

**Alvaro V. Faleiro**

B.Com, LL.B

ADVOCATE

**Chambers :-**

209, Second Floor,

Damodar Phase II,

Near Margao Police Station,

Margao Goa.

Phone No. 2705622, 9823395499

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SEARCH REPORT

AND

CERTIFICATE OF TITLE

This Report and Certificate is issued at the request of Mr. Jammie Jose Maria Adolfo Dias, r/o Benaulim, Salcete, Goa, in respect of the property known as "CUPANGALE" or "CUPANGALI" situated at ward Agalli, of the city of Margao, Goa, within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa in the State of Goa, described in the land registration office under No. 45461 of Book B No. 118 of new series at pages 117 reverse and enrolled in the land Revenue Office of Salcete under Matriz No. 1031 (Rustic) and 116 (Urban) and surveyed as a whole under Chalta No. 8 of P.T.Sheet No. 80 of Margao City Survey and at present surveyed under Chalta No. 94 and 95 of P.T.Sheet No. 80 of city survey Margao, and originally admeasuring 1174 square meters, wherein exists a residential house bearing No. 597. Bounded as a whole as per the land registration document on the East by land of Comunidade of Margao, after which lies the property of Diogo Vas, on the West by the property of the heirs of Jose Bento Vas, on the North by that of Roque Fenelon da Piedade Azaredo and on the South by public way. Hereinafter referred to as the Said Property.

1. NAME OF THE PROPERTY :

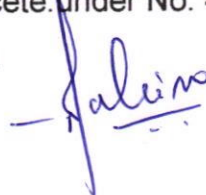
"CUPANGALE" or "CUPANGALI"

2. SITUATION :

Situated at ward Agalli, of the city of Margao, Goa, within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa in the State of Goa.

3. LAND REGISTRATION DESCRIPTION NUMBER:

Described in the land registration office of Salcete under No. 45461 of Book B No. 118 of new series at pages 117 reverse.



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4. MATRIZ NUMBER :

Enrolled in the land Revenue Office of Salcete of Margao under Matriz No. 1031 (Rustic) and 116 (Urban).

5. SURVEY NUMBER :

Surveyed as a whole under Chalta No. 8 of P.T.Sheet No. 80 of Margao City Survey and at present surveyed under Chalta No. 94 and 95 of P.T.Sheet No. 80 of city survey Margao.

6. AREA OF THE LAND :

Originally admeasuring 1174 square meters and now admeasuring 887 square meters as per the Enquiry Register of Margao City Survey.

7. BOUNDARIES :

East: by the eastern bypass road;

West: by the property bearing Chalta No.3

North: by the property bearing Chalta No.66; and

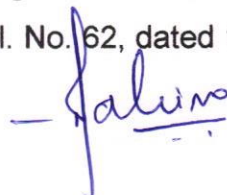
South: by the Public Road;

8. DOCUMENTS SCRUTINIZED:

(a) Xerox copy of the Deed of Sale dated 11.05.1965 duly Registered in the notorial office of Raul Gerson Purificacao de Mr. Santa Rita Vas whereby the property described above was purchased by Mr. Filipe Pinto from Mr. Nicolau Barbosa and his wife Mrs. Rosalina Gonsalves;

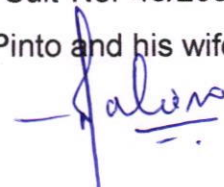
(b) Xerox copy of Certificate of Description and Inscription issued by the Conservator (Land Registrar) of Salcete dated 05.10.1965 along with English Translation;

(c) Xerox copy of the Deed of Assignment dated 8/4/1988 between Mr. Filipe Pinto and his wife Mrs. Conceicao Dias and Mr. Miguel Pinto duly registered in the office of the sub-Registrar of Salcete under No. 238 at pages 321 to 325 of Book No. I, Vol. No. 62, dated 10/02/1989.





