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Dated. 22.3.2024.

CERTIFICATE OF TITLE

Ref: - This Report and Certificate is issued at the request of **MRS. RADHIKA ATUL ANAVEKAR** a partner of M/s UK DEVELOPERS, resident of C 404, 4th Floor, CD Signature, Gogal, Margao – 403602 in respect of the immovable property described herein below.

ALL THAT immovable property known as MONDO or MONVADDO or MONODO or MONVADO" situated at Benaulim, admeasuring an area of 2,625 Sq. meters, surveyed under survey no 41/1 of village Benaulim, within the Jurisdiction of village Panchayat of Cana Benaulim, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, described in the Land Registration Office of Salcete under No. 11,444 and enrolled in the Taluka Land Revenue office of Salcete under no 310 and bounded as under:

East :by property bearing survey no 41/17, 41/16, 41/2 and 41/20;

West :by road and property bearing survey no 40/10 and nallah;



North: by property bearing survey no. 40/10 and by road;
and

South: by property bearing survey no. 41/3;

Hereinafter this property shall be referred to as the SAID
PROPERTY.

1. Name of the Property:

"MONDO or MONVADDO or MONODO or MONVADO"

2. Location of the Property:

Situated at Benaullim, within the Jurisdiction of village
Panchayat of Cana Benaullim, Taluka and Sub-District of Salcete,
District of South-Goa, State of Goa

3. Land Registration Description and Inscription No. :

Described in the Land Registration Office of Salcete under No.
11,444

4. Matriz No.:

310

5. Survey/Chalta No.:

Presently this property under scrutiny is surveyed under survey
no 41/1 of village Benaullim of Salcete Taluka,

6. Area:

This property under scrutiny admeasures an area of 2,625
square meters as per the plan.

7. Boundaries of the Property:

The property as a whole is bounded as follows:

East :by property bearing survey no 41/17, 41/16, 41/2
and 41/20;



West :by road and property bearing survey no 40/10 and
nallah;

North: by property bearing survey no. 40/10 and by road;
and

South: by property bearing survey no. 41/3;

8. Documents Scrutinized:

- a) Photocopy of the Land Registration office of Salcete under no 11,444.
- b) Photocopy of the Land Revenue office of Salcete under no 310
- c) Photocopy of the public deed of sale and Discharge dated 26.10.1939 drawn before the Notary of Judicial Division of Salcete under Book of Notes No 510 at folio 24 overleaf in Folio 26.
- d) Photocopy of Orphanological Inventory proceedings no. 3531/1953.
- e) Photocopy of Regular Inventory Proceedings under no. 142/2017/F.
- f) Photocopy of Public will dated 28.08.2017 recorded at folio 52V to 53 of will Book No. 452.
- g) Photocopy of inventory proceedings bearing no. 254/2021/F.
- h) Photocopy of deed of sale dated 05.05.2022 duly registered in the office of Sub Registrar of Salcete at Margao Goa under no MGO-1-1834-2022, Book 1 document dated 16.05.2022.
- i) Photo copy of Form I and XIV of property surveyed under survey no. 41/1 of village Benaullim, Salcete Taluka.



West :by road and property bearing survey no 40/10 and
nallah;

North: by property bearing survey no. 40/10 and by road;
and

South: by property bearing survey no. 41/3;

8. Documents Scrutinized:

- a) Photocopy of the Land Registration office of Salcete under no 11,444.
- b) Photocopy of the Land Revenue office of Salcete under no 310
- c) Photocopy of the public deed of sale and Discharge dated 26.10.1939 drawn before the Notary of Judicial Division of Salcete under Book of Notes No 510 at folio 24 overleaf in Folio 26.
- d) Photocopy of Orphanolgical Inventory proceedings no. 3531/1953.
- e) Photocopy of Regular Inventory Proceedings under no. 142/2017/F.
- f) Photocopy of Public will dated 28.08.2017 recorded at folio 52V to 53 of will Book No. 452.
- g) Photocopy of inventory proceedings bearing no. 254/2021/F.
- h) Photocopy of deed of sale dated 05.05.2022 duly registered in the office of Sub Registrar of Salcete at Margao Goa under no MGO-1-1834-2022, Book 1 document dated 16.05.2022.
- i) Photo copy of Form I and XIV of property surveyed under survey no. 41/1 of village Benaulim, Salcete Taluka.



