

Date:- 07-10-2019

SEARCH REPORT AND CERTIFICATE OF TITLE

This Report and Certificate of Title is given at the request of Nanu Estates Private Limited, with its Registered Office at House No. 1448, Nanu House, Varde Valaulicar Road, Margao, Goa; in relation to the below described property:-

- | | | |
|----|------------------------------|---|
| 1. | NAME:- | "BELAVIS WADO". |
| 2. | SITUATION:- | Village Corlim, within the limits of Village Panchayat of Corlim, Taluka and Sub-District of Tiswadi, District of North Goa, in the State of Goa. |
| 3. | LAND REGISTRATION No. | Description No. 20234 of Book-B No. 54 of the new series. |
| 4. | MATRIZ NO.:- | Not found enrolled. |
| 5. | SURVEY NO.:- | Sub-Division No. 13 of Survey No 9 of village Corlim of Tiswadi Taluka. |
| 6. | AREA:- | 1,850 square meters. |
| 7. | BOUNDARIES:- | |

EAST: By properties bearing Survey No. 9/9 and 9/11 of village Corlim;

WEST: By Road;

NORTH: By properties bearing Survey No. 9/14 and 9/12 of village Corlim; and

SOUTH: By Road.



8. DOCUMENTS SCRUTINISED:

(a)	Certified Copy dated 14-07-2017 in respect of the Land Registration Records of Ilhas Land Registration Office, issued by the Archivist (Management), Directorate of Archives & Archaeology, Panaji, Goa, in respect of Description No. 1224 of Book-B. No. 4 of the New series,
(b)	Certified Copy dated 14-07-2017 in respect of the Land Registration Records of Ilhas Land Registration Office, issued by the Archivist (Management), Directorate of Archives & Archaeology, Panaji, Goa, in respect of Description No. 20226 of Book-B. No. 44 of the New series and Description No. 20234 of Book-B. No. 54 of the New series; along with its English translation.
(c)	Certified Copy dated 18-07-2017 in respect of the Land Registration Records of Ilhas Land Registration Office, issued by the Archivist (Management), Directorate of Archives & Archaeology, Panaji, Goa, in respect of Inscription No. 21581 of Book-G. No. 34 and Inscription No. 21615 of Book-G. No. 34; along with its English translation.
(d)	Certified copy dated 18-07-2017 issued by the Archivist (Management), Directorate of Archives & Archaeology, Panaji, Goa, in respect of Escritura de Vendas, Quitacao e disolerigocao (Deed of Sales, Discharge and Releases), drawn on 20-02-1951 , along with its English translation.
(e)	Certified copy dated 24-09-2019 issued by the Superintendent of the Court of Civil Judge, Junior Division, Panaji, in respect of the records of Inventory Proceeding No. 90/2015/D.



(f)	Certified copy dated 01-03-2019 issued by the Superintendent of the Court of Civil Judge, Junior Division, Panaji, in respect of the records of Inventory Proceeding No. 105/2018/D in Inventory Proceedings No. 90/2015/D.
(g)	Form No. I & XIV issued on 17-05-2019 by the Mamlatdar of Tiswadi Taluka, Panaji, Goa, in respect of the property bearing Survey No. 9/13 of village Corlim of Tiswadi Taluka.
(h)	Survey Plan of Survey No. 9/13 of village Corlim of Tiswadi Taluka, issued on 28-03-2018 by the Asst. Survey & Settlement Officer, Panaji, Goa.
(i)	Deed of Sale dated 02-05-2019 duly registered in the Office of the Sub-Registrar of Tiswadi, Panaji, Goa, on 06-05-2019 under Registration No. PNJ-1-853-2019.
(j)	Nil Certificate of Encumbrances No.800 of 2019 dated 07-06-2019 issued by the Sub-Registrar of Tiswadi, Panaji, Goa, for the period from 01-11-1965 up to 06-06-2019.

