

M.P.MULGAONKAR

ADVOCATE

'HIRA' Near Holy Family Church,

ALTO PORVORIM

TITLE CERTIFICATE

DESCRIPTION OF FIRST PROPERTY

All that property known as 'GORBATA' also known as 'FIRGYACHE BHAT' situated at Socorro, Bardez, Goa, described in Land Registration office of Bardez under description no. 12392 at page 105 reverse of Book B-32 new, enrolled in Taluka Revenue Office of Bardez under Matriz no. 118 of first circumscription and surveyed under Survey no. 49 sub-division no. 22 of Socorro village and measuring 2250 sq. mts. and bounded as under:-

On the east : By property surveyed under Survey no. 49/23

On the west : By property surveyed under Survey no. 49/21

On the north : By nalla

On the south : By road

DOCUMENTS OF THE FIRST PROPERTY SUBMITTED FOR MY SCRUTINY

1. Copy of Sale Deed dated 13-08-1924 drawn in the Office of Notary Public Mr. Caridade Frias at page 85 of Book no. 230.
2. Copy of certificate from Land Registration Office of Bardez containing description no. 12392 at page 105 reverse of Book B-32 new and inscription no. 19181 at page 168 of Book G-25.
3. Copy of Inventory Proceeding no. 112/2005/A filed by Leslie Francis Amaral in the Court of Civil Judge Senior Division at Mapusa to partition the properties left by his deceased parents Manuel Joao Caridade Amaral and Artemisia Amaral and Order dated 23-04-2007 passed by Civil Judge Senior Division Mapusa in the said Inventory Proceedings.
4. Copy of Agreement for Sale and Development dated 04-12-2008 duly registered in the Office of Sub-Registrar Bardez, Mapusa in Book-1 Document Registration Number BRZ-BK1-05663-2008 CD Number BRZD15 on 01-12-2008.

M.P. Mulgaonkar

5. Copy of Addendum to the Agreement for Sale and Development dated 04-12-2008 executed between Leslie Francis Tolentine Amaral and his wife Myrtle Celine Amaral and M/S Shetye Constructions
6. Copy of Deed of Sale dated 03-03-2011 duly registered in the Office of Sub-Registrar Bardez, Mapusa in Book-1 Document Registration Number BRZ-BK1-01077-2011 CD Number BRZD141 on 03-03-2011
7. Copy of Conversion Sanad dated 24-06-2009 issued by Additional Collector North Goa Panaji.
8. Copy of construction licence dated 22-02-2013 issued by Village Panchayat of Socorro.
9. Copy of Form no. I & XIV of Survey no. 49 sub-division no. 22 of Socorro village.

TITLE SEARCH REPORT OF FIRST PROPERTY

After carefully scrutinising the above documents, it is seen that there exists a property known as 'GORBATA' also known as 'FIRGYACHE BHAT' situated at Socorro, Bardez, Goa, described in Land Registration office of Bardez under description no. 12392 at page 105 reverse of Book B-32 new, enrolled in Taluka Revenue Office of Bardez under Matriz no. 118 of first circumscription and surveyed under Survey no. 49 sub-division no. 22 of Socorro village admeasuring 2250 sq. mts. and bounded on the east by property surveyed under Survey no. 49/23, on the west by property surveyed under Survey no. 49/21, on the north by nalla and on the south by road (hereinafter referred to as the said property).

By Sale Deed dated 13-08-1924 drawn in the Office of Notary Public Mr. Caridade Frias at page 85 of Book no. 230, Mr. Manuel Joao Caridade Amaral purchased the said property from Antonio Felipe Pinto and his wife Maria Piedade Lucilia Francisquinha de Santa Catarina Pinto.

The said property is described Land Registration Office of Bardez under description no. 12392 at page 105 reverse of Book B-32 new and is inscribed in the name of the said Manuel Joao Caridade Amaral under inscription no. 19181 at page 168 of Book G-25 and surveyed under Survey no. 49 sub-division no. 22 of Socorro village.

The said Manuel Joao Caridade Amaral was married to Artemisia Amaral and the said Manuel Joao Caridade Amaral expired on 08-10-1956 and his wife Artemisia Amaral expired on 20-03-1990.

