

Vivek F. Vas

ADVOCATE

Off: A-321, 3rd Floor, Reliance Trade Centre, Behind Grace Church,
Margao, Salcete Goa.

Date: 4th August 2022

SEARCH REPORT AND TITLE CLEARANCE CERTIFICATE IN RESPECT OF LAND SURVEYED UNDER NO.90/8 OF VILLAGE NAVELIM, SALCETE, GOA

On request of Mrs Filomena Dias alias Philomena Fernandes also known as Philu and Mr. Ryan Abel Paul Fernandes alias Ryan Fernandes both residents of Navelim, Salcete, Goa, the present search report and title clearance in respect of the above property is being given.

DOCUMENTS PERUSED:

- a) Certificate of Land Description including records of Inscription dated 16/4/2012 issued by the Office of Sub Registrar of Salcete, at Margao, Goa, pertaining to land described under No. 28443 of the New Series and bearing Inscription No. 27191.
- b) True xerox copy of Matriz No.1884 issued by Mamlatdar of Salcete, Margao, Goa.
- c) Records pertaining to General Inventory bearing No. 59/71 held in the Judicial Court of Salcete Jurisdiction, pertaining to the estate of late Abel Benedito Fernandes who hailed from Navelim Salcete, Goa, (proceedings of Declaration, description of additional assets, registration of verification, Chart of partition).
- d) Records pertaining to Special Inventory Proceedings bearing No. 22/2015/A held in the Court of the Civil Judge Senior Division at Margao, Goa pertaining to the estate of late Frederico Jaimes Fernandes alias Ferderick James Fernandes (Examination in chief of Power of Attorney Holder of the Head of Family, Description of assets, Final Chart of Partition, Order dated 19.1.2017)
- e) Form I and XIV dated 13.1.2021,
- f) Survey Plan dated 10.2.2021,
- g) Sanad(Conversion of use of land issued by the Office of Additional Collector-II South Goa District Margao, under No. AC/II/SAL/SG/CONV/33/2021/10431 dated 1.9.2021).



A SCRUTINY REPORT:

The above land is the property known as 'NAVELIM O PEQUENO', 'THIRD ADDITION' named 'GINCANCHEM MOLA' and 'GINIYACHE MOLA' (Northern Half) described in the described in the Land Registration Office of Salcete under No. 28443 of the New Series, enrolled in the Revenue records under Matriz No. 1884, situated in Village Navelim, Salcete Taluka, South District of the State of Goa bearing Survey No. 90/8 of Village Navelim, Salcete Goa, totally admeasuring an area of 1725 sq. mts. and according to the Land Registration Document bounded as follows:

On the EAST: By property of heirs of Caetano Fernandes,
On the WEST: By the property of heirs of Roque Aleixo Marques;
On the NORTH: By the property of Pedrinho Batista intermigled by drain and;
On the SOUTH: By the property of the same name(the other half of the southern side)(belonging to Joaquim Santana Fernandes).

This land as per Government survey records is bounded as under:

On the North: By the land bearing survey No. 90/1
On the south: By land bearing survey No. 90/13 and 90/19.
On the East: By land bearing survey No. 90/9 and 90/9A.
On the West: By land bearing survey No. 90/1(part), 90/12 and 90/14, hereinafter referred to as the Said Property.

From the above document at serial no.(a) the said property is half of the Northern side of the property already described under No. 156632 at pages 70V of Book B No. 40 of New Series and is inscribed in favour of Abel Benedicto Joao Miguel Do Rosario Fernandes alias Abel Benedito Fernandes resident of Navelim. The said property was subject matter of the General Inventory Proceedings bearing No. 59/71 conducting the Judicial Court of Salcete Jurisdiction as seen from the document at Serial No. (c) herein, which Inventory Proceedings were held upon the death of Said Abel Benedicto Fernandes and the said property is found enlisted under Item No. 5 in the said Inventory Proceedings and the same was exclusively allotted to Frederico Jaime Fernandes alias Freddie having purchased the same in the auction held in the said proceedings.

As seen from the document at Serial No. (d) herein above the said property was further enlisted under Item No.1 in the proceeding bearing Special Inventory Proceedings No.22/2015/A which were instituted by Mrs. Filomena Dias alias Philu upon the death of her husband namely Mr. Frederico Jaime Fernandes alias Ferderick James Fernandes and the said property has been allotted to Ryan Abel Paul Fernandes alias Ryan Fernandes with usufruct in favour of said Filomena Dias alias Philomena Fernandes also known as Filu.



The document at serial No. (e) above reflects the names of Filomena Dias alias Philomena Fernandes also known as Filu and Ryan Abel Paul Fernandes alias Ryan Fernandes in the "Name of the Occupant" column of the Form I and XIV (survey records maintained by the Government of Goa.

As such from the above documents it can be seen that the said property is a now exclusively owned and possessed by Mr. Ryan Abel Paul Fernandes alias Ryan Fernandes with usufruct rights in favour of said Mrs. Filomena Dias alias Philomena Fernandes alias Filu.

In the above circumstances, I am of the opinion that said Mr. Ryan Abel Paul Fernandes alias Ryan Fernandes has a valid and marketable title to the said property described herein above. However in the event of any proposed conveyance of rights pertaining to the said property during the lifetime of said Mrs. Filomena Dias alias Philomena Fernandes alias Filu would necessitate the intervention of said Mrs. Mrs. Filomena Dias alias Philomena Fernandes alias Filu as a party in the document relating to the same.



ADVOCATE
VIVEK F. VAS