

Gaurish M. Kudchadkar
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Date: 29/01/2025

CERTIFICATE OF TITLE AND SEARCH

This Certificate of Title and Search is issued at the request of **MR. RAMIRO INACIO SALES**, son of Mr. Antonio Inacio Sales, residing at House No. 172, Calvaddo, Near Varca Church, Varca, Salcete, Goa, 403721, in respect of Property known as GOGHALLA admeasuring 4860.00 Sq. Mts., surveyed under Survey No. 57/8-A of Varca Village.

With reference to the above referred Plot, after scrutinizing the documents submitted to me, I submit herewith my legal opinion as under: -

I. Description of the Property:

A) Property under Scrutiny:

Property known as GOGHALLA admeasuring 4860.00 sq. mts. surveyed under survey No. 57/8-A of Village Varca, erstwhile identified as Plot A and erstwhile formed part of the bigger property known as GOGHALLA or REPROVADO or CUTUMBONA admeasuring 7275.00 Sq. Meters, situated at Varca, within the Jurisdiction of the Village Panchayat of Varca, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in Land Registration Office of Salcete under Description No. 3392 at pages 236 reverse of Book B No. 14 of old Series, enrolled in the Taluka Revenue Office of Salcete under Revenue (Matriz) No. 1016, surveyed under Survey No. 57/8 of Village Varca.

Office Address: Office No. 203, K Square, Upper Ground Floor, Pajifond, Margao-Goa. 403601
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The bigger property known as GOGHALLA or REPROVADO or CUTUMBONA admeasuring 7275.00 Sq. Meters then surveyed under Survey No. 57/8 of Village Varca is hereinafter referred to as "Said Bigger Property" while the Property GOGHALLA admeasuring 4860.00 sq. mts. surveyed under survey No. 57/8-A of Village Varca is hereinafter referred to as "SAID PROPERTY".

B) Boundaries of the Said Bigger Property and of the Said Property
Of the Said Bigger Property

East and

South : By Drain

West : by property of Francisco Antonio Furtado and Jose Sebastiao de Mendonca;

North : by property of said Francisco Antonio Furtado and Govindo Hegdo.

Of the Said Property

East : By Drain;

West : By properties surveyed under Survey Nos. 57/8-B-3, 58/3, 57/14, 57/12, 57/13 and 57/4-A of Varca Village and Public Road;

North : By properties surveyed under Survey Nos. 57/13, 57/5 and 57/6 of Varca Village; and

South : By properties surveyed under Survey Nos. 57/8-B, 57/8-B-3 and drain.

C) Nature of Said Property:

The Said Property falls under Settlement Zone.

II. Scrutiny of Documents and Flow of Title:

I have verified the following documents:

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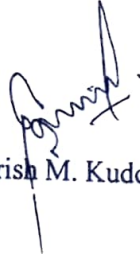
- (i) Deed of Sale dated 28/10/1946;
- (ii) Certificate of Description No. 3392 and Certificate of Inscription No. 40454
- (iii) Public Will dated 07/05/1996;
- (iv) Death Certificate and Burial Certificate of Ms. Silvestria Matilda Vincentinha Rebello
- (v) Special Inventory Proceedings No. 90/2007/III
- (vi) Deed of Succession dated 18/03/2013;
- (vii) Agreement dated 15/02/2008;
- (viii) Rectification of Agreement dated 06/05/2013;
- (ix) Deed of Sale Dated 11/12/2014;
- (x) Form 1 and XIV in respect of survey no. 57/8-A of Varca
- (xi) Conversion Sanad dated 10/05/2024

From the scrutiny of documents, I give hereto the manner in which the title of the Said Property has devolved in for past 78 years and my opinion on the title of the Said Property:

(i) Deed of Sale dated 28/10/1946:

From the perusal of this document following facts transpired:

- a) This Deed of Sale recorded at Folio No. 48v to 49v of Notarial Record Book No. 583 Sr. no. 238 of Notary of Salcete Antonio Vicente da Fonseca.
- b) This deed is executed by and between: (i) Mr. Joao Roque de Souza and his wife Mrs. Esmeana Da Costa; therein referred to as the "First Parties"; sold to (ii) Josefa Francisca Carvalho, therein referred to as the "Second Party".
- c) Vide this Deed of Sale, the First Parties sold unto the Second Party the Said Bigger Property.


