

LEGAL SCRUTINY REPORT AND CERTIFICATE OF TITLE

MR. JOAQUIM MATHEW EVARISTUS FERNANDES has placed before me for the legal Scrutiny Report and certificate of title.

DESCRIPTION OF PROPERTY

All that part and parcel of land admeasuring **1,280sq. mtrs** bearing Survey No. 25/17 of Village Socorro being a part of the Entire property known as **"VAGOL"**, admeasuring 1425 sq.mtrs., situated within the jurisdiction of Village Panchayat of Socorro, Taluka and Sub-District of Bardez, District of North, State of Goa, and found described in the Land Registration Office of Bardez at Mapusa Goa under No. 33644 of Book B 86 and not found enrolled in the Taluka Revenue Office, which land bounded as under:-

To the East: by Nallah

To the West: by Road

To the North: by the property bearing Survey No. 25/16

To the South: by the property bearing Survey No. 25/18



DESCRIPTION OF THE DOCUMENTS SCRUTINIZED

1. Certificate of Inscription.
2. Sale Deed dated 24/6/1958 drawn up at folios 59 of book no 583.
3. Sale Deed dated 1/10/66,executed before the Sub Registrar of Bardez, Mapusa registered under no 545/66, of book no I, volume no 10, dated 24/10/1966.
- 4 Sale Deed dated 12/06/1974,executed before the Sub Registrar of Bardez, Mapusa, registered under Reg. no 434/74, of book no 1, volume no 84 at page 245 to 247, dated 30/07/1974
5. Sale Deed dated 29/4/1985, executed before the Sub Registrar of Bardez, Mapusa, registered under Reg. no 318 of book no I, Volume No.236 dated 30/04/1987.
6. Deed of Sale dated 29/4/1985, executed before the Sub Registrar of Bardez, Mapusa, registered under reg. No 453, at Pages 249 to 298, book No. I.
7. Deed of Sale dated 29/4/1985 volume No.237 dated 7/07/1987.
8. vide deed of sale dated 20/02/1987, executed before the Sub Registrar of Bardez, Mapusa, registered under no 836, of book no I, Volume No. 14, dated 16/11/1988.

9. Agreement for sale dated 12/12/1995, registered before Notary N.S POROB, Mapusa, bearing reg no 16349/1995 dated 12.12.1995.
10. By acquisition Govt. Notification no RD/LQW/1/78/11 dated 19/9/78
11. Deed of sale dated 17/05/2006 executed before the Sub Registrar of Bardez, Mapusa, registered under Registration No.2727, at pages 103 to 125, of Book No. I, Vol.166, dated 25/5/2006.
12. Approved plan by Town Planner, Town & Country Planning Dept bearing Ref. No. TCB/7719/SOC/TCB-2022/7263 dated 17/11/2022.
13. Construction Licence bearing Ref. No. VP/soc/2449/22-23 dated 23/12/2022.
14. Nil Encumbrance certificate from the Sub Registrar of Ilhas dated 30/1/2023 bearing certificate No. 259/2023
15. Form I & XIV.

FLOW OF THE TITLE

On going through the aforesaid documents it reveals that Antonio Lourenco Nicolau Francisco Jose Rodrigues



and his wife Margarida de Souza was the owner of the entire property property known as **"VAGOL"**, admeasuring 1425 sq.mtrs., situated within the jurisdiction of Village Panchayat of Socorro, Taluka and Sub-District of Bardez, District of North, State of Goa, and found described in the Land Registration Office of Bardez at Mapusa Goa under No. 33644 of Book B 86 and not found enrolled in the Taluka Revenue Office, which being part and parcel of the Entire property admeasuring **1,280sq. mtrs** bearing Survey No. 25/17 of Village Socorro herein referred as SAID PROPERTY.

AND WHEREAS said property is inscribed under No. 39348 Book G-42 in favour of Jose Carvalho, married, Landlord, resident of Socorro.

AND WHEREAS vide Sale Deed dated 24/6/1958 drawn up at folios 59 of book no 583, Mr. Jose Carvalho purchased the property from Antonio Lourenco Nicolau Francisco Jose Rodrigues and his wife Margarida de Souza.

AND WHEREAS by vide sale deed dated 1/10/66,executed before the Sub Registrar of Bardez, Mapusa registered under no 545/66, of book no I, volume no 10, dated 24/10/1966, Jose Carvalho and his wife Lina Bastiana de Souza sold the said property to Mr. Diago Ladislau Victoria.

AND WHEREAS Mr. Diago Ladislau Victoria sold the property to Raya Loximona Naik and Henry Pinto by vide sale deed dated 12/06/1974, executed before the Sub Registrar of Bardez, Mapusa, registered under Reg. no 434/74, of book no 1, volume no 84 at page 245 to 247, dated 30/07/1974.

AND WHEREAS, Raya Loximan Naik and his wife Sudha Raya Naik Sold their 1/2 share/right of the above property surveyed under survey No. 25/17 in favour of (a) Venkatesh Pandharinath Kamat Timble, (b) Ganpat Sagun Sirsat, (c) Sumanbai Ramchandra Timble and (d) Shri. Upendra Ramchandra Timble by virtue of Sale Deed dated 29/4/1985, executed before the Sub Registrar of Bardez, Mapusa, registered under Reg. no 318 of book no I, Volume No. 236 dated 30/04/1987.

AND WHEREAS Shri. Henry Pinto and his wife Liberate Heary Pinto sold their ½ share/right of the said property surveyed under survey No. 25/17 in favour of (a) Venkatesh Pandharinath Kamat Timble, (b) Ganpat Sagun Sirsat, (c) Sumanbai Ramchandra Timble and (d) Upendra Ramchandra Timble by vide Deed of Sale dated 29/4/1985, executed before the Sub Registrar of Bardez, Mapusa, registered under reg. No 453, at Pages 249 to 298,



book No. I, by Deed of Sale dated 29/4/1985 volume No.237 dated 7/07/1987.

