

**Savio Monteiro**

*LL.M. (USA)* | **Advocate**

Off. 435-G Fetorim, Piedade, Divar, Panaji-Goa, 403403

M. +919823195247 | E: savio.monteiro09@gmail.com

---

**TITLE REPORT**

**To**

**OLALIAN ESTATE PVT. LTD**

having its registered office at

H.NO 325, Kholpa Waddo, Canca

Bardez-Goa

**I. PERUSAL OF ORIGINAL/CERTIFIED COPIES OF THE DOCUMENTS**

- 1) Land Description under no 17957 at page 152 of B -46
- 2) Inscription certificate No.12931 at folio 17 of Book G-19
- 3) Cadastral Plan
- 4) Registo de Agremensor
- 5) Deed of Sale Discharge Consent and Division dated 26/4/1948
- 6) Deed of Partition dated 15/1/1982 duly executed before the Sub Registrar of Bardez under number 345, Book no 1, volume no 172 dated 30/4/1982.
- 7) Inventory proceedings bearing no 235/2016/E filed before the Civil Court Junior Division at Mapusa
- 8) Deed of Partition and Family settlement dated 28/3/2007 duly executed before the Sub-Registrar of Bardez under registration

**Savio Monteiro**

*LL.M. (USA)* | **Advocate**

Off. 435-G Fetorim, Piedade, Divar, Panaji-Goa, 403403

M. +919823195247 | E: savio.monteiro09@gmail.com

---

- no 1707 at pages 35 to 88, Book No I Volume No 2065 dated 11/4/2007
- 9) Deed of Succession dated 3/3/2008 drawn at page no 26V onwards of Book No 12 in the office of the Civil Registrar cum Sub-Registrar and Notary Ex Officio Pernem on 3/3/2008
  - 10) Deed of Succession dated 15/5/2012 came to be drawn at pages 40 to 41 of Book No 839 in the office of the Civil Registrar cum Sub-Registrar and Notary Ex Officio Bardez on 15/5/2012
  - 11) Form I and XIV
  - 12) Survey Plan
  - 13) Certificate dated 24/5/2021 issued by Adv. Ralph Mascarenhas
  - 14) NIL Encumbrance dated 8/4/2021 bearing certificate no 897/2019
  - 15) NIL Encumbrance dated 8/4/2021 bearing certificate dated 898/2021
  - 16) Resolution bearing no COM-SIO-02-2020-21/02 to issue a No-Objection certificate for granting of access area of 80.3 square meters under survey no 362/ 5 of Village Siolim which land belongs to the Comunidade of Siolim

**Savio Monteiro**

*LL.M. (USA)* | **Advocate**

Off. 435-G Fetorim, Piedade, Divar, Panaji-Goa, 403403

M. +919823195247 | E: savio.monteiro09@gmail.com

---

- 17) superimposition/Survey report dated 13/2/2021 was prepared by Architect G P Aroskar
- 18) Technical Clearance order dated 18/10/2021
- 19) NOC dated 9/11/2021 from the Primary Health Centre
- 20) Partition order dated 24/11/2021

**II. DESCRIPTION OF THE LARGER PROPERTY**

**SCHEDULE I**

*ALL THAT larger property known as "AFRAGMENT" alias "GUIDVEM" situated within the limits of the Village Panchayat of Siolim, Bardez Goa which property is described in the Land Registration Office of Bardez under number 17957 at page 152 of B-46 and enrolled in the Taluka Revenue office of Matriz Predial under no 30 and surveyed under number 362 sub division 7 admeasuring an area of 3375 square meters and under number 362 sub division 2 admeasuring an area of 17700 square meters of Village Siolim, Bardez-Goa.*

**Savio Monteiro**

*LL.M. (USA)* | **Advocate**

Off. 435-G Fetorim, Piedade, Divar, Panaji-Goa, 403403

M. +919823195247 | E: savio.monteiro09@gmail.com

---

**III. DESCRIPTION OF THE SAID PROPERTY**

**SCHEDULE II**

*ALL THAT Property out of the Said Larger Property which is more particularly described in Schedule I herein above known as “AFRAGMENT” alias “GUIDVEM situated within the limits of the Village Panchayat of Siolim, Bardez Goa which property is described in the Land Registration Office of Bardez under number 17957 at page 152 of B -46 and enrolled in the Taluka Revenue office of Matriz Predial under no 30 and surveyed under number 362 sub division 7 and which totally admeasures an area of 3375 square meters of Village Siolim Bardez-Goa and bounded as under*