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(ii) Certificate of Description No. 3392 and Certificate of Inscription No. 40454:

From the perusal of the Certificate of Description No. 3392 at folio 236v of Book No. B-14 of Old Series, it is seen that the Said Bigger Property is described under the said Description Number and the same is inscribed under Inscription No. 40454 in the name of Josefa Francisca Carvalho, vide endorsement dated 07/11/1946, she having purchased the same vide aforementioned Deed of Sale dated 28/10/1946.

(iii) Special Inventory Proceedings No: 90/2007/III:

From the perusal of this document, the following facts transpired:

- a) That said Mrs. Josefa Francisca Carvalho was married under the regime of communion of assets with Mr. Roque Xavier Rebelo alias Roque Xavier Rebello, both died intestate without executing any will or gift or any other disposition of their last wish, but left behind following as their sole and universal heirs:
 - (i) Silvestria Matildes Vicentinha Rebello, unmarried daughter. Said daughter expired on 21/10/2003 leaving behind Public Will dated 07/05/1996, thereby bequeathing all her right and title to 1/3rd undivided share in the Said Bigger Property unto her brother Mr. Visitacao Vicentinho Rebello;
 - (ii) Mr. Manuel Carnelito Chagas Rebello married to Shakuntala Vitol Salelkar, the formal expired on 19/10/2006, leaving behind his widow said Mrs. Shakuntala and as sole and universal heirs (a) Mrs. Indira Rebello Naik married to Prakash Naik, (b) Sonia Josefa Rebello (unmarried), and (c) Mrs. Menka Christalina Rebello (unmarried); and
 - (iii) Mr. Visitacao Vicentinho Rebello married to Mrs. Theresa Angelina Rebello, the formal expired on 12/11/2006

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leaving behind his widow said Mrs. Theresa and as sole and universal heirs (a) Royxon Rolino Rebello married to Patricia Queenie Rebello, (b) Terence Leslie Rebello (unmarried), (c) Elias Esteven Rebello (unmarried), (d) Victor Joshua Rebello (unmarried).

- b) In the said proceedings, the Said Bigger Property was described under Item No. 1 and for the purpose of amicable settlement, the same was divided into two distinct and sperate plots Viz. Plot A admeasuring 4860.00 Sq. Meters and Plot B admeasuring 2430.00 Sq. M ters and in pursuance to the Consent Decree dated 03/11/2011, the Plot A of the Item No. 1 came to be allotted to Mrs. Theresa Angelina Rebello, Royxon Rolino Rebello and his wife Patricia Queenie Rebello, Elias Esteven Rebello and Mr. Victor Joshua Rebello while the Plot B of the Item No. 1 came to be allotted to Mrs. Shakuntala Salelkar, Mrs. Indira Rebello Naik, her husband Prakash Naik, Sonia Josefa Rebello and Menka Christalina Rebello.

Note:

I have also perused the Public Will dated 07/05/1996 drawn in the office of the Notary public Ex-officio of Salcete at page 63 onwards of Wills Book No. 228. By this will it is seen as declared in the aforementioned Inventory that Ms. Silvestria Matilda Vincentinha Rebello alias Natty Rebello spinster bequeathed all her one third share in the Said Bigger Property in favour of her brother Mr. Visitacao Vicentina Rebello.

I have also perused the Death Certificate and Burial Certificate of Ms. Silvestria Matilda Vincentinha Rebello wherein she is mentioned as Matilda Rebello. Form these certificates it is confirmed that she expired 21/10/2003 in the status of spinster.

(iv) Deed of Succession dated 18/03/2013:

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From the perusal of this document following facts transpired:

- a) This deed is drawn in the office of the Notary public Ex-officio of Mormugao, at pages 3 to 4 of Deeds Book No. 180.
- b) By this Deed of Succession, it is declared that said Mr. Visitacao Vicentinho Rebelo expired on 12/11/2006, leaving behind his wife Mrs. Theresa Angelina Rebello as moiety share holder and his sole and universal heirs his four sons namely:
 - i. Mr. Royxon Rolino Rebello alias Royxon Roline Rebello married to Patricia Queeny Rebello alias Patricio Queenic Rodrigues.
 - ii. Mr. Terence Leslie Rebello bachelor
 - iii. Mr. Elias Esteven Rebello bachelor
 - iv. Mr. Victor Joshua Rebello bachelor.

