952 for having been purchased by him and his wife Mrs. Clarinda Efigenia Apolinda de Sa from Mrs. Maria Guia Guilhermina Dias alias Mrs. Guilhermina Dias and her husband Cristovam Joaquim Antonio Gonsalves by a Deed of Declaration, Discharges and sale dated 27-1-1933 drawn up in Panjim in the office of the Notary Carlos Augusto Maria d ' Oliveira Pegado Judicial Division of Ilhas-Goa and registered in the Book No. 278 folio 4 V which was allotted to the said Maria Guia in the Inventory Proceedings dated 19th December, 1918 on the death of her mother Maria Carmina Dias.
- (iv) Right to the undivided one fourth share in the ownership and useful dominion of the property situated at Bambolim Village described as a whole under no. 2350 at folios 255 overleaf of Book B - 27 old, is inscribed in favour of Hilario Renato Assuncao Dias married, landlord, resident of Santa Cruz, under no. 22459 at folios 140 of Book G-35 on 28th July, 1952 for having been purchased by him by a Deed of Sale and Discharge dated 23-2-1937 drawn up



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in Panjim Goa in the Office of Notary of Judicial Division of Ilhas-Goa and registered in the Book no. 318 folio 7 from Basilia Clementina Dias alias Maria Clementina Dias popularly known as Basilia, unmarried, which was owned and legally possessed by her as one of the heiress of her parents Antonio Jose Roque Tolentino Dias and his wife Maria Carmina Dias.

Description:

Property known as Pirembhat or Rautalem Zin or Santalem Bhatt or Salat Bhatt, situated at Village Bambolim, Taluka Tiswadi, Goa registered in the Land Registration Office of Ilhas Taluka-Goa under no. 2350 at folio 255 V of Book B-27 Old and enrolled in Matriz no. 169, 170 and 171.

To the East : By Paddy field of the Comunidade of Bambolim and by Public Road.

To the West : By the trench or Coconut Garden Dando

To the North : By the hill of the said Bambolim

To the South : By paddy field of Confraria of Senhora do Rosario of Morombi O Grande Luis and Vicente Joao de Araujo.

- 2) 4 Forms I & XIV of Survey nos. 15/1, 161, 35/1 and 37/1 of the village of Bambolim, Tiswadi Taluka-Goa.



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- 3) Certificate of Inventory Proceedings dated 19th December, 1918 which took place before the learned Judge, Civil Court, Senior Division of the Judicial Division of Ilhas, Goa on the death of Maria Carmina Dias which was confirmed on 9th June, 1919.
- 4) Certificate of Inventory Proceedings dated 15th February, 1930, which took place on the death of Anton Jose Roque Tolentino Dias.
- 5) Certificate of Deed of Declaration, Discharges and Sale dated 27th January, 1933, drawn up in the city of Nova Goa in the office of Notary Carlos Augusto Maria d' Olivera Pegado registered in the Book of Deeds No. 278, folio 5 - V.
- 6) Certificate of Deed of Sale and Discharge dated 23rd February 1937, drawn up in the city of Panjim, before the Notary of the Judicial Division of Ilhas, Mr. Jeromino Salvador Constatino Socrates D' Costa, registered in the Book of Deeds, no. 318, folio 7.
- 7) Certificate of Inventory Proceedings No. 76/1990, filed in the Court of Civil Judge Senior Division at Mapusa before Shri. G.V. Ratnam, on the death of Smt. Maria Efigenia Apolinda de Sa Dias and made absolute on 20th June, 1990.



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8) Nil Encumbrance Certificate from Sub-Registrar of Ilhas, Taluka, Goa showing that there is no registered charge against the property described as a whole in the Land Registration Office under no.2350 at folio 255 V of Book B - 27 Old and enrolled in Matriz nos. 169, 170 and 171.

9) Certificate of Record of Rights of Village Bombolim, Taluka, Tiswadi-Goa in respect of the said property after mutation.