**East:** By a drain

**West:** By property bearing survey no 362/5 of Village Siolim

**North:** By property bearing survey no 362/6 of Village Siolim

**South:** By property bearing survey no 362/8 of Village Siolim

**Savio Monteiro**

*LL.M. (USA)* | **Advocate**

Off. 435-G Fetorim, Piedade, Divar, Panaji-Goa, 403403

M. +919823195247 | E: savio.monteiro09@gmail.com

---

**IV. DESCRIPTION OF THE TWO PORTIONS/PLOT**

**PURCHASED IN THE SAID PROPERTY**

**SCHEDULE III**

*ALL THAT distinct and independent portion admeasuring an area of 2165 square meters which forms a part of the Said Property which is more particularly described in Schedule II herein above known as "AFRAMENT" alias "GUIDVEM situated within the limits of the Village Panchayat of Siolim, Bardez Goa which property is described in the Land Registration Office of Bardez under number 17957 at page 152 of B-46 and enrolled in the Taluka Revenue office of Matriz Predial under no 30 and surveyed under number 362 sub division 7 which totally admeasures an area of 3375 square meters and this Said Plot admeasuring an area of 2165 square meters is bounded as under*

**East:** By a drain;

**West:** By the property bearing survey no. 362/5 of Village Siolim,

**North:** By property bearing survey no 362/6 of Village Siolim,

**South:** By property bearing survey no 362/8 of Village Siolim.

**Savio Monteiro**

*LL.M. (USA)* | **Advocate**

Off. 435-G Fetorim, Piedade, Divar, Panaji-Goa, 403403

M. +919823195247 | E: savio.monteiro09@gmail.com

---

**SCHEDULE IV**

*ALL THAT distinct and independent portion admeasuring an area of 350 square meters which forms a part of the Said Property which is more particularly described in Schedule II herein above known as “AFRAGMENT” alias “GUIDVEM situated within the limits of the Village Panchayat of Siolim, Bardez Goa which property is described in the Land Registration Office of Bardez under number 17957 at page 152 of B46 and enrolled in the Taluka Revenue office of Matriz Predial under no 30 and surveyed under number 362 sub division 7 which totally admeasures an area of 3375 square meters and this Said Plot admeasuring an area of 350 square meters is bounded as under*

**East:** By remaining portion of the property bearing survey no 362/7 of Village Siolim

**West:** By remaining portion of the property bearing survey no 362/7 of Village Siloim and nallah

**North:** By property bearing survey no 362/6 of Village Siolim,

**South:** By remaining portion of the property bearing survey no 362/7 of Village Siloim.

**Savio Monteiro**

*LL.M. (USA)* | **Advocate**

Off. 435-G Fetorim, Piedade, Divar, Panaji-Goa, 403403

M. +919823195247 | E: savio.monteiro09@gmail.com

---

**V. TRACING OF THE PARTIES**

- 1) That the SAID LARGER PROPERTY originally belonged to late Antonio Francisco Jose Marcal Lucas Jovita Fernandes alias Antonio Francisco Fernandes and late Doroteia Lucilia Idalina Elisa Pereira alias Doroteia Pereira both R/o Siolim, Bardez-Goa.
- 2) That the Said Larger Property was purchased by late Antonio Francisco Marcal Lucas Jovita Fernandes under the Deed dated 17-03-1915 at folio 21v of Book No.156 of the notes of the notary Caridade Frias as is found referred to in Inscription certificate No.12931 at folio 17 of Book G-19 pertaining to the Said Larger Property.
- 3) That the said cadastral Survey plan of 568 and 569 read with the Registo de Agremensor establishes that the SAID Larger Property belonged Doroteia Pereira e Fernandes wife of Antonio Francisco Marcal Lucas Jovita Fernandes alias Antonio Francisco Fernandes and his sons Beuto Jose Fernnades,