- m) Photo copy of survey plan of property surveyed under survey no. 41/1 of village Benaullim, Salcete Taluka issued by Directorate of Settlements and Land Records, Margao - Goa.

9. Scrutiny of Documents:

a) The Document at Para 8. (a) above shows that above SAID PROPERTY is inscribed in the name of Mr. Filipe Nery Fernandes under inscription no. 30104 and described in the Land Registration Office of Salcete at Margao under no 11,444.

b) The Document at Para 8. (b) above shows that the said property is duly registered in the matriz records.

c) The Document at Para 8. (c) above shows that vide public deed of sale and Discharge dated 26.10.1939 drawn before the Notary of Judicial Division of Salcete under Book of Notes No 510 at folio 24 overleaf in Folio 26, the Mrs. Lucia Ismenia Juliana Correia by other name Lucia Iamenia Juliana Correa by other name Iamenia Correa Fernandes or Lucia Juliana Iamenia Correa (widow of Mr. Filipe Nery Fernandes) had sold the SAID PROPERTY to Mr. Jose Sebastiao Falcao alias Joseph Sebastian Falcao

d) The Document at Para 8. (d) above shows that upon the death of Mr. Jose Sebastiao Falcao alias Joseph Sebastian Falcao on 20.04.1944, an Orphanolgical Inventory proceedings no. 3531/1953 was initiated by his wife Mrs. Piedade Francisca Barreto alias Piedade Falcao alias Piedade Francisca Falcao in the Court of Salcete Judicial Division whereby vide Judgment and Decree and Order, the said Mrs. Piedade Francisca Barreto was declared as his moiety holder and his four Children viz. (1) Angela Falcao, (2) Eliza Santana Falcao (3) Cristina Leopoldina Falcao (4) Ambrosio Xavier Falcao were declared as his sole and



universal heirs and the SAID PROPERTY was allotted to them. It is further transpired that in the said Orphanological Inventory proceedings, the SAID PROPERTY was listed as item no. 2, and Angela Falcao was allotted ½ share of the SAID PROPERTY and Eliza Santana Falcao was allotted ½ share of the SAID PROPERTY

e) The Document at Para 8. (e) above transpired that upon the death of the said Angela Falcao and her husband Mr. Domnic Cardoz alias Domingos Mariano Cardoso alias Cardoz Domnic Florian, an Regular Inventory Proceedings under no. 142/2017/F was initiated by Mr. Ambrose Cardoz Alias Ambrose Cardozo alias Ambrose Domnic Cardoz Alias Ambrose Dominic Cardoz, in the Court of Civil Judge Junior Division at Margao Goa, wherein the half share of the SAID PROPERTY was listed as Item No 1 in the list of assets and by a Decree and Final Chart of Allotment dated 25.09.2017, the same was allotted equally in favour of the legal heirs of the said estate leavers viz.

- a. Mrs. Sandra Carmelina Fatima Candolina Cardoz married to Mr. James Samuel alias James Louis Samuel alias Honorata James Samuel alias James.
- b. Mr. Terrance Domnic Cardoz alias Cardoz Terrance Domnic
- c. Mr. Ambrose Cardoz Alias Ambrose Cardozo alias Ambrose Domnic Cardoz alias Ambrose Dominic Cardoz married to Mrs. Levita Cardoz alias Levita Ambrose Cardoz alias Levita Sophia Saldanha alias Saldanha Levita Sophia.
- d. Mr. Rony Cardoz Alias Rony Dominic Cardoz alias Cardoz Rony Dominic married to Mrs. Rochelle Cardoz Alias Reshma alias Rochelle Rony Cardoz Alias Rochelle Shaikh alias Reshma Javeed Shaikh.



