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ADVOCATE

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Date \_\_\_\_\_

15th April 2023

**CERTIFICATE OF TITLE 'AND  
SEARCH REPORT/LEGAL OPINION**

This certificate and opinion given at the request of Mr. Cajitano Mario Pereira alias Mario Pereira, sole proprietor of M/s. Dream House Builders of Navelim, Salcete, Goa, in respect of the property, described hereunder:

**Description of the property:**

All that property surveyed under No.84/5-C of Navelim village of Salcete Taluka, having an area of 2375 (two thousand three hundred seventy five) sq. mts or thereabouts, forming part of the property known as PADRE INACIO SALDANHA, situated at Navelim, within the area of Village Panchayat of Navelim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.33,242 of New Series, not enrolled in the Land Revenue Office of Salcete and said portion of land forming an independent and separate property is bounded on the east by road leading to Coldem ward and remaining part of entire property, on the west by properties surveyed under Nos.86/6 and 86/9 of Navelim village, on the north by remaining portion

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of the entire property and on the south by property surveyed under No.84/13 of Navelim village.

**Documents scrutinised:**

1. Certificate of description and Inscription issued by Civil Registrar-cum-Sub-Registrar of Salcete, Margao dt. 06.03.2023;
2. Deeds of Sale dt.08<sup>th</sup> September 2008 registered in the office of the Sub-Registrar of Salcete, Margao under Reg.No. 4645 at pages 176 to 198 of Book No.I Vol. No.3120 dt. 18.09.2008;
3. Deed of Gift dt. 03<sup>rd</sup> March 2010 registered in the office of the Sub-Registrar of Salcete, Margao under No.MGO-BK1-01235-2010 dt. 05<sup>th</sup> March 2010;
4. Deed of Sale dt.05<sup>th</sup> April 2013 registered in the office of the Sub-Registrar of Salcete under No.MGO-BK1-01979-2013 dt. 05.04.2013;
5. Deed of Succession drawn on 26<sup>th</sup> September 2016 by Ex-officio Notary of Salcete, Margao recorded at page 65 to 66 of Book No.1629.
6. Marriage certificate of Mrs.Tanushka Rosary Pereira and Mr. Leo Paul Antonio Do Rego.
7. Survey plan and Form No.I & XIV of Survey No.84/5-C of Navelim village of Salcete Taluka;
8. Conversion Sanad under No.AC-II/SG/CONV/38/2010 issued by the Office of the Collector of South Goa, Margao dt. 15.10.2010.

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### SCRUTINY OF RECORDS:

From the Land Registration records of description it is clear that the entire property known as PADRE INACIO SALDANHA, situated at Navelim, Salcete, Goa is described in the Land Registration Office of Salcete under No.33,242 at folios 157 of Book No.B 85 of New Series.

From inscription records of said property it is clear that the said property has been inscribed in favor of Cofre da Confraria da Nossa Senhora under Inscription No.25316 at folios 77 of Book G no.31;

From Deed of Sale dt.08<sup>th</sup> September 2008 registered in the office of the Sub-Registrar of Salcete, Margao under Reg.No. 4645 at pages 176 to 198 of Book No.I Vol.No.3120 dt. 18.09.2008 it is clear that said Cofre da Confraria put in public auction a part of said entire property, namely the portion of land described hereinabove (hereinafter referred to as the "said plot") in public auction after obtaining permission/order dt. 24<sup>th</sup> February 2007 from Vicar General or Archdiocese of Goa and Daman as required, wherein said Mr. Alexandre Rosario Custodio Rodrigues alias Alexandre Rodrigues was declared as highest and successful bidder and by virtue of said Deed of Sale dt. 08<sup>th</sup> September 2008 the said plot was sold, conveyed and transferred to said Mr. Alexandre Rosario Custodio Rodrigues.

From Deed of Gift dt. 03<sup>rd</sup> March 2010 registered in the office of the Sub-Registrar of Salcete, Margao under No.MGO-BK1-01235-2010 dt. 05<sup>th</sup> March 2010 it is clear that said Mr. Alexandre Rosario

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Custodio Rodrigues, who was a widower, having his wife Mrs. Fatima Gonsalves expired on 15<sup>th</sup> February 1995 prior to said purchase, gifted the said plot to Mrs. Laura E. Rodrigues e D'Costa.

From Deed of Sale dt.05<sup>th</sup> April 2013 registered in the office of the Sub-Registrar of Salçete under No.MGO-BK1-01979-2013 dt. 05.04.2013 it is clear that said Mrs. Laura E.Rodrigues e D'Costa and her husband sold and conveyed the said plot to Mr. Cajitano Mario Pereira alias Mario Pereira.

From Deed of Succession drawn on 26<sup>th</sup> September 2016 it is clear that Mrs. Melba Pereira, wife of Mr. Cajitano Mario Pereira expired on 23<sup>rd</sup> July 2014 leaving behind her husband said Mr, Cajitano Mario Pereira as her husband and moiety holder and three daughters, Mrs. Tinusha Zenifa Pearl Neeuq Pereira married to Mr.William Albert Fernandes, Miss Tanushka Rosary Pereira and Miss Tinaika Pereira as only heirs and successors.

From marriage certificate of Mrs. Tanushka Rosary Pereira it is clear that she got married to Mr. Leo Paul Antonio Do Rego on 07<sup>th</sup> December 2019 which is subsequent to drawing of said Deed of Succession.

In survey records said plot stands recorded in the name of said Mr. Cajitano Mario Pereira as sole occupant thereof.

From Conversion sanad it is clear that the said property has been converted for non agricultural use for construction .

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**CONCLUSION:**

From the documents discussed above, I have to conclude and opine that -

a) Mr. Cajitano Mario Pereira alias Mario Pereira and his daughters along with son in laws, namely Mrs. Tinusha Zenifa Pearl Neeuq Pereira married to Mr. William Albert Fernandes, Mrs. Tanushka Rosary Pereira married to Mr. Leo Paul Antonio Do Rego and Miss Tinaika Pereira are sole owners and possessors of said plot described above and their title to the said plot is free, clear and marketable;

b) the said plot is free from all encumbrances, charges, liens or defects in title whatsoever;

Margao,

15th April 2023 (ADV. KAMALAKANT N. PAI)