**Savio Monteiro**

*LL.M. (USA)* | **Advocate**

Off. 435-G Fetorim, Piedade, Divar, Panaji-Goa, 403403

M. +919823195247 | E: savio.monteiro09@gmail.com

---

- Lucas Piedade Fernandes, Joao Mariano Fernandes, Felipe Filomeno Fernnades and Edwiges Fernandes
- 4) The Said Larger Property was allotted to one of the children of late Antonio Francisco Jose Marcal Lucas Jovita Fernandes alias Antonio Francisco Fernandes and late Doroteia Lucilia Idalina Elisa Pereira alias Doroteia Pereira namely Filipe Filomeno Fernandes, bachelor in Inventory Proceedings No.46 of 1927 initiated upon the death of late Antonio Francisco Jose Marcal Lucas Jovita Fernandes and finalized on 29<sup>th</sup> December,1927 in the Civil Court Bardez at Mapusa.
- 5) That thereafter vide Deed of Sale Discharge Consent and Division dated 26/4/1948 which came to be drawn before the Notary Guilherme Diogo Jose Conceicao das Dores Lobo in his office situated at Sao Francisco road in the Judicial Division at Bardez between 1) Mrs. Doroteia Lucilia Idalina Elisa Pereira or Dororeia Pereira 2) Bento Jose Patricio de Lourdes Fernandes and his wife Lira Margarida de Cortona Fernandes 3) Maria Rosalia Henriqueta Filomena Josefa Fernandes Silviera and her husband Ariosto Joaquim Francisco Clemente da Silviera 4) Lucas Piedade Fernandes and his wife Amelia Aviana de Cruz e Fernandes 5) Joao Mariano Fernandes and his wife Maria



**Savio Monteiro**

*LL.M. (USA)* | **Advocate**

Off. 435-G Fetorim, Piedade, Divar, Panaji-Goa, 403403

M. +919823195247 | E: savio.monteiro09@gmail.com

---

- Natividade Divina Francisca de Souza Fernandes 6) Edviges Fernandes or Edvige Fernandes e de Melo and her husband Jose Lourdes de Melo and 7) Filipe Filomeno Fernandes , the said Filipe Filomeno Fernandes divided the Said Larger Property into four parts and sold to his portion of the Said Larger Property to Bento Jose Patricio de Lourdes Fernandes alias Bento Jose Fernandes and his wife Mrs. Lira Margarita de Cortona Fernandes 2) 1/4th specific portion of the Said Larger Property to Joao Mariano Fernandes and his wife Maria Natividade Divina Francisca 3) 1/4 th specific portion of the Said Larger Property to Lucas Piedade Fernandes and his wife Amelia Aviana de Cruz e Fernandes who are the son/son in law/daughter/daughter in law of the said Antonio Francisco Jose Marcal Lucas Jovita Fernandes alias Antonio Francisco Fernandes and Doroteia Lucilia Idalina Elisa Pereira alias Doroteia Pereira and retained for himself 1/4th specific portion of the Said Larger Property.
- 6) The 1/4<sup>th</sup> specific portion of the Said Larger Property which was retained by the said Filipe Filomeno Fernandes for himself and 1/4th specific portion of the Said Larger Property sold to Joao

**Savio Monteiro**

*LL.M. (USA)* | **Advocate**

Off. 435-G Fetorim, Piedade, Divar, Panaji-Goa, 403403

M. +919823195247 | E: savio.monteiro09@gmail.com

---

Mariano Fernandes and his wife Maria Natividade Divina Francisca is described herein as the SAID PROPERTY.

- 7) That thereafter on the death of Filipe Filomeno Fernandes the portion of the Said Property which was retained by him came to partitioned between 1) Bento Jose Patricio de Lourdes Fernandes alias Bento Jose Fernandes and his wife Mrs. Lira Margarita de Cortona Fernandes 2) Joao Mariano Fernandes and his wife Maria Natividade Divina Francisca 3) Lucas Piedade Fernandes and his wife Amelia Aviana de Cruz e Fernandes 4) Mrs. Edwiges Fernandes D'Mello 5) Mrs. Maria Rosalia Henrequeta Filomena Josefa Fernandes, 6) Mr. Antonio Agnelo Cosmo da Conceicao da Silviera and 7) Mr. Cynthia Elfrida dos Milagres Caldiera e Silviera vide Deed of Partition dated 15/1/1982 which came to be executed before the Sub Registrar of Bardez under number 345, Book no 1, volume no 172 dated 30/4/1982.
- 8) The said Mr. Joao Mariano Fernandes and his wife Mrs. Maria Natividade Divina Francisca de Souza e Fernandes came to be allotted a portion/part in the Said Property which was marked by letter C in the Plan Z in the Deed of Partition dated

**Savio Monteiro**

*LL.M. (USA)* | **Advocate**

Off. 435-G Fetorim, Piedade, Divar, Panaji-Goa, 403403

M. +919823195247 | E: savio.monteiro09@gmail.com

---

15/1/1982 which is portion of the plot described herein as the Said Plot.

