

M. P. MULGAONKAR
ADVOCATE
HIRA, NEAR HOLY FAMILY CHURCH,
ALTO - PORVORIM, BARDEZ -GOA

TITLE CERTIFICATE

M/s Kamat Creations, a partnership firm constituted under Indian Partnership Act and registered with Registrar of Firms Bardez under no. BRZ-F64-2020 submitted for my scrutiny following documents in respect of property known as 'SAVORNACHIMOLLY' also known as 'SAVORNACHY MOLOI' or 'CAJUAL' or 'SANTERSHET' admeasuring 1450 square metres in which exists a residential bungalow bearing house no. 679/A situated at ward Santerxette, Aldona, Bardez, Goa, surveyed under survey no. 19 sub-division no. 2A of Aldona village in order to prepare this title certificate.

DESCRIPTION OF THE PROPERTY

All that property known as 'SAVORNACHI MOLLY' also known as 'SAVORNACHY MOLOI' or 'CAJUAL' or 'SANTERSHET' admeasuring 1450 square metres in which exists a residential bungalow bearing house no. 679/A situated at ward Santerxette, Aldona, Bardez, Goa, described in Land Registration Office of Bardez under description No. 7322 at page 245 of Book B-19 new, enrolled in Taluka Revenue office under Matriz no. 893 of third circumscription and surveyed under survey no. 19 sub-division no. 2A of Aldona village and bounded on the east by property bearing survey no. 19/2 of Aldona village, on the west by property bearing survey no. 19/3 of Aldona village, on the north by property bearing survey no. 19/2E of Aldona village and on the south by road.

DESCRIPTION OF DOCUMENTS SCRUTINISED

1. Copy of Deed of Succession dated 15-12-1964 drawn in the office of Notary of Judicial Division of Bardez at folio 25 reverse onwards of Book no. 665.

2. Copy of certificate from Land Registration Office of Bardez containing description no. 7322 at page 245 of Book B-19 new and inscription no. 42880 of book G-46.
3. Deed of Sale dated 24-05-1983 duly registered in the Office of Sub-Registrar Bardez under no. 432 at pages 2 to 7 of Book I Volume no. 198 dated 15-05-1984.
4. Copy of Order dated 04-04-1990 passed by Deputy Collector of Bardez in the Partition Case Amaral Das Neves Mendes and his wife Mary Violet Mendes.
5. Deed of Sale dated 09-12-2020 duly registered in the Office of Sub-Registrar Bardez Book:-1 Document Registration Number BRZ-1-3181-2020 on 09-12-2020.
6. Copy of Form I & XIV of Survey no. 19 sub-division no. 2A of Aldona village.

TITLE SEARCH REPORT

After carefully scrutinising the above documents, it is seen that there exists a property known as 'SAVORNACHI MOLLY' also known as 'SAVORNACHY MOLOI' or 'CAJUAL' or 'SANTERSHET' admeasuring 5975 square metres situated at ward Santerxette, Aldona, Bardez, Goa, described in Land Registration Office of Bardez under description No. 7322 at page 245 of Book B-19 new, enrolled in Taluka Revenue office under Matriz no. 893 of third circumscription and surveyed under survey no. 19 sub-division no. 2 of Aldona village (hereinafter referred to as the entire property).

The entire property originally belonged to Ernesto Custodio Caetano de Souza, who expired on 28-07-1943 without executing will in the status of bachelor, without descendants or ascendants leaving behind as his sole and universal heirs his three siblings (i) Leonildes Etelvina Ana Joaquina Rosaria de Souza, (ii) Cipriano Xavier Antonio Vicente Tome Joaquim Jose de Santana Souza alias Fr. Cipriano Xavier de Souza and (iii) Albertina Efigenia Balduina Celestina Conceicao de Souza alias Albertina Efigenia Balduina de Souza.

The said Leonildes Etelvina Ana Joaquina Rosaria de Souza, who was a spinster expired on 10th September 1949 without leaving ascendants or descendants leaving behind as her sole and universal heirs her two siblings namely (i) Cipriano Xavier Antonio Vicente Tome Joaquim Jose

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de Santana Souza alias Fr. Cipriano Xavier de Souza and (ii) Albertina Efigenia Balduina Celestina Conceicao de Souza alias Albertina Efigenia Balduina de Souza.

The said Cipriano Xavier Antonio Vicente Tome Joaquim Jose de Santana Souza alias Fr. Cipriano Xavier de Souza expired on 3rd October 1958 without leaving ascendants or descendants in status of bachelor and without executing a will leaving behind as his sole and universal heir his sister Albertina Efigenia Balduina Celestina Conceicao de Souza alias Albertina Efigenia Balduina de Souza.

The said Albertina Efigenia Balduina Celestina Conceicao de Souza alias Albertina Efigenia Balduina de Souza expired on 6th July 1961 in status of spinster without leaving ascendants or descendants and instituting as her sole and universal heir her relation Mr. Carlos Francisco Tome Jose Figueiredo by Will dated 23rd April 1959 drawn in the Office of Notary of Judicial division of Bardez at folio 29 reverse of Book no. 52 of Wills.