f) The Document at Para 8. (f) above shows that the said Miss Eliza Santana Falcao who was allotted 50% of the SAD PROPERTY had expired on 6.08.2021, in the status of spinster leaving behind a Public will dated 28.08.2017 recorded at folio 52V to 53 of will Book No. 452 in favour of below mentioned

- a. Mrs. Sandra Carmelina Fatima Candolina Cardoz and her husband Mr. James Samuel alias James Louis Samuel alias Honorata James Samuel alias James.
- b. Mr. Terrance Domnic Cardoz alias Cardoz Terrance Domnic and his wife Mrs. Sunita Cardoz
- c. Mr. Ambrose Cardoz Alias Ambrose Cardozo alias Ambrose Domnic Cardoz alias Ambrose Dominic Cardoz and his wife Mrs. Levita Cardoz alias Levita Ambrose Cardoz alias Levita Sophia Saldanha alias Saldanha Levita Sophia.
- d. Mr. Rony Cardoz Alias Rony Dominic Cardoz alias Cardoz Rony Dominic and his wife Mrs. Rochelle Cardoz Alias Reshma alias Rochelle Rony Cardoz Alias Rochelle Shaikh alias Reshma Javeed Shaikh

g) The Document at Para 8. (g) above shows that Mrs. Sandra Carmelina Fatima Candolina Cardoz had initiated an inventory proceedings bearing no. 254/2021/F, upon the death of Mr. Jose Sebastiao Falcao alias Joseph Sebastian Falcao and his wife Mrs. Piedade Francisca Barreto alias Piedade Falcao alias Piedade Francisca Falcao and Miss Eliza Santana Falcao, wherein the Mrs. Sandra Carmelina Fatima Candolina Cardoz and her husband Mr. James Samuel alias James Louis Samuel alias Honorata James Samuel alias James, Mr. Terrance Domnic Cardoz alias Cardoz Terrance Domnic and his wife Mrs. Sunita Cardoz, Mr. Ambrose Cardoz Alias Ambrose Cardozo alias



Ambrose Domnic Cardoz alias Ambrose Dominic Cardoz and his wife Mrs. Levita Cardoz alias Levita Ambrose Cardoz alias Levita Sophia Saldanha alias Saldanha Levita Sophia, Mr. Rony Cardoz Alias Rony Dominic Cardoz alias Cardoz Rony Dominic and his wife Mrs. Rochelle Cardoz Alias Reshma alias Rochelle Rony Cardoz Alias Rochelle Shaikh alias Reshma Javeed Shaikh are shown as the legal heirs of the said estate leavers

It is also transpired from the said inventory proceedings that the SAID PROPERTY is being listed as Item No. 1 in the list of Assets and subsequently, the SAID PROPERTY was jointly auctioned by the Mrs. Sandra Carmelina Fatima Candolina Cardoz and her husband Mr. James Samuel alias James Louis Samuel alias Honorata James Samuel alias James, Mr. Terrance Domnic Cardoz alias Cardoz Terrance Domnic and his wife Mrs. Sunita Cardoz, Mr. Ambrose Cardoz Alias Ambrose Cardozo alias Ambrose Domnic Cardoz alias Ambrose Dominic Cardoz and his wife Mrs. Levita Cardoz alias Levita Ambrose Cardoz alias Levita Sophia Saldanha alias Saldanha Levita Sophia, Mr. Rony Cardoz Alias Rony Dominic Cardoz alias Cardoz Rony Dominic and his wife Mrs. Rochelle Cardoz Alias Reshma alias Rochelle Rony Cardoz Alias Rochelle Shaikh alias Reshma Javeed Shaikh and the same was disposed off vide Judgment, Decree and order dated 18.01.2022 without any appeal.