- 9) A superimposition/Survey report dated 13/2/2021 was prepared by Architect G P Aroskar in order to trace the area of portion of C i.e portion of the Said Plot which was allotted to the said Mr. Joao Mariano Fernandes and his wife Mrs. Maria Natividade Divina Francisca de Souza e Fernandes via Deed of Partition dated 15/1/1982 as the same area of the portion of the Said Plot was not mentioned in the Deed of Partition dated 15/1/1982 and the very same portion was initially retained by Mr. Filipe Filomeno Fernandes in the Deed of Sale Discharge Consent and Division dated 26/04/1948.
- 10) In the said superimposition/Survey report dated 13/2/2021 it is observed that a portion of land retained by Mr. Filipe Filomeno Fernandes as per the Deed of Sale Discharge Consent and Division dated 26/04/1948 and the area of the Said Plot which was subsequently allotted to Joao Mariano Fernandes and his wife Maria Natividade Divina Francisca was portion "C" is 377.45 square meters as per the plan attached to the Deed of Partition dated 15/1/1982, as the boundaries tallies with the survey plan and site positions.

**Savio Monteiro**

*LL.M. (USA)* | **Advocate**

Off. 435-G Fetorim, Piedade, Divar, Panaji-Goa, 403403

M. +919823195247 | E: savio.monteiro09@gmail.com

---

11) The Said Plot thus constitutes an area of 1787.55 square meters acquired by Joao Mariano Fernandes and his wife Maria Natividade Divina Francisca under Deed of Sale Discharge Consent and Division dated 26/4/1948 from Filipe Filomeno Fernandes which document came to be drawn before the Notary Guilherme Diogo Jose Conceicao das Dores Lobo in his office situated at Sao Francisco road in the Judicial Division at Bardez and an area of 377.45 square meters acquired by Joao Mariano Fernandes and his wife Maria Natividade Divina Francisca under the Deed of Partition dated 15/1/1982 which came to be executed before the Sub Registrar of Bardez under number 345, Book no 1, volume no 172 dated 30/4/1982 which now totally admeasures 2165 square meters in area of property bearing survey No.362 sub division 7 of Village Siolim, Bardez , Goa

12) That *by virtue Deed of Sale Discharge Consent and Division dated 26/4/1948 and Deed of Partition dated 15/1/1982 Mr. Joao Mariano Fernandes and his wife Mrs. Maria Natividade Divina Francisca de Souza e Fernandes became exclusive owner in possession of the said Plot admeasuring 2165 sq.mts.*

**Savio Monteiro**

*LL.M. (USA)* | **Advocate**

Off. 435-G Fetorim, Piedade, Divar, Panaji-Goa, 403403

M. +919823195247 | E: savio.monteiro09@gmail.com

---

- 13) The said Mr. Joao Mariano Fernandes and his wife Mrs. Maria Natividade Divina Francisca de Souza e Fernandes were married under regime of communion of assets.
- 14) That a Deed of Succession dated 15/5/2012 came to be drawn at pages 40 to 41 of Book No 839 in the office of the Civil Registrar cum Sub-Registrar and Notary Ex Officio Bardez on 15/5/2012 which came to be initiated by his son Blasé Lino Fernandes on the demise of his father Joao Mariano Fernandes alias John Mariano Fernandes who expired on 14/12/2011 at Fernandes Waddo, Siolim, Bardez-Goa Leaving behind his universal heir his half sharer Maria Natividade Divina Francisca D'Souza married with the deceased on 26/10/1947 and his children Mr. Blasé Lino Fernandes, Antonetta Fernandes and Mr. Agnelo Francis Felix Fernandes who are legally qualified to concur, prefer, succeed and complete in the estate of the deceased Mr. Joao Mariano Fernandes alias John Mariano Fernandes and besides these legal heirs there is no other person or person competent in law to succeed to the aforesaid deceased Mr. Joao Mariano Fernandes alias John Mariano Fernandes.
- 15) That thereafter an Inventory proceedings came to be initiated by Mr. Agnelo Fernandes alias Mr. Agnelo Francis Felix