(v) Agreement dated 15/02/2008:

From the perusal of this document following facts transpired:

- a) This Agreement is duly registered before Sub-Registrar of Salcete, at Margao under No. 1068 at pages 256 to 272 of Book No. 1, Volume No. 2846 dated 21/02/2008.
- b) This Agreement is executed by and between: (i) Mrs. Theresa Angelina Rebello widow (ii) Mr. Royxon Rolino Rebello (bachelor), (iii) Mr. Terence Leslie Rebello (bachelor); (iv) Mr. Elias Esteven Rebello (bachelor) therein referred to as the "Vendors"; and agreed to sell to (v) Mr. Ramiro Sales therein referred to as the "Purchaser".
- c) By this Agreement, the Vendors agreed to sell unto the Purchaser the SAID PROPERTY.

(vi) Ratification dated 06/05/2013 to the Agreement dated 15/02/2008:

From the perusal of this document following facts transpired:

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- a) This instrument of Ratification is duly registered before Sub-Registrar of Salcete, at Margao under Registration No. MGO-BK1-02607-2013 CD no. MGOD68 on 07/05/2013.
- b) This Instrument of Ratification is executed by and between: (i) Mr. Victor Joshua Rebello, therein referred to as the "Vendors"; and (ii) Mr. Ramiro Sales therein referred to as the "Purchaser".
- c) By this instrument, Mr. Victor Joshua Rebello ratified the acts done via Agreement dated 15/02/2018.

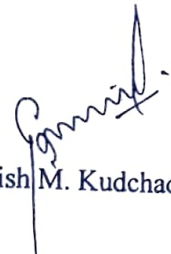
(vii) Deed of Sale dated 18/12/2014:

From the perusal of this document following facts transpired:

- a) This Deed of Sale is duly registered before Sub-Registrar of Salcete, at Margao under No. MGO-BK1-05649-2014 dated 22/12/2014.
- b) This deed is executed by and between: A.(i) Mrs. Theresa Angelina Rebello widow (ii) Mr. Royxon Rolino Rebello (married), (iii) Mr. Terence Leslie Rebello (bachelor); (iv) Mr. Elias Esteven Rebello (bachelor); (v) Mr. Victor Joshua Rebello (bachelor); therein referred to as the "Vendors"; and B. Mr. Ramiro Sales therein referred to as the "Purchaser" and C. Mrs. Patricia Queeny Rebello alias Patricia Queenic Rodrigues (wife of Mr. Royxon Rolino Rebello) therein referred to as the "Consenting party".
- c) Vide this Deed the Vendors with the consent of the Consenting Party sold the Said Property unto the Purchaser herein.

(viii) Form I & XIV dated 21-01-2025 (online search):

From the perusal of this document, it is seen that the Property surveyed under Survey No. 57/8-A of Village Varca, admeasures 4860.00 Sq. meters and is recorded in the name of Mr. Ramiro Sales.


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(ix) Conversion Sanad dated 10/05/2024:

Vide this Conversion Sanad bearing no. CAD1SAL04-24-77/164, the office of the Collector, South Goa, has granted permission to Mr. Ramiro Sales, for converting an area admeasuring 1721.71 Sq. meters of the Property under survey no. 57/8-A of village Varca to residential use.

Certificate:

From the scrutiny of the documents as aforesaid, I hereby certify that the Said Property is owned by Mr. Ramiro Sales and he being Goan and married, he along with his wife Mrs. Maria Socorina Sales alias Maria Socorina Elizabeth Da Silva Sales are the joint owners of the Said Property. I certify that the title of the Said Property is clean, clear, subsisting and marketable.

This Title Report which is issued at the request of Mr. Ramiro Inacio Sales is solely based on the documents submitted to me which I have referred in my report, which I assume to have not been tampered so also, I assume that no documents have been concealed from me. I have also assumed that the English translation of the Portuguese documents furnished to me, on the basis of which the flow of title is ascertained, is true and correct translation and is not wrongly translated and or meddled with.

The opinion is based on the assumption of documents, translation and information furnished to me to be true and accurate. The undersigned does not assume any liability nor is accountable to any third person for the opinion expressed in this report.

Yours in Service,

Adv. Gaurish M. Kudchadkar

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