h) The Document at Para 8. (h) above shows that vide 05.05.2022 duly registered in the office of Sub Registrar of Salcete at Margao Goa under no MGO-1-1834-2022, Book 1 document dated 16.05.2022, the said Mrs. Sandra Carmelina Fatima Candolina Cardoz and her husband Mr. James Samuel alias James Louis Samuel alias Honorata James Samuel alias James, Mr. Terrance Domnic Cardoz alias Cardoz Terrance Domnic and his wife Mrs. Sunita Cardoz, Mr. Ambrose Cardoz Alias Ambrose Cardozo alias



Ambrose Domnic Cardoz alias Ambrose Dominic Cardoz and his wife Mrs. Levita Cardoz alias Levita Ambrose Cardoz alias Levita Sophia Saldanha alias Saldanha Levita Sophia, Mr. Rony Cardoz Alias Rony Dominic Cardoz alias Cardoz Rony Dominic and his wife Mrs. Rochelle Cardoz Alias Reshma alias Rochelle Rony Cardoz Alias Rochelle Shaikh alias Reshma Javeed Shaikh as Vendors along with the consent of the Miss. Christina Falcao Alias Christina Leopoldina Falcao Alias Cristina Leopoldina Falcao Alias Cristalina Falcao And Mr. Ambrose Falcao Alias Ambrose S Falcao Alias Falcao Ambrose Alias Embrose Xavier Falcao Alias Embrose X Falcao Alias Ambrosio Xavier Falcao as consenting party had sold the SAID PROPERTY, admeasuring an area of 2,625 square meters, surveyed under survey no 41/1 of village Benaulim to M/s UK DEVELOPERS, a registered Partnership firm, represented by the Partners, Mrs. Snehal Gore and Mrs. Radhika Atul Anavekar as Purchasers

i) The Document at Para 8. (i) above shows that in the Form I and XIV of property surveyed under survey no. 41/1 of village Benaulim of village Salcete, the name of M/s UK DEVELOPERS is figuring in the occupant column in respect of the said survey holdings.

j) The Document at Para 8. (j) above shows that in the survey plan issued by Directorate of Settlements and Land Records, Margao - Goa of the property surveyed under surveyed under survey no. 41/1 of village Benaulim of village Salcete, the SAID PROPERTY is duly partitioned.



10. Conclusion:

WHEREAS there exists a immovable property known as MONDO or MONVADDO or MONODO or MONVADO" situated at Benaulim, admeasuring an area of 2,625 Sq. meters, surveyed under survey no 41/1 of village Benaulim, within the Jurisdiction of village Panchayat of Cana Benaulim, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, described in the Land Registration Office of Salcete under No. 11,444 and enrolled in the Taluka Land Revenue office of Salcete under no 310 and bounded as under:

East :by property bearing survey no 41/17, 41/16, 41/2 and 41/20;

West :by road and property bearing survey no 40/10 and nallah;

North: by property bearing survey no. 40/10 and by road; and

South: by property bearing survey no. 41/3;

The property shall herein after be referred to as SAID PROPERTY for the sake of convenience.

AND WHEREAS the SAID PROPERTY was originally belonging to Mr. Filipe Nery Fernandes.

AND WHEREAS upon the death of Mr. Filipe Nery Fernandes the SAID PROPERTY belonging to him was inherited by his wife Mrs. Lucia Ismenia Juliana Correia by other name Lucia Iamenia Juliana Correa by other name Iamenia Correa Fernandes or Lucia Juliana Iamenia Correa.



AND WHEREAS by a public deed of sale and Discharge dated 26.10.1939 drawn before the Notary of Judicial Division of Salcete under Book of Notes No 510 at folio 24 overleaf in Folio 26, the said Mrs. Lucia Ismenia Juliana Correia by other name Lucia Iamenia Juliana Correa by other name Iamenia Correa Fernandes or Lucia Juliana Iamenia Correa had sold the SAID PROPERTY to Mr. Jose Sebastiao Falcao alias Joseph Sebastian Falcao.

