

Date:-18-02-2023

SEARCH REPORT AND CERTIFICATE OF TITLE

This report and certificate of title is prepared at the request of Nanu Estates Private Limited, a Private Limited Company having its Registered Office at Nanu House, Varde Valaulicar Road, Margao, Goa, in respect of the property described below:

1. **Name of the property:** All that Plot-E of the bigger property denominated "Tambudqui and Daynachy-Sir" or "Tamudqui and Dainachi-Xir" or "Tamburqui" or "Danaichem Xir" or "Tamburdqui" or "Henrique Guiao" or "Dalmaidachem Bata", locally known as "Tambudki".
2. **Situation:** Village Arpora of Bardex Taluka, within the limits of Village Panchayat of Arpora, Taluka and Sub-District of Bardez, District of North Goa, in the State of Goa.
3. **Land Registration Description No.** 15842 of Book-B. No. 41 of the new series.
4. **Matriz No.** Not found enrolled.
5. **Survey No.** The Plot-E of the above described bigger property is independently surveyed under Survey No. 193/1-A of village Arpora of Bardez Taluka.
6. **Area:** 2,748 square meters.

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7. **Boundaries: (of Portion-E)**

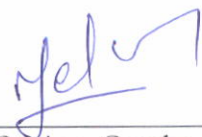
- East: By properties bearing Survey Nos. 193/7, 193/12 and 193/15 of village Arpora;
- West: By property bearing Survey Nos. 193/1 of village Arpora;
- North: By property bearing Survey No. 193/1 of village Arpora; and
- South: By property bearing Survey No. 193/1 of village Arpora.

8. **DOCUMENTS SCRUTINISED:**

- (a) Certified computerized copy dated 26-12-2019 issued by the Archivist (Management), Directorate of Archives & Archaeology Panaji, Goa, in respect of **Description No. 15842** of Book-B. No. 41 of the new series, and of **Inscription No. 10970** of Book-G. No. 16 both of Bardez Land Registration Office; along with its translation in English.
- (b) Certified copy of the Cadastral plan and Agrimensura bearing Cadastral No. 827 of Village of Arpora issued by the Inspector of Survey and Land Records, Panaji Goa.
- (c) Notarized true photo copy of the **Will** drawn on **27-10-1935** of Mr. Caetano Xavier da Graca e Costa, un-married; along with its translation in English.
- (d) Notarized true photo copy of the **'Escritura de Habilitacao e Partilha'** (Deed of Succession and Partition) drawn on **13.11.1938** by the Notary of Bardez Judicial Division, Mr. Jose Joaquim Filipe Pinto de Menezes, at pages 7 onwards of his Deeds Book No. 447; along with its translation in English.



- (e) Notarised true photo copy of the relevant records of the **Inventory Proceedings No. 147/1995** initiated in the Court of the Civil Judge, Senior Division at Mapusa, Goa.
- (f) Notarized true photo copy of the **Deed of Renunciation** drawn on **22-09-1995** by the Notary Ex-Officio of Bardez, at pages 97 (reverse) onwards of Notarial Deeds Book No. 780.
- (g) Notarized true copy dated 09-12-2014 of the relevant records of the **Inventory Proceedings No. 253/2014/B** initiated in the Court of the Ad-Hoc Civil Judge, Senior Division (B-Court) at Mapusa, Goa.
- (h) Certified copy dated 05-12-2019 issued by the Mamlatdar of Bardez, in respect of **Form-I & XIV** of the Plot-E now bearing new Survey No. 193/1-A of village Arpora of Bardez Taluka, showing the name of 'Sonia Maria Ermelinda da Graca Costa e Moniz' as 'Occupant' thereof.
- (i) Certified copy dated 29-11-2019 issued by the Assistant Survey & Settlement Officer, Panaji, Goa, in respect of the **plan of the Plot-E** bearing new Survey No. 193/1-A of village Arpora of Bardez Taluka.
- (j) Certified copy dated 29-11-2019 issued by the Assistant Survey & Settlement Officer, Panaji, Goa, in respect of the **plan of the entire bigger property** bearing Survey Nos. 193/1, 193/1-A, 193/1-B, 193/2, 193/3, 193/4, 193/5 and 193/6 all of village Arpora of Bardez Taluka.
- (k) Original **Deed of Sale** dated **03-01-2020** duly registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa, under No. BRZ-1-93-2020 on 08-01-2020.