**Savio Monteiro**

*LL.M. (USA)* | **Advocate**

Off. 435-G Fetorim, Piedade, Divar, Panaji-Goa, 403403

M. +919823195247 | E: savio.monteiro09@gmail.com

---

Fernandes on the death of his parents Mr. Joao Mariano Fernandes alias John Mariano Fernandes alias Joao Maria Fernandes and Mrs. Maria Natividade Divina Francisca D'Souza Fernandes alias Mrs. Maria Natividade Divina Francisco De Souza e Fernandes alias Mrs. Maria Natividade Divina Francisca Fernandes before the Civil Court Junior Division at Mapusa which came to be registered as Inventory proceedings bearing no 235/2016/E.

- 16) A Statement on Oath came to be filed before the Civil Court Junior Division at Mapusa in the said Inventory Proceeding bearing no 235/2016/E by the said Mr. Agnelo Fernandes alias Mr. Agnelo Francis Felix Fernandes stating that his father Mr. Joao Mariano Fernandes alias John Mariano Fernandes alias Joao Maria Fernandes died at Siolim on 14/12/2011 in the status of married and subsequently the mother Mrs. Maria Natividade Divina Francisca D'Souza Fernandes alias Mrs. Maria Natividade Divina Francisco De Souza e Fernandes alias Mrs. Maria Natividade Divina Francisca Fernandes died at GMC Bambolim on 21/10/2013 in the status of a widow leaving behind as their sole and universal heirs and successors the following children

**Savio Monteiro**

*LL.M. (USA)* | **Advocate**

Off. 435-G Fetorim, Piedade, Divar, Panaji-Goa, 403403

M. +919823195247 | E: savio.monteiro09@gmail.com

---

- a) Mr. Blase Lino Fernandes married to Mrs. Philomena Fernandes
  - b) Mrs. Antoneta Vijaya Krishnan married to Mr. Mukarankad Balkrishnha Vijaykrishnan
  - c) Mr. Agnelo Fernandes married to Anjinha Fernandes alias Anginha Fernandes.
- 17) The SAID PLOT admeasuring an area 2165 sq.mts came to be enlisted in the Final List of Assets as Item No 7 in the said Inventory Proceedings bearing No 235/2016/E.
- 18) The SAID PLOT came to be allotted vide Final Chart of Allotment to 1) Mr. Blasé Lino Fernandes, 2) Mrs. Antoneta Vijaykrishnan married to Mukarankad Balkrishnan Vijaykrishnan and 3) Mr. Agnelo Fernandes alias Mr. Agnelo Francis Felix Ferandes alias Mr. Agnelo Felix Fernandes married to Anjinha Fernandes and confirmed vide Judgment and Decree dated 27/11/2019 passed by the Learned Civil Judge Junior Division at Mapusa in Inventory Proceedings bearing no 235/2016/E.
- 19) That pursuant to the Inventory Proceedings bearing no 235/2016/E the said Mr. Blasé Lino Fernandes, 2) Mrs. Antoneta Vijaykrishnan married to Mukarankad Balkrishnan

**Savio Monteiro**

*LL.M. (USA)* | **Advocate**

Off. 435-G Fetorim, Piedade, Divar, Panaji-Goa, 403403

M. +919823195247 | E: savio.monteiro09@gmail.com

---

- Vijaykrishnan and 3) Mr. Agnelo Fernandes alias Mr. Agnelo Francis Felix Fernandes alias Mr. Agnelo Felix Fernandes married to Anjinha Fernandes have got their name duly mutated/recorded in the Occupant's Column of Survey Form I & XIV of Siolim Village with respect to the SAID PROPERTY against Mutation Entry No. 72867.
- 20) That the said Bento Jose Patricio de Lourdes Fernandes alias Bento Jose Fernandes alias Beuto Jose Fernandes and his wife Mrs. Lira Margarita de Cortona Fernandes came to be allotted a portion/part in the Said Property which was marked by letter D in the Plan Z in the Deed of Partition dated 15/1/1982 which is described herein as the Said Plot on the death of Filipe Filomenno Fernandes
- 21) A superimposition/Survey report dated 13/2/2021 was prepared by Architect G P Aroskar in order to trace the area of portion of D i.e the SAID PLOT which was allotted to the said Bento Jose Patricio de Lourdes Fernandes alias Bento Jose Fernandes alias Beuto Jose Fernandes and his wife Mrs. Lira Margarita de Cortona Fernandes via Deed of Partition dated 15/1/1982 as the same area of Said Plot was not mentioned in the Deed of Partition dated 15/1/1982 and the very same