- (d) Xerox copy of the will dated 07.01.1992 executed before the Notary Ex-officio of Salcete at Margao by Mrs. Conceicao Dias in favour of Mr. Miguel Pinto;
- (e) Xerox copy of the Inventory Proceedings No. 118/1992/III filed in the court of the IIIrd Addl. Civil Judge Senior Division At Margao and Decreed on 25/08/2008.
- (f) Xerox copy of the Regular Civil Suit No. 654/2010/A (new) Special Civil Suit No. 45/2009/A (old) a Suit for Partition filed by Mr. Minguel Pinto and his wife Mrs. Joana Pinto v/s Mr. Pedro Pinto and his wife Mrs. Cecilia Pinto in the Court of the Civil Judge Senior Division At Margao.
- (g) Xerox copy of the Regular Civil Appeal No. 3/2014/FTC-II a Suit for Partition filed by Mr. Pedro Pinto and his wife Mrs. Cecilia Pinto v/s Mr. Minguel Pinto and his wife Mrs. Joana Pinto in the Court of the Adhoc District Judge – II, FTC-II, South Goa At Margao.
- (h) Xerox copy of the Deed of Sale dated 05.09.2019 duly Registered in the Office of the Sub-Registrar of Salcete under Document Serial No. 2019-MGO-2581 of book I, Registration No. MGO-1-2497-2019; between Mr. Minguel Pinto and his wife Mrs. Joana Pinto who sold 3/4<sup>th</sup> share in the above described property and 3/4<sup>th</sup> share in the house to Mr. Jammie Jose Maria Adolfo Dias.
- (i) Xerox copy of the Deed of Sale dated 05.09.2019 duly Registered in the Office of the Sub-Registrar of Salcete under Document Serial No. 2019-MGO-2588 of book I, Registration No. MGO-1-2505-2019; between Mr. Pedro Pinto and his wife Mrs. Cecilia Pinto who sold 1/4<sup>th</sup> share in the above described property and 1/4<sup>th</sup> share in the house to Mr. Jammie Jose Maria Adolfo Dias.
- (j) Xerox copy of the Consent Terms dated 30/09/2019 filed in Regular Civil Suit No. 654/2010/A (new) Special Civil Suit No. 45/2009/A (old) in the Suit for Partition signed by Mr. Minguel Pinto and his wife Mrs.



Joana Pinto v/s Mr. Pedro Pinto and his wife Mrs. Cecilia Pinto in the Court of the Civil Judge Senior Division At Margao.

**9. SCRUTINY OF DOCUMENTS :**

- (a) From the document at 8 (a) above which is the Deed of Sale dated 11.05.1965 duly Registered in the notorial office of Raul Gerson Purificacao de Santa Rita Vas whereby the property described above was purchased by Mr. Filipe Pinto from Mr. Nicolau Barbosa and his wife Mrs. Rosalina Gonsalves;
- (b) From the document at 8 (b) above which is the certificate of Description and Inscription it is seen that the property described above has been conclusively registered in favour of Mr. Filipe Pinto
- © The document at 8 (c) above which is the Deed of Assignment dated 8/4/1988 between Mr. Filipe Pinto and his wife Mrs. Conceicao Dias and Mr. Miguel Pinto duly registered in the office of the Sub-Registrar of Salcete under No. 238 at pages 321 to 325 of Book No. I, Vol. No. 62, dated 10/02/1989, whereby Mr. Filipe Pinto and his wife Mrs. Conceicao Dias assigned on account of disposable share the above described property and house in favour of their son Mr. Miguel Pinto
- (d) The document at 8 (d) is the will dated 07.01.1992 executed before the Notary Ex-officio of Salcete at Margao by Mrs. Conceicao Dias who was than the widow of Mr. Filipe Vas in favour of her son Mr. Miguel Pinto; which was not considered in the Inventory Proceedings No. 118/1992/III filed in the court of the IIIrd Addl. Civil Judge Senior Division At Margao and Decreed on 25/08/2008 in view of the Deed of Assignment at document no. 8 (c) above.