In the circumstances according to the Inventory Proceedings dated 19th December, 1918, Inventory Proceedings dated 15th February, 1930, Deed of Declaration, Discharges and Sale dated 27th January, 1933 and Deed of Sale and Discharge dated 23rd February, 1937, and taking into consideration that the whole property has been inscribed in four separate inscription certificates in favour of the said Hilario Renato Assuncao Dias under four separate nos. viz no. 22454 at Page 138 Reverse of Book G-35 in favour of Hilario Renato Assuncao Dias, married, landlord of Santa Cruz, no. 22457 at page 139 Reverse of Book G-35 in favour of Hilario Renato Assuncao Dias, married, landlord of Santa Cruz, no. 22458 at page 139 reverse of Book G-35 in favour of Hilario Renato Assuncao Dias and his wife Clarinda Efigenia Apolinda de Sa and no. 22459 at Page 140 of Book G-35, in favour of Hilario Renato Assuncao Dias, married landlord of Santa Cruz in the land Registration Office of Ilhas Taluka-Goa all on 28/7/1952, Shri. Hilario Renato Assuncao



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Dias and his wife Smt. Clorinda Efigenia Apolinda Dias became absolute and full owners of the whole property described in the Land Registration Office of Ilhas Taluka, under no. 2350 at Folio 255 V of Book 27 Old and enrolled in Matriz Nos. 169, 170 and 171.

The Certificates in Form No. XIV of village Bambolim, Taluka, Tiswadi-Goa issued by the Talathi do not disclose any adverse entry against the possession and enjoyment of the said property by the said Hilario Renato Assuncao Dias.

So also forms No. 1 disclose the said property to have been registered in favour of the said Hilario Renato Assuncao Dias as occupant thereof.

Thereafter Smt. Clorinda Efigenia Apolinda D' Sa Dias expired on 31-12-1981 without any will or other disposition of the assets leaving behind her husband Hilario Renato Assuncao Dias as her widower and with right to moiety share of the said property and six children as her sole legal representatives and heirs (1) Arlinda Palmira Celina Dias e Soares, married to Orlando Vicente Teodorico Soares, residents of Bastora, (2) Antonio Jose Gastao Miscellaneous Dias, married to Wendy Dias, residents of U.K., (3) Hildebrando Donaldo Francisco Dias, married to Gretrudes Mary Ann Carasco Dias, residing at Bastora, (4) Rosenbergo Xavier Pilomeno Sa Dias, residing at London, (5) Rena Ceduina Mystica Roland nee Dias married to Rodney Guilbert Roland residing at Perth, Western Australia, (6) Altina Yvonne Jesuina Dias, married to Anthony David Evans, residing at Bastora as heirs to the whole property described in the Land Registration Office under no. 2350 at folio 255 V of Book B - 27 Old.



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On the death of Smt. Clorinda Efigenia Apolinda D' Sa Dias Inventory Proceedings under no. 76/1990 were filed by her husband widower as head of the family and declarant in the Court of Civil Judge Senior Division at Mapusa before Shri. G.V. Ratnam on 8th June, 1990 wherein the allotments of the said property to the heirs were purchased in auction by Shri. Hilario Renato Assuncao Dias who consequently became owner in possession and enjoyment of the entire property described above.

In the absence of any encumbrance being noticed to have been registered in relation to the said property described above the said Hilario Renato Assuncao Dias, as on the date of its transfer by sale, was the lawfull owner in possession and enjoyment of the said entire property described above.

I therefore confirm that Shri. Hilario Renato Assuncao Dias widower, landlord of Bastora, Bardez-Goa had absolute, valid and marketable right to the said whole property known as Pircmbhat and Rautalem Zin situated at Bambolim, Village, Ilhas - Goa described in the Land Registration Office of Ilhas Taluka, Goa under no. 2350 at folio 255 V of Book B - 27 Old and enrolled in Matriz nos. 169, 170 and 171.

The said Hilario Renato Assuncao Dias, widower, landlord of Bastora, Bardez-Goa as lawfull owner in possession and enjoyment of the said entire property described above



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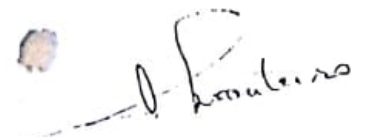
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sold it to Goan Real Estate & Construction Limited by two Deeds of Sale dated 7/2/1991 and 7/11/1991 respectively which have been registered in the Land Registration Office of Ilhas Taluka - Goa under No. 444/93 in Book No. I Vol. 222 dated 12th March, 1993 and under no. 249/93 in Book I Volume 215 dated 16/2/93 respectively.

Further, pursuant to the purchase of the said property by Goan Real Estate & Construction Limited, the necessary mutations in the record of rights in respect of the said property in terms of the provisions of Land Revenue Code and the rules made thereunder as in force in the state of Goa have been carried out and the Goan Real Estate & Construction Limited have been recorded as occupants of the said property.

Goan Real Estate & Construction Limited having purchased the whole property described above from its lawfull owner in possession and enjoyment, Mr. Hilario Renato Assumcao Dias as stated above are now consequently lawfull owners in possession and enjoyment of the whole property described above and therefore have absolute, valid, good and marketable title to the said property described above.


J. F. MONTEIRO.

Dated: 4/4/2003