- (l) Certified copy dated 11-02-2022 issued by the Mamlatdar of Bardez, in respect of **Form-I & XIV** of the Plot-E now bearing new Survey No. 193/1-A of village Arpora of Bardez Taluka, showing the name of 'Nanu Estates Private Limited' as 'Occupant' thereof.
- (m) **Nil Certificate of Encumbrances** No. 241 of 2023 dated 07-02-2023 issued by the Sub-Registrar of Bardez at Mapusa, Goa, for the period from 01-11-1995 till 06-02-2023, in respect of the property bearing survey No.193 sub division 1 of Village Arpora.
- (n) **Nil Certificate of Encumbrances** No.240 of 2023 dated 07-02-2023 issued by the Sub-Registrar of Bardez at Mapusa, Goa, for the period from 19-10-2015 till 06-02-2023, in respect of the property bearing survey No.193 sub division 1 of Village Arpora.

9. SCRUTINY OF DOCUMENTS:

- (a) From the document mentioned at **Para 8 (a)** it is found that the ownership of the above described entire bigger property is inscribed in the Land Registration Office of Bardez with effect from 21.10.1911 under **Inscription No. 10970** of Book G No. 16 in favour of Mr. **Caetano Francisco Xavier da Costa**, a bachelor.
- (b) From the document mentioned at **Para 8 (b)** it is seen that the name of Maria Ermelinda da Graca e Costa daughter of Caetano Alvaro Antonio de Graca e Costa and of Mrs. Maria Margarida Carolina Electa de Sequeira e Costa is recorded for the cadastral Survey No.827 for the above mentioned property.
- (c) From the document of **Will** drawn on **27-10-1935** referred to in **Para 8 (c)** above, it is seen that the said Mr. Caetano Xavier Graciano

Francisco Salvador da Graca e Costa alias Caetano Xavier da Costa bequeathed his disposable quota in all his properties in favour of his sister, Maria Ermelinda da Graca e Costa.

(d) That Caetano Xavier Graciano Francisco Salvador da Graca e Costa and even by other name Caetano Maria de Graca E Costa alias Caetano Xavier da Costa, expired on 08.05.1938 in his status of bachelor, leaving behind his mother, Mrs. Maria Margarida Electa Carolina de Sequeira e Costa widow of Caetano Alvaro Antonio de Graca e Costa and his sister, Mrs. Maria Ermelinda da Graca e Costa, un-married, as his heirs, as declared in the '**Escritura de Habilitacao e Partilha**' (Deed of Succession and Partition) drawn on **13.11.1938** referred to in **Para 8 (d)** above.

(e) From the document enlisted in **Para 8 (e)** above, it is seen that, **Inventory Proceedings No. 147/1995** came to be initiated in the Court of the Civil Judge, Senior Division at Mapusa, Goa, upon deaths of 1) Caitano Alvaro Antonio de Graca E Costa expired on 10-09-1927 2) Mrs. Martha Margarida Electa Carolina Sequeira Costa alias Margarida Sequeira e Costa (who expired on 10.05.1969), 3)Caetano Xavier de Graca e Costa expired on 08-05-1938, 4)Mrs. Ermelinda de Graca e Costa alias Ermelin da Costa (who expired on 13.12.1972) and her husband,5) Mr. Joao Nolasco Moniz (who expired on 24.08.1993), wherein it is declared that:-