After the death of the said Manuel Joao Caridade Amaral and his wife Artemisia Amaral, Inventory Proceedings no. 112/2005/A was filed in the Court of Civil Judge Senior Division at Mapusa by their son Mr. Leslie Francis Amaral to partition the assets left by his deceased parents and in the said Inventory Proceedings the said

M. J. M. Soares

property was listed under Item no. I and was allotted to the said Leslie Francis Tolentine Amaral and his wife Myrtle Celine Amaral.

By Agreement for Sale and Development dated 04-12-2008 duly registered in the Office of Sub-Registrar Bardez, Mapusa in Book-1 Document Registration Number BRZ-BK1-05663-2008 CD Number BRZD15 on 01-12-2008, the said Leslie Francis Tolentine Amaral and his wife Myrtle Celine Amaral allowed M/S Shetye Construction, a proprietorship concern of Babu Pundalik Shetye to develop the said property and in lieu and in consideration thereof M/S Shetye Construction agreed to construct at their own costs and to give to the said Leslie Francis Tolentine Amaral and his wife Myrtle Celine Amaral four flats namely two flats on ground floor of 100 sq. mts. each and two flats on first floor of 100 sq. mts. each of built up area in the building to be constructed by the M/S Shetye Construction in the said property and to pay the balance consideration in terms of money.

By addendum to agreement for sale and development dated 04-12-2008, by mutual consent M/S Shetye Construction agreed to give to Leslie Francis Tolentine Amaral and his wife Myrtle Celine Amaral four flats of 366 sq. mts. built up area instead of four flats of 400 sq. mts. as mentioned in agreement for sale and development dated 04-12-2008.

By Deed of Sale dated 03-03-2011 duly registered in the Office of Sub-Registrar Bardez, Mapusa in Book-1 Document Registration Number BRZ-BK1-01077-2011 CD Number BRZD141 on 03-03-2011, the said Leslie Francis Tolentine Amaral and his wife Myrtle Celine Amaral sold the said property known as 'GORBATA' also known as 'FIRGYACHE BHAT' situated at Socorro, Bardez, Goa, described in Land Registration office of Bardez under description no. 12392 at page 105 reverse of Book B-32 new, enrolled in Taluka Revenue Office of Bardez under Matriz no. 118 of first circumscription and surveyed under Survey no. 49 sub-division no. 22 of Socorro village admeasuring 2250 sq. mts. to M/S Shetye Construction and the name of M/s Shetye Construction is recorded in the column of occupant in Form no. I & XIV of Survey no. 49/22 of Socorro village.

OPINION

The above documents scrutinised by me traces the title of said property known as 'GORBATA' also known as 'FIRGYACHE BHAT' situated at Socorro, Bardez, Goa from the year 1924 i. e. for last more than 89 years and after careful scrutiny of the above documents, I am of the opinion that M/S Shetye Construction, a proprietorship concern of Mr. Babu Pundalik Shetye has a clear and marketable title to the property known as 'GORBATA' also known as 'FIRGYACHE BHAT' situated at Socorro,

M. P. Mulgroom

Bardez , Goa, described in Land Registration office of Bardez under description no. 12392 at page 105 reverse of Book B-32 new, enrolled in Taluka Revenue Office of Bardez under Matriz no. 118 of first circumscription and surveyed under Survey no. 49 sub-division no. 22 of Socorro village admeasuring 2250 sq. mts.

DESCRIPTION OF THE SECOND PROPERTY

All that property known as 'CASA DE MORADA' or 'GORBATA' also known as 'FIRGUEANCHEM BATA' situated at Porvorim, Socorro, Bardez , Goa, described in Land Registration office of Bardez under description no. 11082 at page 40 of Book B-29 new, enrolled in Taluka Revenue Office of Bardez under Matriz no. 296 of first circumscription and surveyed under Survey no. 49 sub-division no. 21 of Socorro village admeasuring 1850 sq. mts. and bounded as under:-