The above facts are confirmed in the Deed of Succession dated 15-12-1964 drawn up at folio 25V onwards of book no. 665 in which is transcribed the said will dated 23-04-1959 drawn in the Office of Notary of Judicial division of Bardez at folio 29 reverse of Book no. 52 of Wills by the said Albertina Efigenia Balduina Celestina Conceicao de Souza alias Albertina Efigenia Balduina de Souza.

The entire property is described in Land Registration Office of Bardez under description no. 7322 at page 245 of Book B-19 new and inscribed in the name of the said Carlos Francisco Tome Jose Figueiredo under inscription no. 42880 of book G-46 having been bequeathed to the said Carlos Francisco Tome Jose Figueiredo by the said Albertina Efigenia Balduina Celestina Conceicao de Souza alias Albertina Efigenia Balduina de Souza vide afore mentioned Public Will dated 23rd April 1959.

By Deed of Sale dated 24-05-1983 duly registered in the Office of Sub-Registrar Bardez under no. 432 at pages 2 to 7 of Book I Volume no. 198 dated 15-05-1984, the said Carlos Francisco Tome Jose Figueiredo and his wife Maria Emilia Genoveva Da Cruz Fernandes sold a plot of the entire property admeasuring 1450 square metres to Mr. Amaral das Neves Mendes and his wife Mary Violet Mendes.

The said Amaral das Neves Mendes and his wife Mary Violet Mendes mutated their names in Form I & XIV of Survey no. 19/2 of Aldona village in respect of an area admeasuring 1450 square metres of the entire property.

The said Amaral das Neves Mendes and his wife Mary Violet Mendes have constructed a residential bungalow in the said plot admeasuring 1450 square metres of the said property with approvals from concerned authorities and departments and the said residential bungalow bears House no. 679/A.

The said Amaral das Neves Mendes and his wife Mary Violet Mendes applied for partition of the said plot admeasuring 1450 square metres purchased by them from remaining portion of the said entire property bearing Survey no. 19/2, which was granted by the Deputy Collector of Bardez, Mapusa by Order dated 04-04-1990 and the said plot admeasuring 1450 square metres purchased by said Amaral das Neves Mendes and his wife Mary Violet Mendes forming part of the entire property is now given a new survey no. 19 sub-division no. 2A of Aldona village and the names of the said Amaral das Neves Mendes and his wife Mary Violet Mendes were recorded in the column of occupant in Form I & XIV of Survey no. 19/2A of Aldona village.

By Deed of Sale dated 09-12-2020 registered in the Office of Sub-Registrar Bardez Book:-1 Document Registration Number BRZ-1-3181-2020 on 09-12-2020 and Document Serial No. 2020-BRZ-3269, the said Mary Violet Mendes and her husband Amaral das Neves Mendes alias Neves Amaral Mendes sold the said property known as 'SAVORNACHI MOLLY' also known as 'SAVORNACHY MOLOI' or 'CAJUAL' or 'SANTERSHET' admeasuring 1450 square metres along with residential bungalow bearing house no. 679/A existing therein situated at ward Santerxette, Aldona, Bardez, Goa, described in Land Registration Office of Bardez under description No. 7322 at page 245 of Book B-19 new, enrolled in Taluka Revenue office under Matriz no. 893 of third circumscription and surveyed under survey no. 19 sub-division no. 2/A of Aldona village to M/s Kamat Creations, a partnership firm constituted under Indian Partnership Act and registered with Registrar of Firms Bardez under no. BRZ-F64-2020.

After purchasing the aforesaid property surveyed under Survey no. 19/2A of Aldona village, M/s Kamat Creations applied for mutation to include their name in Survey Records and the said application was granted and the name of M/s Kamat Creations is now recorded in the column of Occupant in Form I & XIV of Survey no. 19 sub-division no. 2A of Aldona village after deleting the names Amaral das Neves Mendes and Mary violet Mendes.

OPINION

The above documents scrutinized by me traces the title of the said property known as 'SAVORNACHI MOLLY' also known as 'SAVORNACHY MOLOI' or 'CAJUAL' or 'SANTERSHET' situated at Aldona, Bardez, Goa from the year 1959 i. e. for last more than 60 years and after careful scrutiny of the above documents, I am of the opinion that M/s Kamat Creations, a partnership firm constituted under Indian Partnership Act and registered with Registrar of Firms Bardez under no. BRZ-F64-2020 has a clear and marketable title to the property known as 'SAVORNACHI MOLLY' also known as 'SAVORNACHY MOLOI' or 'CAJUAL' or 'SANTERSHET' admeasuring 1450 square metres along with residential bungalow bearing house no. 679/A existing therein situated at ward Santerxette, Aldona, Bardez, Goa, described in Land Registration Office of Bardez under description No. 7322 at page 245 of Book B-19 new, enrolled in Taluka Revenue office under Matriz no. 893 of third circumscription and surveyed under survey no. 19 sub-division no. 2A of Aldona village.

Alto Porvorim, Goa

Date:-28-01-2021



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