(a) the said Mrs. Ermelinda de Graca e Costa alias Ermelin da Costa and her husband, Mr. Joao Nolasco Moniz, left behind their two children as their heirs, namely, (i) Mrs. Maria Tilia de Graca Costa e Moniz alias Maria Tilia de Graca Costa Moniz e Menezes e Gama married to Mr. Alexandre Jose Jesus Menezes e Gama, and (ii) Mr. Caetano

Revasco Costa e Moniz alias Alvaro Costa e Moniz married to Mrs. Maria de Lourdes Matildes e Ferreira;

- (b) the said Mrs. Maria Tilia de Graca Costa e Moniz alias Maria Tilia de Graca Costa e Moniz Menezes e Gama alias Maria Tilia de Graca Costa e Moniz along with her husband, Mr. Alexandre Jose Jesus Menezes e Gama, relinquished all their rights in the inheritance of their late mother/mother-in-law and father/father-in-law, namely, Mrs. Maria Ermelinda de Graca Costa e Moniz alias Ermelinda de Graca Costa and Mr. Joao Nolasco Moniz , vide the **Deed of Renunciation** drawn on **22.09.1995** by the Notary Ex-Officio of Bardez Judicial Division at pages 97 (reverse) onwards of Deeds Book No. 780, referred to at **Para 8 (f)** above.
- (f) In the said **Inventory Proceedings No. 147/1995**, the entire property is listed under **Item No. 6** of the List of Assets in the said Inventory Proceedings and the same is exclusively allotted to Mr. **Caetano Revasco Costa e Moniz alias Alvaro Costa e Moniz**, who is married to Mrs. Maria de Lourdes Matildes e Ferreira, duly confirmed by the **Final Order** dated **27.02.1997** passed in the said Proceedings.
- (g) From the document mentioned at **Para 8 (g)** above, it is seen that the said Mr. Caetano Revasco Alvaro De Graca Costa e Moniz who was also known as Revasco Costa e Moniz alias Alvaro Costa e Moniz expired on 29.08.2003 and upon his death, **Inventory Proceedings No. 253/2014/B** were initiated in the Court of the Ad-Hoc Civil Judge, Senior Division (B-Court) at Mapusa, Goa, by her widow, Mrs. Maria de Lourdes Ferreira e Moniz, declaring his heirs, namely, (a) Mr. Savio Alvaro da Graca Costa e Moniz married to Mrs. Nina Fernandes e Moniz; and (b) Mrs. Maria Sonia Ermelinda da Graca Costa e Moniz

alias Mrs. Maria Sonia Ermelinda da Graca Costa Moniz e Albuquerque married to Mr. Sharon Albuquerque.

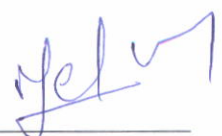
- (h) The entire property is listed under **Item No. 3** of the List of Assets in the said **Inventory Proceedings No. 253/2014/B**, and the same was partitioned into five (05) parts, identified as Plot-C, Plot-D, Plot-E, Plot-F and Plot-G, which are detailed along with allotments thereof herein below :-

Plot No.	Survey No.	Area (m2)	Allotted to
C	193/1 (part)	868	Mrs. Maria Sonia Ermelinda da Graca Costa e Moniz alias Maria Sonia Ermelinda Da Graca Costa Moniz E Albuquerque alias Sonia Maria Ermelinda Da Graca Costa E Moniz alias Sonia Costa E Moniz and her husband, Mr. Sharon Albuquerque;
D	193/1 (part)	428	Mrs. Maria de Lourdes Fereira e Moniz, Mr. Savio Alvaro da Graca Costa e Moniz alias Savio Costa E Moniz and his wife Mrs. Nina Fernandes e Moniz, Mrs. Maria Sonia Ermelinda DaGraca Costa E Moniz alias Maria Sonia Ermelinda DaGraca Costa Moniz E Albuquerque alias Sonia Maria Ermelind Da Graca Costa E Moniz alias Sonia Costa E Moniz and her husband, Mr. Sharon Albuquerque;
	193/5	100	
E	193/1 (part)	2,748	Mrs. Maria Sonia Ermelinda da Graca Costa e Moniz alias Maria Sonia Ermelinda Da Graca Costa Moniz E Albuquerque alias Sonia Maria Ermelinda Da Graca Costa E Moniz alias Sonia Costa E Moniz and her husband, Mr. Sharon Albuquerque;