On the east : By property surveyed under Survey no. 49/22

On the west : By property surveyed under Survey no. 49/20

On the north : By nalla

On the south : By road

DOCUMENTS OF THE SECOND PROPERTY SUBMITTED FOR MY SCRUTINY

1. Copy of Deed of Partition and Division dated 09-07-1902 drawn in the Office of Notary of Bardez M. J. Ribeiro at page 62 reverse of Book no. 230 .
2. Copy of certificate from Land Registration Office of Bardez containing description no. 11082 of Book B-29 new and inscription no. 7196 of Book G-11.
3. Copy of Will dated 17-10-1906 drawn in the Office of Notary Public of Bardez at page 41 onwards of Book no. 247.
4. Copy of Deed of Partition dated 15-05-1969 duly registered in the Office of Sub-Registrar Bardez Mapusa under no. 2701 Book I Volume no. 31 at pages 287 to 291 dated 29-05-1969.
5. Copy of Deed of Gift dated 07-08-1970 duly registered in the Office of Sub-Registrar Bardez Mapusa under no. 3554 at pages 387 to 391 Book I Volume no. 40 dated 30-05-1970.
6. Copy of Form no. I & XIV of Survey no. 49 sub-division no. 21 of Socorro village.

M. P. Mulgani

7. Copy of Inventory Proceedings no. 120/2009/B filed in the Court of Civil Judge Senior Division Mapusa to partition estate and assets left by Brigida Filomena Maria Marianinha D'Souza e Ataide.
8. Copy of Sale Deed dated 03-10-2011 duly registered in the Office of Sub-Registrar Bardez Book-1 Document Registration Number BRZ-BK1-04640-2011 CD Number BRZD231 on 03-10-2011
9. Copy of Conversion Sanad dated 04-03-2013 issued by Collector North Goa Panaji.
10. Copy of construction licence dated 22-02-2013 issued by Village Panchayat of Socorro.
11. Copy of Technical Clearance dated 31-01-2013 issued by Deputy Town Planner Mapusa for amalgamation of Survey nos. 49/21 and 49/22 and construction of residential building in the property bearing Survey nos. 49/21 and 49/22 of Socorro village.

TITLE SEARCH REPORT OF SECOND PROPERTY

After carefully scrutinising the above documents, it is seen that there exists a property known as 'CASA DE MORADA' or 'GORBATA' also known as 'FIRGUEANCHEM BATA' situated at Porvorim, Socorro, Bardez, Goa, described in Land Registration office of Bardez under description no. 11082 at page 40 of Book B-29 new, enrolled in Taluka Revenue Office of Bardez under Matriz no. 296 of first circumscription and surveyed under Survey no. 49 sub-division no. 21 of Socorro village admeasuring 1850 sq. mts. and bounded on the east by property surveyed under Survey no. 49/22, on the west by property surveyed under Survey no. 49/20, on the north by nalla and on the south by road (hereinafter referred to as the said property).

By Deed of Partition and Division dated 09-07-1902 drawn in the Office of Notary of Bardez M. J. Ribeiro at page 62 reverse of Book no. 230, common properties belonging to Matias Caetano Pinto, Father Joao Lourenco Octaviano Pinto and Andre Vicente Pinto were partitioned and property known as 'CASA DE MORADA' situated at Porvorim was allotted exclusively to Father Joao Lourenco Octaviano Pinto.

The said property is described in Land Registration Office of Bardez under description no. 11082 of Book B-29 new and is inscribed in the name of the said Father Joao Lourenco Octaviano Pinto under inscription no. 7196 of Book G-11.

Maria Mariquinha Pinto e Ataide and Maria Autimisia Zeferina e Amanual, both daughters of late Andre Vincente Pinto were sole heirs to the inheritance of their

late uncle the said Father Joao Lourenco Octaviano Pinto by virtue of Will dated 17-10-1906 drawn in the Office of Notary Public of Bardez at folio 41 onwards of Book no. 247, which also includes the said property.

By Deed of Partition dated 15-05-1969 duly registered in the Office of Sub-Registrar Bardez Mapusa under no. 2701 Book I Volume no. 31 at pages 287 to 291 dated 29-05-1969, the said Maria Mariquinha Pinto e Ataide and Maria Autimisia Zeferina e Amanual partitioned the properties which they had inherited from their deceased uncle Father Joao Lourenco Octaviano Pinto and by virtue of allotments made by the said Deed of Partition, the said property was allotted exclusively to the said Maria Mariquinha Pinto e Ataide.