AND WHEREAS Shri. Venkatesh Pandarinath Kamat Timble and his wife Sunitabai Venkatesh Timble, shri. Ganpat sagun Sirsat, Bachelor in status, sold their undivided right/share in favour of Anthony Mariano Fernandes and Xavier Fernandes.

AND WHEREAS Shri. Upendra Ramchandra Timble and his wife Nita Upendra Timble, Sumanbai Ramchandra Timble and her husband Ramchandra Vithal Timble sold their undivided right/share in favour Anthony Mariano Fernandes and Xavier Fernandes by vide deed of sale dated 20/02/1987, executed before the Sub Registrar of Bardez, Mapusa, registered under no 836, of book no I, Volume No. 14, dated 16/11/1988.

AND WHEREAS Anthony Mariano Fernandes and Xavier Fernandes entered into Agreement for sale dated 12/12/1995, registered before Notary N.S POROB, Mapusa, bearing reg no 16349/1995 dated 12.12.1995 to sell property to MR. Joseph T. Gonsalves.



AND WHEREAS by acquisition, an area admeasuring 145 Sq. mtrs. of the said Entire property was acquired by President of India Govt. of Goa P.W.D.

AND WHEREAS deed of sale dated 17/05/2006 executed before the Sub Registrar of Bardez, Mapusa, registered under Registration No.2727, at pages 103 to 125, of Book No. I, Vol.166, dated 25/5/2006 Mr. Anthony Mariano Fernandes and his wife Mrs. Barbara Fernandes, Mr. Xavier Fernandes and his wife Mrs. Sayonara Fernandes and along with confirming party Mr. Joseph T. Gonsalves sold an area admeasuring 1280 Sq. mtrs to Joaquim Mathew Evaristus Fernandes.

AND WHEREAS JOAQUIM MATHEW EVARISTUS FERNANDES herein is in possession and occupation of SAID PROPERTY.

Therefore I certify that JOAQUIM MATHEW EVARISTUS FERNANDES has clear and marketable title free from encumbrance to the property known as **"VAGOL"**, admeasuring 1425 sq.mtrs., situated within the jurisdiction of Village Panchayat of Socorro, Taluka and Sub-District of Bardez, District of North, State of Goa, and found described in the Land Registration Office of Bardez at Mapusa Goa



under No. 33644 of Book B 86 and not found enrolled in the Taluka Revenue Office, which being part and parcel of the Entire property admeasuring **1,280 sq. mtrs** bearing Survey No. 25/17 of Village Socorro.

AND WHEREAS the said **MR. JOAQUIM MATHEW EVARISTUS FERNANDES** designed plans of the **building** to be constructed in the SAID PROPERTY duly approved by Town Planner, Town & Country Planning Dept., Bardez vide Ref.no. TCB/7719/SOC/TCB-2022/7263 dated 17/11/2022 and Village Panchayat of Chimbél, Tiswadi - Goa vide Construction Licence bearing Ref. No VP/soc/2449/22-23 dated 23/12/2022.

ENCUMBRANCES

Latest Nil Encumbrance Certificate obtained by JOAQUIM MATHEW EVARISTUS FERNANDES.

POSSESSION

Vide deed of sale dated 17/05/2006 executed before the Sub Registrar of Bardez, Mapusa, registered under Registration No.2727, at pages 103 to 125, of Book No. I, Vol.166, dated 25/5/2006, Mr. Anthony Mariano Fernandes and his wife Mrs.

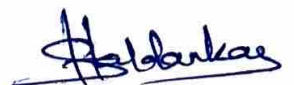


Barbara Fernandes, Mr. Xavier Fernandes and his wife Mrs. Sayonara Fernandes and along with confirming party Mr. Joseph T. Gonsalves sold an area admeasuring 1280 Sq. mtrs to Joaquim Mathew Evaristus Fernandes and upon the execution of the Sale Deed the possession was transferred to **JOAQUIM MATHEW EVARISTUS FERNANDES.**

I can certify that the possession of the above mentioned property is with JOAQUIM MATHEW EVARISTUS FERNANDES.

CERTIFICATE OF TITLE

In the light of the above facts, I am of the opinion that as far as the property known as **"VAGOL"**, admeasuring 1425 sq.mtrs., situated within the jurisdiction of Village Panchayat of Socorro, Taluka and Sub-District of Bardez, District of North, State of Goa, and found described in the Land Registration Office of Bardez at Mapusa Goa under No. 33644 of Book B 86 and not found enrolled in the Taluka Revenue Office, which being part and parcel of the Entire property admeasuring **1,280 sq. mtrs** bearing Survey No. 25/17 of Village Socorro **JOAQUIM MATHEW EVARISTUS FERNANDES** became the absolute /sole owner and in exclusive possession of the said property by virtue of the Vide deed of sale dated 17/05/2006 executed before the



Sub Registrar of Bardez, Mapusa, registered under Registration No.2727, at pages 103 to 125, of Book No. I, Vol.166, dated 25/5/2006, and have a clear and marketable title in respect of the said property.

This opinion is given at the request of **MR. JOAQUIM MATHEW EVARISTUS FERNANDES** and on the basis of the aforesaid documents placed before me.

Mapusa - Goa

Dated:

A handwritten signature in blue ink, appearing to read 'Haldankar', with a stylized flourish underneath.

Adv. SUNAYANA HALDANKAR