

Albino S. C. Vales

B.Com. (Hons.), L.L.B.

ADVOCATE AND NOTARY

Phones { Res. 2555061
Off.: 2511041
8552884485
Cell : 9422445608

Office:
42, 2nd Floor, Apna Bazaar,
Vasco da Gama, Goa 403 802

TO WHOM IT MAY CONCERN

I confirm having verified the title to the property described below and to state as under:

1. DESCRIPTION OF THE PROPERTY:

ALL THAT PROPERTY, being the property known as "Lote" (Plot No. 962/A, admeasuring 524.00 sq. metres, situated at Baina, Vasco da Gama, Goa, within the jurisdiction of Mormugao Municipal Council, Taluka and Registration sub District of Mormugao, District of South Goa, State of Goa, with the house constructed thereon, described under description No. 38,606, at folio 11, of book B No. 100, of new series, admeasuring 524.00 sq. metres and inscribed under 'Matriz' no. 2508, presently surveyed under chalta No. 50 of P.T. Sheet No. 136 of the City Survey of Vasco da Gama and bounded as under:

On the East by projected lane, presently road;

On the West with 'lote' No. 963 B, of Domingos Francisco Souza, presently surveyed under chalta No. 47 of P. T. Sheet No. 136 of the City Survey of Vasco da Gama,

On the North by projected lane, presently road and

On the South with "Lote" No. 962-B, of Placiano de Almeida,



Residence : "Apoorva", Alto-Dabolim, P.O. Airport Dabolim, Goa 403 801

E-mail : advocate.audrey@gmail.com / ascvales@gmail.com

presently surveyed under Chalta No. 53 of P. T. Sheet No. 136 of the City Survey of Vasco da Gama.

2. DOCUMENTS INSPECTED:

- (a) Item No.1 of list of Assets left behind by Shri Joao Bernardo Salvador Vas alias Joao Bernardo Salvador Vaz and his wife Petolina Almeida alias Petornila Vas, in Inventory Proceedings No. 5/2012/B, initiated upon their deaths, for partitioning the estate left behind by them.
- (b) Chart of Partition drawn by the Court on 31st December, 2013, in the above Inventory Proceedings and confirmed by order dated 31.12.2013.
- © Order dated 11/5/17 below Exbt. B-1 correcting the area at page I, item No. 1, 6th line to 524.00 sq. metres instead of 428 dw. Metres. allowing the application filed by the Interested Party No. IV (c) for correction of the error in the area of the property described under No. 1 above and corrigendum as a result thereof.
- (d) Deed of Permanent possession of Lote No. 962/A,
- (e) Description of property described under No. 38606, with endorsements with inscription of transmission presented under No. 8 dated 9.6.1943, under which the above described Property No. 38606 is inscribed in favour of Joao Bernardo Salvador Vas, which was allotted to him, on 'aforamento' basis, by Commissao Municipal (Municipal Commission) of Mormugao, for annual lease rent of Rupees ten, nine annas and four pies.

...3



(f) Certificate of 'Matriz' issued by the Mamlatdar of Mormugao, on 12/5/2011 which shows that Joao Bernardo Salvador Vas is owner/ usufructuary of the property inscribed at 'matriz, under No. 2508.

(g) Deed of Relinquishment executed on 18.4.2017 in notarial Book of deeds bearing No. 186 at folios 59 to 61 overleaf of the Notary Ex-Officio, Mormugao by Mrs. Rosinha Josefina Vas, widow, Ivy Francisca Paulina Rodrigues, and her husband Alois Faria Saldanha, Shri Pedro Santana Vaz and his wife Mrs. Bemvinda Judita Silva, Mrs. Misena Vas widow, Miss Sangeeta Bevinda Fernandes, Mrs. Lucy Veronica Vas, Shri P:ocidonio Estevam Souza, Mrs. Manuelina Acarcanja Vas, widow, Mrs. Asy Candida Vas, Miss Ara Balbine Vaz, Shri Francisco Correia, widower, Mr. John Correia, gratuitously renounced, relinquished and released all their undivided, illiquid and undivided right, title and interest in the properties which they are entitled in the inheritance upon the death of their brother/brother in law and uncle Mr. Domingos Antonio Vas, who expired on 27.01.15

(h) Deed of Relinquishment executed on 18.4.2017 in notarial Book of deeds bearing No. 186 at folios 62 to 63 overleaf of the Notary Ex-Officio, Mormugao by Mr. Danny Ricky Rebello, Mrs. Daisy Vaz, Mr. Anthony Bruno Fernandes, Mr. Gladwin George Correia, Mrs. Amalda D'Mello, of their own accord and free from coercion and undue influence, gratuitously renounced, affirmed, relinquished



and released all their undefined, illiquid and undivided rights, title and interest in the properties which they are entitled to in inheritance upon the death of their uncle Shri Domingos Antonio, who expired on 7.01.15, at Goa Medical College.

(i) Survey Plan of Chalta No. 50 of PT. Sheet No. 136 of City Survey of Vasco City, Taluka Mormugao.

(j) Order dated 3.8.2018, made by the Dy. Collector/SDO, Mormugao, Vasco da Gama, in Case No. SDOM/LRC COR /01 /2018/1583.

3. FLOW OF TITLE:

(a) The property described under No. 1 above was allotted to Mr. Joao Bernardo Salvador by the 'Commissao' Municipal de Mormugao (Municipal Committee of Mormugao), on permanently on 'aforamento' through annual lease rent of Rs. 10/- (Rupees ten only), on by 'Alvara' issued by the Governor general of State of India, on 11.8.1941.

(b) The permanent possession of the plot was given to Mr. Joao Bernardo Salvador vas, as during the said inspection it was found that the concessionaire had maintained the dimensions, area and boundaries, as recorded in the respective deed of demarcation and provisional possession, with the respective plan and licence.

(c) The said property described under No. 38606, is inscribed in the

...5/-



Inscription of Transmission under inscription No. 36626, dated 9.6.1941 in favour of Joao Bernardo Salvador Vas, on yearly lease rent of Rupees ten, nine annas and four pies, payable in only one installment between 2 and 31 January, every year.

(d) By chart of Partition confirmed by the Court of the Civil Judge, Senior Division at Vasco da Gama, by order dated 31.12.2013.

(e) From the order made by the Court on 12.5.2017, it is seen that the property described under No. 1 above is allocated to :

1. Mrs. Rosaria Rodrigues
2. Mr. Leslie Vaz married to Mrs. Rosaria da Cunha
3. Mr. Dencyl Vaz married to Mrs. Soniya Linda Damshecar and
4. Mrs. Dilza Vaz married to Cruz Afonso
5. Miss Margarida Basilia Silvia Vas.

4. LEGALITY OF THE ABOVE TRANSACTIONS:

The above transactions are valid.

5. ENCUMBRANCES, IF ANY.


From the Nil Encumbrance Certificate issued by the Sub-Registrar of Mormugao, it is seen that no lien is registered on the above described property. The parties indicated at No. 3 (e) above have to swear an affidavit that the property described above is from charges or liens of whatsoever nature.



6. OPINION.

Based on what is stated above, I confirm that in my opinion, the parties indicated at No. 3(e), above have a clear and marketable title to the property described under No. 1 above.

Vasco da Gama,
30.08.2018.


(ALBINO S.C. VALES)
ADVOCATE