**Savio Monteiro**

*LL.M. (USA)* | **Advocate**

Off. 435-G Fetorim, Piedade, Divar, Panaji-Goa, 403403

M. +919823195247 | E: savio.monteiro09@gmail.com

---

- portion was initially retained by Mr. Filipe Filomeno Fernandes in the Deed of Sale Discharge Consent and Division dated 26/04/1948.
- 22) In the said superimposition/Survey report dated 13/2/2021 it is observed that a portion of land retained by Mr. Filipe Filomeno Fernandes as per the Deed of Sale Discharge Consent and Division dated 26/04/1948 and the area of the Said Plot which was subsequently allotted to Bento Jose Patricio de Lourdes Fernandes alias Bento Jose Fernandes alias Beuto Jose Fernandes and his wife Mrs. Lira Margarita de Cortona Fernandes was portion "D" is 350 square meters as per the plan attached to the Deed of Partition dated 15/1/1982, as the boundaries tallies with the survey plan and site positions.
- 23) By virtue Deed of Sale Discharge Consent and Division dated 26/4/1948 and Deed of Partition dated 15/1/1982 Bento Jose Patricio de Lourdes Fernandes alias Bento Jose Fernandes alias Beuto Jose Fernandes and his wife Mrs. Lira Margarita de Cortona Fernandes became exclusive owner in possession of the Said Plot admeasuring 350 sq.mts.
- 24) That the said Bento Jose Patricio de Lourdes Fernandes alias Bento Jose Fernandes alias Beuto Jose Fernandes and his wife

**Savio Monteiro**

*LL.M. (USA)* | **Advocate**

Off. 435-G Fetorim, Piedade, Divar, Panaji-Goa, 403403

M. +919823195247 | E: savio.monteiro09@gmail.com

---

Mrs. Lira Margarita de Cortona Fernandes were married under the regime of communion of assets.

25) The said Bento Jose Patricio de Lourdes Fernandes alias Bento Jose Fernandes alias Beuto Jose Fernandes expired on 5/1/1986 at Siolim and his wife Mrs. Lira Margarita de Cortona Fernandes expired on 21/10/2004 at Mapusa leaving behind the following as their sole universal Legal heirs i.e their son and daughter:

a) Mr. Antonio Francisco Fernandes alias Antonio Fernandes alias Antonio Francisco Angel Fernandes or Antonio Francisco Agnelo Fernandes alias Antonio Francisco Fernandes married to Maria Orfelinda Fernandes alias Maria Orfelinda Lidia de Souza.

b) Mrs. Teresa Fernandes alias Mrs. Maria Tereza Rosalia Fernandes alias Teresa Pais or Paes married to Antonio Felizardo Timoteo Paes alias Antonio Felizardo Timoteo Pais alias Tony Paes.

26) That the said Antonio Francisco Fernandes alias Antonio Fernandes alias Antonio Francisco Angel Fernandes or Antonio

**Savio Monteiro**

*LL.M. (USA)* | **Advocate**

Off. 435-G Fetorim, Piedade, Divar, Panaji-Goa, 403403

M. +919823195247 | E: savio.monteiro09@gmail.com

---

Francisco Agnelo Fernandes alias Antonio Fernandes alias Antonio Francisco Angel Fernandes or Antonio Francisco Agnelo Fernandes alias Antonio Francisco Fernandes expired on 22/6/1997 at Bambolim leaving behind his only son Mr. Bento J. Felix Fernandes alias Bento Jose Felix Fernandes alias Bento Fernandes

27) By a Deed of Partition and Family settlement dated 28/3/2007 came to be executed between 1) Mrs. Tereza Fernandes E Paes, her husband Mr. Tony Paes alias Antonio F.T Paes alias Antonio Felizardo Timoteo Paes and 2) Mrs Maria Orfelinda Fernandes and her son Mr. Bento Jose Felix Fernandes before the Sub-Registrar of Bardez under registration no 1707 at pages 35 to 88, Book No I Volume No 2065 dated 11/4/2007 and infact only their share in the Said Plot came to be allotted to them in two equal shares.