F	193/1 (part)	7,663	Mr. Savio Alvaro da Graca Costae Moniz alias Savio Costa E Moniz and his wife Mrs. Nina Fernandes e Moniz;
	193/4	150	
G	193/1 (part)	305	Mrs. Maria de Lourdes Fereira e Moniz, Mr. Savio Alvaro da Graca Costa e Moniz alias Savio Costa E Moniz and his wife, Mrs. Nina Fernandes e Moniz, Maria Sonia Ermelinda Da Graca Costa Moniz E Albuquerque alias Sonia Maria Ermelinda Da Graca Costa E Moniz alias Sonia Costa E Moniz and her husband, Mr. Sharon Albuquerque.
	193/2	25	
	193/3	150	
Total:		12,437	

- (i) The **Plot-E** admeasuring **2,748 square meters** and forming part of the entire property described above, particularly forming part of the original survey holding No. 193/1 of village Arpora of Bardez Taluka, is the subject matter of the scrutiny in this report.
- (j) From the document of **Form No. I & XIV** referred at **Para 8 (h)** above it is seen that the allottees of the said Plot-E have got their plot partitioned and separated pursuant to the Order dated 19.10.2015 passed by the Deputy Collector & Sub-Divisional Officer of Bardez Taluka, in Case No. 15/182/2015/PART/LAND. Such separated area of Plot-E is allotted new **Survey No. 193/1-A** of village Arpora and by recording the names of Mrs. Maria Sonia Ermelinda da Graca Costa e Moniz.
- (k) From the certified copy of the **Survey Plan** referred in **Para 8 (i)** above, extent of the said land under scrutiny herein can be seen.
- (l) The document of **Survey Plan of entire property** referred in **Para 8 (j)** above shows the extent of the entire bigger property.



- (m) From the document mentioned at **Para 8 (k)** above it is seen that, vide the **Deed of Sale** dated **03-01-2020** duly registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa, under No. BRZ-1-93-2020 on 08-01-2020, the above named owner, Maria Sonia Ermelinda da Graca Costa e Moniz alias Sonia Costa E Moniz along with her husband, Mr. Sharon Albuquerque, have sold the said Plot-E bearing new Survey No. 193/1-A of village Arpora of Bardez Taluka, admeasuring 2748 square meters in favour of Nanu Estates Private Limited, a private limited company having its Registered Office at Nanu House, Varde Valaulicar Road, Margao, Goa.
- (n) From the document of **Form-I & XIV** mentioned at **Para 8 (L)** above it is seen that in the survey records name of said Nanu Estates Private Limited came to be recorded as "Occupant" of the property under scrutiny herein.
- (o) The **Nil Certificates of Encumbrances** mentioned at **Para 8 (M)** above shows that there are no encumbrances for the property bearings survey No.193/1 of Village Arpora of Bardez Taluka for an area of 13550 square meters under scrutiny herein, for the period from 01-11-1995 up to 06-02-2023.
- (p) The **Nil Certificates of Encumbrances** mentioned at **Para 8 (M)** above shows that there are no encumbrances against the said property bearing survey No.193/1A of Village Arpora of Bardez Taluka for an area of 2748 square meters under scrutiny herein, for the period from 19-10-2015 To 06-02-2023.



10. CONCLUSION:

In view of the documents perused hereinabove, I have to report and certify as under:-

- (a) that the company of Nanu Estates Private Limited is the owner in possession of the property under scrutiny, which bears Survey No. 193/1-A of village Arpora of Bardez Taluka, having an area of 2,748 square meters.
- (b) 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