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Date: 02/06/2025

CERTIFICATE OF TITLE AND SEARCH

This Certificate of Title and Search is issued at the request of **TRIDENT REALTORS**, a partnership firm registered under the Indian Partnership Act 1932 having its registered office at Office No. B-206, B-208 & A-304, Third Floor, Radha Enclave, Margao, Salcete, Goa, with respect to Plot of land surveyed under Chalta No. 23 of P. T. Sheet No. 172 of Margao City admeasuring 762.00 Sq. Meters, situated at Tolcamzori Ward of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa.

CERTIFICATE OF TITLE

With reference to the above referred plot, after scrutinizing the documents referred herein, I submit herewith my legal opinion as under:-

I. Description of the Property:

A) Property under Scrutiny:

Property surveyed Chalta No. 23 of P. T. Sheet No. 172 of Margao City admeasuring 762.00 Sq. Meters along with the residential house bearing Municipal House No. 214 admeasuring 100.00 Sq. Meters, erstwhile formed part of the larger property known as "TOLCAICATEM" situated at Tolcamzori Ward of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa.

The said larger property was divided into two plots being the one on the Southern Side along with the house bearing no. 214 and water well therein was identified as Plot No. 1 and the one on the Northern Side was identified as Plot No. 2.

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Of the Said Plot No. 1, a portion of land on its East and West has been gifted to the Margao Municipal Council for road widening and a portion of land is sold to one Mr. Domingos Fernandes, thus leaving to the ownership and possession of erstwhile owners Mr. Joaquim Jose Anselmo Assumpcao and his wife Cecilia Placida De Sequeira e Assumpacao an area admeasuring 762.00 Sq. Meters along with the House and well.

The property known as "TOLCAICATEM" is hereinafter referred to as "Said larger Property".

The Plot of land admeasuring 762.00 Sq. Meters along with the residential house bearing Municipal House No. 214 admeasuring 100.00 Sq. Meters, a drinking water well, surveyed under Chalta No. 23 of P. T. Sheet No. 172 of Margao City Survey is hereinafter referred to as "SAID PROPERTY".

B) Registration details of Said Larger Property:

The Said Larger Property is described under no. 31672 in the Land Registration Office of Salcete.

C) Survey Number of the property as per new Land Revenue Code:

The Said Property is surveyed under Chalta No. 23 of P. T. Sheet No. 172 of Margao City.

D) Boundaries of the Said Larger Property and Said Property:

Of the Said Larger Property

EAST : by Public Road;
WEST : by Public Road;
NORTH : by the property belonging to Comunidade of Margao and
SOUTH : by the property belonging to Comunidade of Margao;

Of the Said Property

EAST : by public road;
WEST : by Public Road;
NORTH : by the property under Chalta No. 18 of P. T. Sheet
No. 157 of Margao City Survey and
SOUTH : by road.

II. Documents Perused:

Sr. No.	Description of Documents verified	Date	Nature of Document
1.	Deed of Partition	11/01/1971	Photocopy
2.	Deed of Release	18/12/1972	Photocopy
3.	Judgment and Order in Regular Inventory Proceeding no. 221/2024	29/09/2024	Photocopy
4.	Power of Attorney	20/09/2024	Photocopy
5.	Deed of Sale	12/10/2024	Original
6.	Form D	02/06/2025	Online Search

III. Scrutiny of Documents:

From the scrutiny of the above referred documents following facts transpired:

The SAID PROPERTY was originally owned and possessed by Mr. Joaquim Simplicio Assumpcao married to Mrs. Maria Eufeminea Morais e Assumpcao.

Vide Deed of Partition dated 11/01/1971, the said property came to be allotted to Mr. Joaquim Jose Anselmo Assumpcao married to Cecilia Placida De Sequeira e Assumpacao.

Flow of Title in respect of Said Property

The SAID LARGER PROPERTY was owned and possessed by Mr. Joaquim Simplicio Assumpcao married to Mrs. Maria Eufeminea Morais e Assumpcao.

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The said Joaquim Simplicio Assumpcao expired on 10/10/1957, leaving behind his widow and moiety holder said Mrs. Maria Eufemiana Morais e Assumpcao and as sole and universal heirs his five children being (i) Jesus Joao Assumpcao, (ii) Mr. Joaquim Jose Anselmo Assumpcao, (iii) Mrs. Maria Monica Rosalina Piedade Assumpcao married to Martinho A. B. L. P. Socorro Viegas de Sa, and (iv) Mrs. Terezinha Rota Isabela Assumpcao.