28) By a Deed of Succession dated 3/3/2008 drawn at page no 26V onwards of Book No 12 in the office of the Civil Registrar cum Sub-Registrar and Notary Ex Officio Pernem on 3/3/2008, came to be initiated by Mrs. Maria Tereza Rosalia Fernandes or Teresa Pais or Paes on death of her father who expired on 5/1/1986 i.e Mr. Bento Jose P. del Fernandes or Bento Jose Patricio de

**Savio Monteiro***LL.M. (USA)* | **Advocate**

Off. 435-G Fetorim, Piedade, Divar, Panaji-Goa, 403403

M. +919823195247 | E: savio.monteiro09@gmail.com

---

Lourdes Fernandes alias Beuto Jose Fernandes in the status of married in his first and only nuptial without prenuptial agreement and therefore under the regime of community of estate, that the said Mr. Bento Jose P. del Fernandes or Bento Jose Patricio de Lourdes Fernandes alias Beuto Jose Fernandes expired without any will or any other disposition of his last wish leaving behind his wife Mrs. Lira Margarida De Cortona Fernandes his half sharer and moiety holder and his two Children namely Late Antonio Fernandes alias Antonio Francisco Angel Fernandes or Antonio Francisco Agnelo Fernandes married to Maria Orfelinda Lidia de Souza and Mrs. Maria Tereza Rosalia Fernandes alias Teresa Pais or Paes married to Antonio Felizardo Timitio Paes or Pais as his sole universal legal heirs. That on 22/6/1997 at GMC Bambolim expired Mr. Antonio Fernandes alias Antonio Francisco Agnel Fernandes died without a will or any disposition of his last wishes of leaving behind his wife Mrs. Maria Orfelinda Lidia de Souza as half sharer and universal heir and his only son Bento Jose Feliz Fernandes as his sole universal heir. That on 21/10/2004 at Holy Cross Hospital Remanso Mapusa expired Mrs. Lira Margarida De Cortona Fernandes leaving behind as sole and universal heir her daughter in law

**Savio Monteiro**

*LL.M. (USA)* | **Advocate**

Off. 435-G Fetorim, Piedade, Divar, Panaji-Goa, 403403

M. +919823195247 | E: savio.monteiro09@gmail.com

---

Mrs. Maria Orfelinda Fernandes wife of late Mr. Antonio Fernandes alias Antonio Francisco Agnel Fernandes and grand son Mr. Bento Jose Felix Fernandes son of late Mr. Antonio Fernandes or Antonio Francisco Agnel Fernandes and of Maria Orfelinda Fernandes and her daughter Mrs. Maria Tereza Rosalia Fernandes alias Teresa Pais alias Paes married to Antonio Felizardo Timitio Paes or Pias as sole and universal heir of her estate.

29) That in pursuant to the Deed of Partition and Family settlement dated 28/3/2007 and Deed of Succession dated 3/3/2008 the said Mrs. Tereza Fernandes E Paes, her husband Mr. Tony Paes alias Antonio F.T Paes alias Antonio Felizardo Timoteo Paes and 2) Mrs Maria Orfelinda Fernandes and her son Mr. Bento Jose Felix Fernandes have got their name duly mutated/recorded in the Occupant's Column of Survey Form I & XIV of Siolim Village with respect to the SAID PROPERTY against Mutation Entry No. 25079.

30) That the balance area available on the SAID PROPERTY described in SCHEDULE II is 860 square meters

31) The Comunidade of Siolim has passed a Resolution bearing no COM-SIO-02-2020-21/02 to issue a No-Objection certificate

**Savio Monteiro**

*LL.M. (USA)* | **Advocate**

Off. 435-G Fetorim, Piedade, Divar, Panaji-Goa, 403403

M. +919823195247 | E: savio.monteiro09@gmail.com

---

for granting of an access of an area of 80.3 square meters under survey no 362/ 5 of Village Siolim which land belongs to the Comunidade of Siolim.

32) Pursuant to the Resolution bearing no COM-SIO-02-2020-21/02 the Comunidade of Siolim has issued a Certificate dated 25/11/2020 thereby granting a No Objection to use the Land of the Comunidade under survey no 362/5 of Village Siolim admeasuring an area of 80.3 square meters towards the along the western side of the property bearing survey no 362/5 of Village Siolim.