9. SCRUTINY OF DOCUMENTS:

- (a) It can be ascertained from the '**Escritura de Ventas, quitacao e desolorigacao**' (Deed of Sales, discharge and release) drawn on **20-02-1951** by Shri. Santa Rita Colaco, Notary of Ilhas Judicial Division, at pages 91 onwards of his Notarial Deeds Book No. 423 mentioned at **Para 8 (d)** that the property under Description No. 1224 of Book-B. No. 4 of the new series of the Land Registration Office of Ilhas, was divided into two Plots, i.e. Plot-A and Plot-B, and the Plot-B was allotted to Mrs. Matildes Fernandes and her husband, Mr. Joaquim Jose

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Fernandes, in the land division proceedings held in the 2nd Office of Court of Law of Ilhas Judicial Division. It is further seen from the said document that said Mrs. Matildes Fernandes and her husband, Mr. Joaquim Jose Fernandes have divided the said Plot-B into various plots, and the Fourth Plot thereof was sold by them in favour of Mr. Caetano Trindade.

(b) From the Land Registration documents mentioned at **Para 8 (a) to Para 8 (c)** above, it could be ascertained that the bigger property which was described under **Description No. 1224** of Book-B. No. 4 of the new series of the Land Registration Office of Ilhas, was divided into two Plots, i.e. Plot-A and Plot-B, and the Plot-B is independently and separately described in the Land Registration Office of Ilhas under **Description No. 20226** of Book-B. No. 44 of the new series. This Plot-B was divided into various plots, and the **Plot No. 4** thereof was purchased by Mr. Caetano Trindade vide the said Public Deed drawn on 20-02-1951, is independently and separately described in the Land Registration Office of Ilhas under **Description No. 20234** of Book-B. No. 54 of new series, which is inscribed w.e.f. 07-04-1951 under **Inscription No. 21615** of Book-G. No. 34 of the same Land Registration Office, in the name of Mr. Caetano Trindade, married.

(c) From the document mentioned at **Para 8 (e)** above which are the records of **Inventory Proceedings No. 90/2015/D** of the Court of Civil Judge, Junior Division, Panaji, Goa, it is seen that said registered owner, Mr. Caetano Trindade who was also known as Anthony Trindade or Antonio Caitano Trindade or may be Anthony Cajetan Trindade or even Anthony Cajetan Trindade expired on 01-03-1980 and his wife, Mrs. Smt. Maria Estella Trindade alias Maria Estela Estafania Vaz also

known as Estela Vaz or may be Mary Stella Estefania Vaz or Maria Stella Estafania Vaz expired on 14-01-2009, leaving behind their below named children as their heirs and successors:-

- (i) Mr. Louis Natividade Trindade, married to Mrs. Sandra Trindade;
- (ii) Mrs. Isabella Flory Trindade Mascarenhas, married to Mr. Bonifacio Mascarenhas;
- (iii) Mr. Terencio Joseph Trindade, married to Mrs. Mariana Trindade;
- (iv) Mrs. Santana Verginia Joanita Trindade, married to Mr. Newton Azavedo;
- (v) Mr. Antonio Xavier Trindade, married to Mrs. Jovita Teldomira Trindade;
- (vi) Mr. Ignatius Agnelo Trindade, married to Mrs. Catherine Trindade.

(d) It is further seen from the said Inventory records that the above named Mr. Newton Azavedo expired leaving behind his two children, namely, Mr. Joel Newton Azavedo and Ms. Sparkle Azavedo.

(e) It is also seen in the said Inventory records that the land under scrutiny herein is listed under Item No. 1 in the List of Assets in the said Inventory Proceedings and the same is finally allotted to the above named heirs and, vide Final Judgment and Order dated 30-04-2016 passed in the said proceedings, in the following manner:-

No.	Name of the heirs	Share Allotted
1.	To Shri. Louis Natividade Trindade and his wife, Smt. Sandra Trindade:	1/6 th
2.	To Smt. Isabella Flory Trindade and her husband, Shri. Bonifacio Mascarenhas:	1/6 th

