KAMALAKANT N. PAI

ADVOCATE

B.A. (HONS.), LL.B.

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會: 2703544

Res. : F - 1/2, Roshan Apts. Opp. Borkar's Super Stores,

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Date	

06th October 2021

CERTIFICATE OF TITLE AND

SEARCH REPORT

This certificate and opinion given at the request of Mr. Anil Bandodkar of M/s. Mahalaxmi Realtors of Colva, Salcete, Goa in respect of the property described hereunder:

Description of the property:

All that Eastern part, being Plot C of the property known as "PRASO DE COROA DONGORIM", Second Addition or "SHEER DE DONGARIM", situated at Seraulim, within the area of Village Panchayat of Seraulim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.24,885 at page 24 overleaf of Book B No.64 of New Series, enrolled in the Land Revenue Office of Salcete under Matriz No.567 and said Eastern part i.e. Plot C, now surveyed under No.45/4-B of Seraulim village, having an area of 1170 sq. mts, forms an independent and separate and as per survey records bounded on the east by property surveyed under No.60/1, on the west by part of entire property, being Plot B under Survey No.45/4-A, on the north by water drain and on the south by Margao Colva Road.

Documents scrutinised:

(All in Xerox copies)

- 1. Public Deed drawn by Atmarama Xembu Poi Palondicar, assistant to the Notary of Salcete, Mr. Souza, on 29th January 1931 at page 82 to 83 of Book No. 357;
- 2. Certificate of description in respect of Description No.24,885 at page 24 overleaf of Book B No.64 of New Series with Inscription

No.23655 at page 103 overleaf of Book G No.29 and Inscription No.27264 at page 158 of Book G No.33;

- Consent Decree dt. 30th March 2013 passed in Regular Civil Suit No.94/2013/III by the Court of the Civil Judge, Senior Division, Margao;
- Judgement and Order dt. 11th August 2014 passed by Deputy Collector & SDO, Margao under Case No.LRC/PART/712/2013/I;
- Deed of Succession drawn on 20th April 2021 by Civil Registrar cum Sub Registrar and Special Notary of Salcete, Margao recorded at page 14V to 16 of Book No.1685;
- Survey plan and Form Nos.I & XIV in respect of Survey No.45/4-B and 45/4 of Seraulim village of Salcete Taluka;
- Deed of Sale dt. 29th April 2021 registered in the Office of the Sub-Registrar of Salcete, Margao under No.MGO-1-1586-2021 dt. 06th May 2021;
- Nil encumbrance certificate under No.757/2021 dt. 08th June 2021 issued by the Civil Registrar cum Sub Registrar of Salcete, Margao

SCRUTINY OF RECORDS:

From certificate of description read with survey records it is clear that there exists an immovable property, namely property known as "PRASO DE COROA DONGORIM", Second Addition or "SHEER DE DONGARIM", situated at Seraulim, within the area of Village Panchayat of Seraulim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.24,885 at page 24 overleaf of Book B No.64 of New Series, enrolled in the Land Revenue Office of Salcete under Matriz No.567 and surveyed under No. 45/4 of Seraulim village, having an area of 3,800 sq. mts, and hereinafter referred to as the "entire property";

From certificate of inscription read with Public Deed drawn on 29th January 1931 it is clear that the said entire property originally belonged and owned by Miss Amelia Cardoso, a

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spinster and landlady from Seraulim, Salcete, Goa, who by said Public Deed drawn by Atmarama Xembu Poi Palondicar, assistant to the Notary of Salcete, Mr. Souza, on 29th January 1931 at page 82 to 83 of Book No. 357 sold and conveyed the said entire property to Mr. Jose Inacio Pinto based on which the said entire property is inscribed in his name under Inscription No.23655 at page 103 overleaf of Book G No.29;

From the Inscription records it is clear that on the death of wife of said Jose Inacio Pinto, namely Francisca Piedade Noronha, an Orphanological Inventory Proceeding was initiated in the Court of the Senior Civil Judge of this Judicial Division of Salcete, wherein the said entire property was allotted to their son, Mr. Augusto Antonio Pinto, based on which the said entire property stands inscribed in his name under Inscription No.27264 at page 158 of Book G No.33;

From the records of Regular Civil Suit No.94/2013/III from the Court of the Civil Judge, Senior Division, Margao it is clear that on the death of said Mr. Augusto Antonio Pinto and his wife Leonila Pinto alias Leonila Rodrigues, their son, Mr. Claristo Pinto filed Regular Civil Suit No.94/2013/III in the Court of the Civil Judge, Senior Division, Margao against the other heirs and successors of said Augusto Antonio Pinto and his wife, wherein the said entire property was partitioned and divided among the said heirs and successors, wherein a part of the said entire property, namely its Eastern part, being Plot C was allotted to Mr. Anthony Jose Pinto and his wife Mrs. Margaret Pinto, vide Consent Decree dt. 30th March 2013;

From the survey plan read with Judgement and Order dt. 11th August 2014 of the Deputy Collector & SDO, Margao and Form No.I & XIV it is clear that the said Eastern part, being Plot C of the property known as ""PRASO DE COROA DONGORIM", Second Addition or "SHEER DE DONGARIM", situated at Seraulim, Salcete, Goa, now independently surveyed under No.45/4-B of Seraulim village, having an area of 1170 sq. mts, forms an independent and separate property and the entire survey holding of entire property under Survey No.45/4 of Seraulim village was partitioned and separate survey number under Survey No.45/4-B



of Seraulim village was allotted to said property under Judgement and Order dt. 11th August 2014 passed by Deputy Collector & SDO, Margao under Case No.LRC/PART/712/2013/I;

From Deed of Succession drawn on 20th April 2021 it is clear that all the parties to the said Regular Civil Suit No.94/2013/III above referred to were qualified as heirs and successors of said Mr.Augusto Antonio Pinto and his wife by virtue of Deed of Succession drawn on 20th April 2021 by Civil Registrar cum Sub Registrar and Special Notary of Salcete, Margao recorded at page 14V to 16 of Book No.1685;

From Deed of Sale dt. 29th April 2021 registered in the Office of the Sub-Registrar of Salcete, Margao under No.MGO-1-1586-2021 dt. 06th May 2021 it is clear that by said deed said Mr. Anthony Jose Pinto and his wife sold and conveyed the said property to M/s. Mahalaxmi Realtors, a registered partnership firm, having office at Margao with Mr. Anil Amrutrao Bandodkar and Mr. Tanad Anil Bandodkar as partners. Based on said purchase necessary mutation has been done and said property under Survey No.45/4-B of Seraulim village has been recorded in name of said firm M/s. Mahalaxmi Realtors.

I have gone through the Nil encumbrance certificate and found that the said property is free from all encumbrances, charges, liens or defects in title whatsoever.

Prior to purchase of said property as abundant caution I got published public notice in two local newspapers, one in English and other in Marathi calling for any claims, objections, rights, etc. However, nobody claimed any right, title or interest in said property or objected for said sale.

CONCLUSION:

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

a) M/s. Mahalaxmi Realtors, a registered partnership firm, having office at F-3, Shivnery Building, First floor, Comba, Margao, Goa are sole owners and possessors of the said property described

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hereinabove and their title to the said property is free, clear and marketable;

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

Margao,

06.10.2021

(ADV.KAMALAKANT N. PAI)