33) Prior to the purchase of the SAID PLOT out of abundant caution and due diligence Public Notice dated 17/2/2021 was issued on 18/2/2021 in Navhind Times Newspaper through Advocate Ralph Mascarenhas , however no claim/objection or any other communication was received form any other person's/and/or entity objecting to the sale of the Said Property/Plot

34) Certificate dated 24/5/2021 issued by Adv. Ralph Mascarenhas, Calangute, Bardez-Goa reveals that Public Notice dated 17/2/2021 was published in the daily newspaper Navhind Times on 18/2/2021 with respect to the said plot admeasuring 2165 square meters and plot admeasuring 350 square meters

**Savio Monteiro**

*LL.M. (USA)* | **Advocate**

Off. 435-G Fetorim, Piedade, Divar, Panaji-Goa, 403403

M. +919823195247 | E: savio.monteiro09@gmail.com

---

forming a part of the SAID PROPERTY surveyed under survey no 362/7 of Village Siolim, Bardez-Goa and no objections were received in pursuance to the said public notice. In this respect conclusion is based on the certificate dated 24/5/2021 issued by Adv. Ralph Mascarenhas, Calangute, Bardez-Goa

35) That the said plot admeasuring 2165 came to be purchased by Olalian Estate Private Limited vide Deed of Sale dated 9/3/2021 which came to be registered before the Sub-Registrar of Bardez under registration no BRZ-1-1028-2021, Book no 1 dated 9/3/2021 from Mr. Blasé Lino Fernandes married to Philomena Fernandes, 2) Mrs. Antoneta Vijaykrishnan married to Mukarankad Balkrishnan Vijaykrishnan and 3) Mr. Agnelo Fernandes alias Mr. Agnelo Francis Felix Ferandes alias Mr. Agnelo Felix Fernandes married to Anjinha Fernandes and plot admeasuring 350 square meters came to be purchased by Olalian Estate Private Limited vide Deed of Sale dated 9/3/2021 which came to be registered before the Sub-Registrar of Bardez under registration no BRZ-1-1029-2021, book no 1 dated 9/3/2021 from Mrs. Tereza Fernandes E Paes, her husband Mr. Tony Paes alias Antonio F.T Paes alias Antonio Felizardo Timoteo

**Savio Monteiro**

*LL.M. (USA)* | **Advocate**

Off. 435-G Fetorim, Piedade, Divar, Panaji-Goa, 403403

M. +919823195247 | E: savio.monteiro09@gmail.com

---

Paes and 2) Mrs Maria Orfelinda Fernandes and her son Mr. Bento Jose Felix Fernandes

36) That Olalian Estate Private Limited moved an application for partition before the Inspector of Survey and Land Records at Mapusa to partition the said two plots which were forming part of the said property and whereby order of confirmation by the Inspector of survey of land records was pleased to partition an area of 2515 sq.mts by allotting a distinct survey no.362 of Sub Division no.7-A vide order dated 24/11/2021.

37) In view of the above I hereby certify that Olalian Estate Private Limited is the owner of the said property and hence there is no legal impediment for entering into any Agreement/Sale Deed with Olalian Estate Private Limited by any prospective purchasers

**VI. ENCUMBRANCE ON THE PROPERTY**

I have taken a search in the Sub-Registrar of Mapusa Bardez-Goa and have not found any registered mortgages in respect of the SAID PLOTS admeasuring 2165 square meters and 350 square meters respectively. NIL Encumbrance dated 8/4/2021 bearing certificate no 897/2019 Vide Application no 897/2021 for 2165 square meters and NIL Encumbrance



**Savio Monteiro**

*LL.M. (USA)* | **Advocate**

Off. 435-G Fetorim, Piedade, Divar, Panaji-Goa, 403403

M. +919823195247 | E: savio.monteiro09@gmail.com

---

dated 8/4/2021 bearing certificate dated 898/2021 vide Application no 898/2021 for 350 square meters shows that there is no encumbrance on the SAID PLOTS

**CERTIFICATE**

From the documents produced for my scrutiny, I hereby certify that Olalian Estate Private Limited has a clear and marketable title with respect to the said property admeasuring 2515 square meters surveyed under survey no 362/7-A of Village Siolim, Bardez-Goa



Place:-Panaji-Goa.

Date:- 01/04/2022

Adv. Savio Monteiro