



**PRASAD NAIK**

**ADVOCATE & NOTARY**

*Chamber:*

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Ref No. L&L/TSR/NAVELIM

Date: 21/11/2019

**SEARCH REPORT  
AND  
CERTIFICATE OF TITLE**

This Report and Certificate of Title is given at the request of M/s. L & L Builders Pvt. Ltd. having Office at Margao, Goa, in respect of the land described herein below:-

**I. DESCRIPTION OF THE LAND:**

All that property surveyed under 26/1-B of Navelim Village admeasuring 21723 sq. mts i.e. the portion after disannexing 3900 sq. mts. located on the north western side of larger property named 'MORODA BENDUXEM', situated at Navelim, within the area of Village Panchayat of Navelim, Taluka and Sub- District of Salcete, District of South Goa, State of Goa, which property is described in the Land Registration Office of Salcete under No. 4990 of Book B-20 old and enrolled in the Land Revenue Records under No. 1304 of Village Navelim. The said property is bounded as under:

East: by Benduxem of Joaquim Mergulho;

West: by property Benduxem of Jose Francisco Mergulho and Luis Barreto and others and dis-annexed portion of plot allotted to Angelo Joaquim Pereira;

North: by property Benduxem of Manuel Jose Maria Fernandes, paddy field calvaddo of Comunidade and dis-annexed portion of plot allotted to Angelo Joaquim Pereira; and

South: by Paddy field of Calvaddo of the Comunidade.

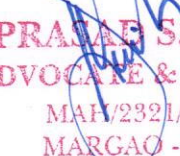
**II. DOCUMENTS SCRUTINISED AND SCRUTINY OF DOCUMENTS:**

1. From the Land Registration Records pertaining to Land described under No. 4990 of Book B-20(old), it can be seen that under

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inscription No. 30847 the same stands inscribed in favour of Joaquim Santana Pereira.

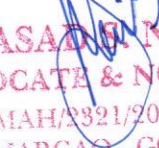
2. From the **English translation of the Deed of Relinquishment Qualification and Partition dated 27/09/1965**, it can be seen that Joaquim Santana Pereira expired leaving behind his widow Angelina Pereira and his heirs his two daughters namely Paulina Alfredina Genoveva Pereira and Tomacina Manuelinha Mariquinha Rodrigues and his one son Conceicao Luis Pereira. Further it can be seen that the two daughters along with their spouses have relinquished all their rights to the estate left behind by their Father/Father -in-law. Accordingly, upon the death of Joaquim Santana Pereira he left behind his widow Angelina Pereira and his son Conceicao Luis Pereira who was declared as his sole and universal heir. Further, in the said Deed it is seen that the mother and son partitioned among themselves the various estates left by Joaquim Santana Pereira. The property 'Moroda Benduxem' was listed as Item No. F and the same was allotted to Angelina Pereira.
3. From the **Partition Deed dated 10/12/1981 registered in the Office of Sub-Registrar of Salcete**, it can be seen that Angelina Pareira as first Party and Conceicao Luis Pereira and his wife Antonieta Baptista as Second party have partitioned among themselves the properties enjoyed by them in common. In the said Deed, it is seen that in the earlier deed of Partition dated 27/09/1965 was revoked and cancelled by a Deed dated 14/09/1981. Accordingly, the Parties enjoyed in common the property left behind by Joaquim Santana Pereira. It is further seen that by virtue of this Deed the property 'Moroda Benduxem' was allotted to Conceicao Luis Pereira and his wife Antonieta Baptista.
4. From the **Deed of Succession dated 10/04/2012**, it can be seen that Conceicao Luis Pereira expired leaving behind his widow Antonieta

  
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Baptista and three children as his sole and universal heirs namely Anthony Francis Pereira married to Trixila Purificacao D'souza, Angelina Joan Pereira married to Elito Milagres Gracias and Angelo Joaquim Pereira married to Bastine (Shilpa) Fernandes.

5. From the **Agreement of Sale dated 18/05/2012, registered in the office of Sub-Registrar Salcete under Registration No.MGO-BK1-03851-2012, CD NO. MGOD61, dated 06/07/2012**, it can be seen Mrs. Antoneita Baptista E Pereira, Mr. Anthony Francis Pereira, Mrs. Trixila Pereira, Mrs. Angelina Joan Gracias, Mr. Elito Milagres Gracias, Mr. Angelo Joaquim Pereira and Mrs. Bastine Shilpa Pereira have agreed to sale in favour of L AND L BUILDERS PVT LTD the portion of land of the property named MORODA BENDUXEM surveyed under Survey no. 26/1. The said Agreement was amended vide Addendum dated 26/03/2014 and the area to be sold was increased to 22025 sq. mts.
6. From the **Deed of Sale dated 27/03/2014, registered in the office of Sub-Registrar Salcete under Registration No.MGO-BK1-01513-2014, CD NO. MGOD76, dated 27/03/2014**, it can be seen that Mrs. Antoneita Baptista E Pereira, Mr. Anthony Francis Pereira, Mrs. Trixila Pereira, Mrs. Angelina Joan Gracias, Mr. Elito Milagres Gracias, Mr. Angelo Joaquim Pereira and Mrs. Bastine Shilpa Pereira have sold and transferred in favour of L AND L BUILDERS PVT LTD the portion of land admeasuring 22025 sq. mts. of the property named MORODA BENDUXEM surveyed under Survey no. 26/1.
7. From the **Form I and XIV of the property bearing Survey No. 26/1-B of the Village Navelim**, it can be seen that the name of L and L BUILDERS PVT. LTD. is found recorded therein as owners thereof. It is seen that the area of the said property is shown as 21723 sq. mts. Such area is found based on the Report dated 14/10/2019 issued by Inspector of Survey and Land Records, Margao Goa in the Partition

  
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Case whereby it is confirmed that area is less by 302 sq. mts. as the same is acquired by Government for Road widening.

**IV. OPINION:**

From the scrutiny of the abovementioned documents, I have to report and certify as under:-

- (a) That the said property admeasuring 21723 sq. mts. of the property named MORODA BENDUXEM, presently independently surveyed under Survey no. 26/1-B of Village Navelim is owned by L and L BUILDERS PVT. LTD. and their title to the same is clean, clear, valid, absolute and marketable and the same can be traced for a period of last more than 30 years.

Prasad S. Naik  
Advocate & Notary

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