By Deed of Gift dated 07-08-1970 duly registered in the Office of Sub-Registrar Bardez Mapusa under no. 3554 at pages 387 to 391 Book I Volume no. 40 dated 30-05-1970, the said Maria Mariquinha Pinto e Ataide, widow of late Sebastiao Caetano Ataide gifted the said property to her sons and daughter-in-laws namely Lawrence Luis Felix Athaide and his wife Brigida Filomena Maria Marianinha D'Souza e Athaide and Vicent Francis Gegory Athaide and by virtue of the said Gift Deed the said Lawrence Luis Felix Athaide and his wife Brigida Filomena Maria Marianinha D'Souza e Athaide and Vicent Francis Gegory Athaide became absolute owners of the said property.

The said Brigida Filomena Maria Marianinha D'Souza e Athaide expired on 19-04-2001 and in the Inventory Proceedings no. 120/2009/B filed in the Court of Civil Judge Senior Division Mapusa to partition the estate and assets left by the said Brigida Filomena Maria Marianinha D'Souza e Athaide, the said property was listed under item no. 2 and the said property listed under item no. 2 was allotted $\frac{1}{2}$ to her husband Lawrence Felix Athaide and $\frac{1}{8}^{\text{th}}$ each to her children namely Mrs. Winifred Athaide e De Souza married to Floyd Francis D'Souza, Vernon Athaide, Malcom Gautam Athaide married to Natasha Vaz e Athaide and Keith Athaide.

By Sale Deed dated 03-10-2011 duly registered in the Office of Sub-Registrar Bardez Book-1 Document Registration Number BRZ-BK1-04640-2011 CD Number BRZD231 on 03-10-2011, the said Lawrence Felix Athaide, Mrs. Winifred Athaide e De Souza and her husband Floyd Francis D'Souza, Vernon Athaide, Malcom Gautam Athaide and his wife Natasha Vaz e Athaide and Keith Athaide and the said Vincent Francis Gregory Athaide and his wife Maura Sarina Coelho e Ataide sold the said property known as 'CASA DE MORADA' or 'GORBATA' also known as 'FIRGUEANCHEM BATA' situated at Porvorim, Socorro, Bardez, Goa, described in Land Registration office of Bardez under description no. 11082 at page 40 of Book B-29 new, enrolled in Taluka Revenue Office of Bardez under Matriz no. 296 of first circumscription and

surveyed under Survey no. 49 sub-division no. 21 of Socorro village admeasuring 1850 sq. mts. to Babu Pundalik Shetye and Sanjay Pundalik Shetye and the names of Babu Pundalik Shetye and Sanjay Pundalik Shetye are recorded in the column of occupant in Form no. I & XIV of Survey no. 49/21 of Socorro village.

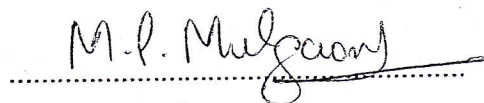
OPINION

The above documents scrutinised by me traces the title of said property known as 'CASA DE MORADA' or 'GORBATA' also known as 'FIRGUEANCHEM BATA' situated at Porvorim, Socorro, Bardez, Goa from the year 1902 i. e. for last more than 110 years and after careful scrutiny of the above documents, I am of the opinion that the said Babu Pundalik Shetye and Sanjay Pundalik Shetye have a clear and marketable title to the property known as 'CASA DE MORADA' or 'GORBATA' also known as 'FIRGUEANCHEM BATA' situated at Porvorim, Socorro, Bardez, Goa, described in Land Registration office of Bardez under description no. 11082 at page 40 of Book B-29 new, enrolled in Taluka Revenue Office of Bardez under Matriz no. 296 of first circumscription and surveyed under Survey no. 49 sub-division no. 21 of Socorro village admeasuring 1850 sq. mts.

M/s Shetye Construction have obtained Conversion Sanad for the above two properties bearing Survey nos. 49/21 and 49/22 and after obtaining Technical Clearance from Town and Country Planning Department have amalgamated the said two properties and are constructing buildings in the said two properties after obtaining permission from Town and Country Planning Department and construction licence from Village Panchayat of Socorro.

Place:- Alto Porvorim

Date:-22-02-2014



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