AND WHEREAS the said Mr. Jose Sebastiao Falcao alias Joseph Sebastian Falcao had expired on 20.04.1944 and upon his death an Orphanolgical Inventory proceedings no. 3531/1953 was initiated by his wife Mrs. Piedade Francisca Barreto alias Piedade Falcao alias Piedade Francisca Falcao in the Court of Salcete Judicial Division whereby said Mrs. Piedade Francisca Barreto became his moiety holder and his four Children viz. (1) Angela Falcao, (2) Eliza Santana Falcao (3) Cristina Leopoldina Falcao (4) Ambrosio Xavier Falcao were declared as his sole and universal heirs and the SAID PROPERTY was allotted to them.

AND WHEREAS in the said Orphanolgical Inventory proceedings, the SAID PROPERTY was listed as item no. 2, and Angela Falcao was allotted $\frac{1}{2}$ share of the SAID PROPERTY and Eliza Santana Falcao was allotted $\frac{1}{2}$ share of the SAID PROPERTY.

AND WHEREAS the said Angela Falcao was married to Mr. Domnic Cardoz alias Domingos Mariano Cardoso alias Cardoz Domnic Florian under the regime of communion of assets applicable in the State of Goa.



AND WHEREAS upon the death of said Angela Falcao and her husband Mr. Domnic Cardoz alias Domingos Mariano Cardoso alias Cardoz Domnic Florian, an Regular Inventory Proceedings under no. 142/2017/F was initiated by Mr. Ambrose Cardoz Alias Ambrose Cardozo Alias Ambrose Domnic Cardoz Alias Ambrose Dominic Cardoz, in the Court of Civil Judge Junior Division at Margao Goa, wherein the half share of the SAID PROPERTY was listed as Item No 1 in the list of assets and by a Decree and Final Chart of Allotment dated 25.09.2017, the same was allotted equally in favour of the legal heirs of the said estate leavers viz.

- a. Mrs. Sandra Carmelina Fatima Candolina Cardoz married to Mr. James Samuel alias James Louis Samuel alias Honorata James Samuel alias James.
- b. Mr. Terrance Domnic Cardoz alias Cardoz Terrance Domnic married to Sunita Cardoz
- c. Mr. Ambrose Cardoz Alias Ambrose Cardozo Alias Ambrose Domnic Cardoz Alias Ambrose Dominic Cardoz married to Mrs. Levita Cardoz Alias Levita Ambrose Cardoz Alias Levita Sophia Saldanha Alias Saldanha Levita Sophia.
- d. Mr. Rony Cardoz Alias Rony Dominic Cardoz Alias Cardoz Rony Dominic married to Mrs. Rochelle Cardoz Alias Reshma Alias Rochelle Rony Cardoz Alias Rochelle Shaikh Alias Reshma Javeed Shaikh,

AND WHEREAS the said Miss Eliza Santana Falcao had expired on 6.08.2021, in the status of spinster leaving behind a Public will dated 28.08.2017 recorded at folio 52V to 53 of will Book No. 452 in favour of above named parties.



AND WHEREAS the said Mrs. Sandra Carmelina Fatima Candolina Cardoz had initiated an inventory proceedings bearing no. 254/2021/F, upon the death of Mr. Jose Sebastiao Falcao alias Joseph Sebastian Falcao and his wife Mrs. Piedade Francisca Barreto alias Piedade Falcao alias Piedade Francisca Falcao and Miss Eliza Santana Falcao, wherein the Mrs. Sandra Carmelina Fatima Candolina Cardoz and her husband Mr. James Samuel alias James Louis Samuel alias Honorata James Samuel alias James, Mr. Terrance Domnic Cardoz alias Cardoz Terrance Domnic and his wife Mrs. Sunita Cardoz, Mr. Ambrose Cardoz Alias Ambrose Cardozo alias Ambrose Domnic Cardoz alias Ambrose Dominic Cardoz and his wife Mrs. Levita Cardoz alias Levita Ambrose Cardoz alias Levita Sophia Saldanha alias Saldanha Levita Sophia, Mr. Rony Cardoz Alias Rony Dominic Cardoz alias Cardoz Rony Dominic and his wife Mrs. Rochelle Cardoz Alias Reshma alias Rochelle Rony Cardoz Alias Rochelle Shaikh alias Reshma Javeed Shaikh along with Miss. Christina Falcao Alias Christina Leopoldina Falcao Alias Cristina Leopoldina Falcao Alias Cristalina Falcao And Mr. Ambrose Falcao Alias Ambrose S Falcao Alias Falcao Ambrose Alias Embrose Xavier Falcao Alias Embrose X Falcao Alias Ambrosio Xavier Falcao are shown as the legal heirs of the said estate leavers