- (e) The document at 8 (e) is the Inventory Proceedings No. 118/1992/III filed in the court of the IIIrd Addl. Civil Judge Senior Division At Margao and Decreed on 25/08/2008, upon the death of Mr. Filipe Vas where by the said property described above and the house standing thereon in view of Deed of Assignment was allotted 3/4<sup>th</sup> to their son Mr. Miguel Pinto and his wife Mrs. Joana Pinto and 1/4<sup>th</sup> to their other son Mr. Pedro Pinto and his wife Mrs. Cecilia Pinto.
- (f) The document at 8 (f) herein above is the Suit for Partition bearing no. Regular Civil Suit No. 654/2010/A (new) Special Civil Suit No. 45/2009/A (old) filed by Mr. Minguel Pinto and his wife Mrs. Joana Pinto v/s Mr. Pedro Pinto and his wife Mrs. Cecilia Pinto in the Court of the Civil Judge Senior Division At Margao in view of the shares determined in the Inventory Proceedings No. 118/1992/III mentioned above.
- (g) The document at 8 (g) herein above is the Regular Civil Appeal No. 3/2014/FTC-II filed in the Court of the Adhoc District Judge – II, FTC-II, South Goa At Margao, filed by Mr. Pedro Pinto and his wife Mrs. Cecilia Pinto v/s Mr. Minguel Pinto and his wife Mrs. Joana Pinto challenging the Report of the Inspector of Survey and Land Records, Margao, Goa, filed in the Suit for Partition bearing no. Regular Civil Suit No. 654/2010/A (new) Special Civil Suit No. 45/2009/A (old), and the Hon'ble Adhoc District Judge – II, FTC-II, South Goa At Margao quashed and set aside the Final Judgement and Decree that was passed by the Court of the Civil Judge Senior Division At Margao in Regular Civil Suit No. 654/2010/A (new) Special Civil Suit No. 45/2009/A (old) and the case was remanded back to the trial court to determine the report of the Inspector of Surveys and Land Records afresh.
- (h) The document at 8 (j) herein above are the Consent Terms dated 30/09/2019 filed in Regular Civil Suit No. 654/2010/A (new), Special Civil Suit No. 45/2009/A (old) in the Suit for Partition signed by Mr.

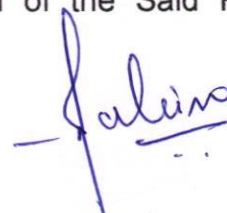
Minguel Pinto and his wife Mrs. Joana Pinto v/s Mr. Pedro Pinto and his wife Mrs. Cecilia Pinto in the Court of the Civil Judge Senior Division At Margao and it was agreed to divide the Said Property and the house standing thereon as per the share determined in the Inventory Proceedings no. 118/1992/III filed in the court of the Illrd Addl. Civil Judge Senior Division At Margao and Decreed on 25/08/2008.

- (k) The document at 8 (h) herein above is the Deed of Sale dated 05.09.2019 duly Registered in the Office of the Sub-Registrar of Salcete under Document Serial No. 2019-MGO-2581 of book I, Registration No. MGO-1-2497-2019; between Mr. Minguel Pinto and his wife Mrs. Joana Pinto who sold 3/4<sup>th</sup> share in the above described property and 3/4<sup>th</sup> share in the house to Mr. Jammie Jose Maria Adolfo Dias.
- (l) The document at 8 (i) herein above is the Deed of Sale dated 05.09.2019 duly Registered in the Office of the Sub-Registrar of Salcete under Document Serial No. 2019-MGO-2588 of Book I, Registration No. MGO-1-2505-2019; between Mr. Pedro Pinto and his wife Mrs. Cecilia Pinto who sold 1/4<sup>th</sup> share in the above described property and 1/4<sup>th</sup> share in the house to Mr. Jammie Jose Maria Adolfo Dias.

10. CONCLUSION:

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

- (a) That the said property described herein above, was originally admeasuring 1,174 square meters and now admeasuring 887 square meters as per the Enquiry Register of Margao City Survey as the Government of Goa has acquired a portion of the Said Property described above for the Eastern By-pass road.



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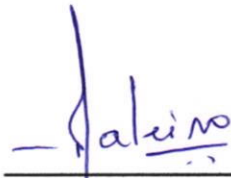
7

(b) That the said property described herein above is now exclusively owned by Mr. Jammie Jose Maria Adolfo Dias;

(c) That the Title and Possession of Mr. Jammie Jose Maria Adolfo Dias in respect of the above said land, is free, clear and marketable.

Place: Margao-Goa

Date: 31.10.2020

  
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Alvaro Faleiro  
Advocate