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Vide Deed of Partition dated 11/01/1971, duly registered in the office of the Sub-Registrar, Salcete under Reg. No. 157 at pages 147 to 158 of Book No. 1, Vol. No. 71, the Said Larger Property described in the Second Schedule thereto came to be allotted to Mr. Joaquim Jose Anselmo Assumpcao with usufruct right in favour of his mother Mrs. Maria Eufemiana Morais e Assumpcao.

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Vide Deed of Release dated 18/12/1972, duly registered in the office of the Sub-Registrar, Salcete under No. 1747 at pages 377 to 382 of Book No. I, Vol. No. 103, said Mrs. Maria Eufemiana Morais e Assumpcao released her usufructory right.

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The said Mr. Joaquim Jose Anselmo Assumpcao was married to Cecilia Placida De Sequeira e Assumpacao and they with intent to divided the SAID LARGER PROPERTY, after obtaining necessary approval from Margao Municipal Council divided the SAID LARGER PROPERTY into two plots being the one on the Southern Side along with the house bearing no. 214 and water well therein was identified as Plot No. 1 and the one on the Northern Side was identified as Plot No. 2.

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Of the Said Plot No. 1, a portion of land on its East and West has been gifted to the Margao Municipal Council for road widening and a portion of land is sold to one Mr. Domingos Fernandes, thus leaving to the ownership and possession of said Mr. Joaquim Jose Anselmo Assumpcao and his wife Cecilia Placida De Sequeira e Assumpacao an area admeasuring 762.00 Sq. Meters along with the House and well.

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The said Mr. Joaquim Jose Anselmo Assumpcao expired on 10/10/2019 intestate, leaving behind his widow and moiety holder said Mrs. Cecilia Placida De Sequeira e Assumpacao also known as Cecilia Placida Assumption and as sole and universal heirs the following three children only:

- (i) Mr. Peter Assumption married to Mrs. Rama Assumption
- (ii) Mr. Denis Savio Joaquim Assumption, bachelor; and
- (iii) Mr. Manuel Assumption married to Mrs. Lucy Rosario Viegas;

as is declared vide Judgement and Order dated 29/04/2024 passed in Regular Inventory Proceeding No. 221/2024/D by Civil Judge Junior Division, Margao.

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Vide Deed of Sale dated 12/10/2024, duly registered in the office of the Sub-Registrar, Salcete under Reg. No. MGO-1-5115-2024, said Mrs. Cecilia Placida Assumption alias Cecilia J. Assumption, Mr. Peter Assumption alias Peter Domnic Alphonsus Assumption, Mrs. Rama Assumption, Mr. Assumption Denis Savio Joaquim alias Denis Assumption, Mr. Manuel Assumption and Mrs. Viegas Lucy Rosario alias Lucy Rosario Viegas sold the said property unto TRIDENT REALTORS, a partnership firm.

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The name of Trident Realtors is duly recorded in the Form D of the Chalta No. 23 of P. T. Sheet No. 172 of Margao City Survey.

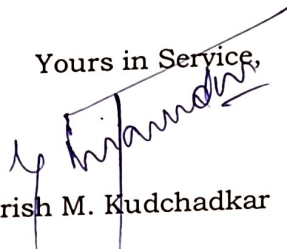
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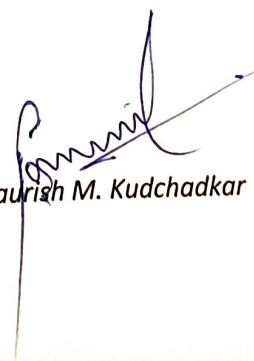
On the basis of the scrutiny of documents as referred in this report, I certify that TRIDENT REALTORS, a partnership firm are the owners of the Said property under scrutiny and holds clean, clear and marketable title thereto.

This Title Report which is issued at the request of Trident Realtors and is solely based on the documents submitted to me which I have referred in my report and which I assume to have not been tampered.

The precision of this opinion is based on the assumption of documents and information furnished to me to be true and accurate. The undersigned does not assume any liability nor is accountable to any third person for the opinion expressed in this report.

Yours in Service,


Adv. Gaurish M. Kudchadkar


Adv. Gaurish M. Kudchadkar