AND WHEREAS the SAID PROPERTY is being listed as Item No. 1 in the list of Assets and subsequently, the SAID PROPERTY was jointly auctioned by the Mrs. Sandra Carmelina Fatima Candolina Cardoz and her husband Mr. James Samuel alias James Louis Samuel alias Honorata James Samuel alias James, Mr. Terrance Domnic Cardoz alias Cardoz Terrance Domnic and his wife Mrs. Sunita Cardoz, Mr. Ambrose Cardoz Alias Ambrose Cardozo alias Ambrose Domnic Cardoz alias Ambrose Dominic Cardoz and his wife Mrs. Levita Cardoz alias



Levita Ambrose Cardoz alias Levita Sophia Saldanha alias Saldanha Levita Sophia, Mr. Rony Cardoz Alias Rony Dominic Cardoz alias Cardoz Rony Dominic and his wife Mrs. Rochelle Cardoz Alias Reshma alias Rochelle Rony Cardoz Alias Rochelle Shaikh alias Reshma Javeed Shaikh and the same was disposed off vide Judgment, Decree and order dated 18.01.2022 without any appeal. Thus the above named parties became the owners of the SAID PROPERTY.

AND WHEREAS the said Mrs. Sandra Carmelina Fatima Candolina Cardoz and her husband Mr. James Samuel alias James Louis Samuel alias Honorata James Samuel alias James, Mr. Terrance Domnic Cardoz alias Cardoz Terrance Domnic and his wife Mrs. Sunita Cardoz, Mr. Ambrose Cardoz Alias Ambrose Cardozo alias Ambrose Domnic Cardoz alias Ambrose Dominic Cardoz and his wife Mrs. Levita Cardoz alias Levita Ambrose Cardoz alias Levita Sophia Saldanha alias Saldanha Levita Sophia, Mr. Rony Cardoz Alias Rony Dominic Cardoz alias Cardoz Rony Dominic and his wife Mrs. Rochelle Cardoz Alias Reshma alias Rochelle Rony Cardoz Alias Rochelle Shaikh alias Reshma Javeed Shaikh along with Miss. Christina Falcao Alias Christina Leopoldina Falcao Alias Cristina Leopoldina Falcao Alias Cristalina Falcao And Mr. Ambrose Falcao Alias Ambrose S Falcao Alias Falcao Ambrose Alias Embrose Xavier Falcao Alias Embrose X Falcao Alias Ambrosio Xavier Falcao had sold the SAID PROPERTY to M/s UK DEVELOPERS, a registered Partnership firm, represented by the Partners, Mrs. Snehal Gore and Mrs. Radhika Atul Anavekar vide deed of Sale 05.05.2022 duly registered in the office of Sub Registrar of Salcete at Margao Goa under no MGO-1-1834-2022, Book 1 document dated 16.05.2022



AND WHEREAS the said M/s UK DEVELOPERS, a registered Partnership firm are the lawful and absolute owner in possession, occupation and enjoyment of the SAID PROPERTY under scrutiny and the title of the SAID PROPERTY, admeasuring an area of 2,625 square meters, survey no. Survey no. 41/1 of village Benaolim, Salcete Taluka is clear, legal and marketable.

NIL Encumbrance certificate to be produced.

The above report is purely based on the documents and information made available to the undersigned.



Nayim khan
Advocate