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3.	To Shri. Terencio Joseph Trindade and his wife, Smt. Mariana Trindade:	1/6 th
4.	To Smt. Santana Verginia Joanita Trindade, widow; and her children, Shri. Joel Newton Azavedo and Kumari. Sparkle Azavedo:	1/6 th
5.	To Shri. Antonio Xavier Trindade and his wife, Smt. Jovita Teldomira Trindade:	1/6 th
6.	To Shri. Ignatius Agnelo Trindade and his wife, Smt. Catherine Trindade:	1/6 th

(f) From the document mentioned at **Para 8 (f)** above which are the records of **Inventory Proceedings No. 105/2018/D** of the Court of Civil Judge, Junior Division, Panaji, Goa, it is seen that said proceedings were filed for partitioning the 1/12th undivided share in the assets of Smt. Mrs. Mariana Trindade, wife of the above named heir, Mr. Terencio Joseph Trindade, who expired on 14-12-2017, leaving behind the said Shri. Terencio Joseph Trindade, as her husband and moiety shareholder, and she left behind her four children as her heirs, namely, (a) Ms. Fiona Trindade, un-married; (b) Smt. Rueben Trindade, married to Shri. Sandeep Muthreja; (c) Ms. Muriel Trindade, un-married; and (d) Ms. Zipporah Trindade, un-married.

(g) It is further seen in the said proceedings that vide the Final Order dated 20-02-2019 passed in the said Inventory Proceedings, the 1/12th undivided share in the assets of the deceased Smt. Mariana Trindade, is exclusively allotted to her widower, i.e. Shri. Terencio Joseph Trindade.



(h) In view of the devolution of rights mentioned herein, the below named heirs and successors of the registered owner, Mr. Caetano Trindade, have become the exclusive owners in possession of the land under scrutiny in this report:-

No.	Name of the heirs	Share Allotted
1.	To Shri. Louis Natividade Trindade and his wife, Smt. Sandra Trindade:	1/6 th
2.	To Smt. Isabella Flory Trindade and her husband, Shri. Bonifacio Mascarenhas:	1/6 th
3.	To Shri. Terencio Joseph Trindade, a widower:	1/6 th
4.	To Smt. Santana Verginia Joanita Trindade, a widow; and her children, Shri. Joel Newton Azavedo and Kumari. Sparkle Azavedo:	1/6 th
5.	To Shri. Antonio Xavier Trindade and his wife, Smt. Jovita Teldomira Trindade:	1/6 th
6.	To Shri. Ignatius Agnelo Trindade and his wife, Smt. Catherine Trindade:	1/6 th

- (i) The document mentioned at **Para 8 (g)** above is the survey records in **Form No. I & XIV** of the property under scrutiny herein. Names of the above named persons are shown recoded in the "Occupier" column thereof. There are no entries as against the column of 'Other Right Holders' and 'Tenants'.
- (j) The document mentioned at **Para 8 (h)** which is the **Survey Plan** of the property under scrutiny herein, extent thereof can be seen.



- (k) From the document mentioned at **Para 8 (i)** it is seen that, all the above named persons have sold the land under scrutiny herein in favour of Nanu Estates Private Limited, having its Registered Office at Nanu House, Varde Valaulicar Road, Margao, Goa, vide the **Deed of Sale** dated **02-05-2019** duly registered in the Office of the Sub-Registrar of Tiswadi at Panaji, Goa, on 06-05-2019 under Registration No. PNJ-1-853-2019.
- (l) In view of the purchase of the property under scrutiny herein made by Nanu Estates Private Limited, said **Nanu Estates Private Limited** has become owner in possession of the same property.
- (m) From the document mentioned at **Para 8 (j)** above, which is the **Nil Certificate of Encumbrance**, it is seen that there are no encumbrances over the property under scrutiny herein for the period from 01-11-1965 to 06-06-2019.

10. CONCLUSION:

In view of the scrutiny of the above mentioned documents:-

1. I report that the company of Nanu Estates Private Limited is the owner in possession of the property under scrutiny, which bears Survey No. 9/13 of Village Corlim of Tiswadi Taluka, admeasuring 1,850 square meters.
2. 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