

Date: - 13-06-2019

SEARCH REPORT AND CERTIFICATE OF TITLE

This Report and Certificate of Title is given at the request of Nanu Estates Private Limited, with its Registered Office at House No. 1448, Nanu House, Varde Valaulicar Road, Margao, Goa; in relation to below described property:-

1.	NAME:-	Distinct and separated part of the bigger property denominated MALUPORBULEM or MALUPORBOLEM, popularly known as MARLEM.
2.	SITUATION:-	Ward Borda of Margao Town, 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 No.	Bigger property is described under Description No. 550 of Book B No. 2 of New Series.
4.	MATRIZ NO.:-	Bigger property is enrolled for the purposes of Matriz under No. 2842 of Margao Town.
5.	CHALTA NO.:-	Property under scrutiny in this report bears Chalta No. 67 of P. T. Sheet No. 175 of Margao City Survey. [Bigger property is surveyed under Chalta Nos. 1, 2 and 3 of P. T. Sheet No. 175 of Margao City Survey.]
6.	AREA:-	Property under scrutiny in this report is having an area of 1,330 square meters.

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7. BOUNDARIES:-

EAST: by property bearing Chalta No. 3 of P. T. Sheet No. 175 of Margao City ;

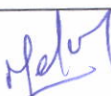
WEST: by 6.00 meters wide reserved road in Chalta No. 2 and by Chalta No.80 both of P. T. Sheet No. 175 of Margao City;

NORTH: North by the property bearing Chalta No. 44 and Chalta No.3 both of P. T. Sheet No. 175 of Margao City; and

SOUTH: by property bearing Chalta No. 3 of P. T. Sheet No. 175 of Margao City.

8. DOCUMENTS SCRUTINISED:

(a)	Certified Copy dated 22-08-2005 in respect of the Land Registration Records of Salcete Land Registration Office, issued by the Land Registrar of Salcete at Margao, Goa, in respect of Description No. 550 of the New series along with its Inscriptions; along with its English translation.
(b)	Certificate dated 26-08-2005 issued by the Head of Taluka Revenue office of Salcete at Margao, Goa, in respect of records of Matriz No. 2842 of Margao Town; along with its English translation.
(c)	Certified copy dated 13-01-2006 issued by the Notary Public Ex-Officio of Salcete Judicial Division at Margao, Goa, in respect of the Notarial Deed of Declaration for Succession of Heirs (Escritura de Habilidadacao) recorded on 03-04-1997 at pages 4 onwards of Notarial Deeds Book No. 1384 of the said Judicial Division.



(d)	Certified copy dated 16-09-2011 issued by the Superintendent of the Court of Civil Judge, Senior Division, Margao, Goa, in respect of the records of Inventario Proceedings No. 17/2004/A .
(e)	Certified copy dated 25-05-2011 issued by the Inspector of Survey & Land Records, Margao, Goa, in respect of the Plan of Chalta Nos. 1, 2 and 3 of P. T. Sheet No. 175 of Margao City Survey.
(f)	Certified copy dated 16-09-2011 issued by the Inspector of Survey & Land Records, Margao, Goa, in respect of Form-D of Chalta No. 3 of P. T. Sheet No. 175 of Margao City Survey.
(g)	Deed of Sale dated 05-08-2011 duly registered in the Office of the Sub-Registrar of Salcete at Margao, Goa, under No. MGO-BK1-04260-2011, CD No. MGOD53 on 05-08-2011.
(h)	Certified copy dated 04-12-2014 issued by the Inspector of Survey & Land Records, Margao, Goa, in respect of the survey records in Form-D of Chalta No. 3 of P. T. Sheet No. 175 of Margao City Survey.
(i)	Judgment and Order dated 18-01-2016 passed by the Deputy Collector & Sub-Divisional Officer, Margao, Goa, in Case No. LRC/PART/MAR/115/2014/II .
(j)	Certified copy dated 27-09-2018 issued by the Citizen Service Centre, Government of Goa, Margao, Goa, in respect of survey records in Form-D of Chalta No. 67 of P. T. Sheet No. 175 of Margao City Survey.



(k)	Certified copy dated 03-01-2019 issued by the Inspector of Survey & Land Records, Margao, Goa, in respect of the Plan of Chalta No. 67 of P. T. Sheet No. 175 of Margao City Survey.
(l)	Nil Certificate of Encumbrances No. 1034 dated 31-05-2019 issued by the Sub-Registrar of Salcete, Margao, Goa, for the period from 01-11-1965 up to 30-05-2019.

9. SCRUTINY OF DOCUMENTS:

- (a) From the document of records of Land Registration mentioned at **Para 8 (a)** above it is seen that there exists a bigger property in Borda of Margao Town, denominated “**MALUPORBULEM**” or “**MALUPORBOLEM**”, popularly known as “**MARLEM**”, which land, as a whole, is described in the Land Registration Office of Salcete Judicial Division under **Description No. 550** of Book B No. 2 of New Series, enrolled in the Office of Salcete Taluka Revenue Office under **Matriz No. 2842**, surveyed for the purposes of City Survey of Margao under Chalta Nos. 1, 2 & 3 of P. T. Sheet No. 175 of Margao City Survey.
- (b) It is further seen from the records of **Inscription No. 132** dated 21.04.1883 recorded at page 29 of Book G No. 1 of Land Registration Office of Salcete that the above described bigger property was initially owned by one Mr. Luciano Frederico Alvares and his wife, Mrs. Faustina Filomena de Assencao Colaco.
- (c) From the **Amendment No. 1** recorded in the margin of the said **Inscription No. 132** it is seen that, upon death of the said Mr. Luciano Frederico Alvares, the instrument of “Justification Deed” dated

16.04.1900 was executed between his widow, by name Mrs. Faustina Filomena de Assencao Colaco and his heirs, being his children by names Mr. Caitano Francisco Alvares, Mr. Jeronimo Merciano Alvares, Mr. Pedro Martinho Alvares and Mr. Constancio Fernandes alias S. Ana Constancio Fernandes and their respective spouses, in which instrument it was declared that the bigger property exclusively belongs to the widow i.e. Mrs. Faustina Filomena de Assencao Colaco, since it was exclusively allotted to her in the Inventory Proceedings held upon death of her father by name Mr. Salvador Caitano Colaco.

- (d) It is further seen from the same Land Registration Records that under the provisional **Inscription No. 8662** dated 31.01.1902 at pages 143 of Book G No. 10 of the Land Registration Office of Salcete Judicial Division, duly confirmed by further **Inscription No. 9707** dated 04.09.1905 at page 88 of Book G No. 12 in the same Office, the said bigger property was sold by the said Mrs. Faustina Filomena de Assencao Colaco (widow) to Mr. Rosario da Camara vide the Public Deed dated 11.09.1901.
- (e) From the records of **Inscription No. 14009** dated 01.03.1915 of Book G No. 18 of the Land Registration Office of Salcete Judicial Division, it is seen that, upon death of the said Mr. Rosario da Camara, partition of the assets left behind by him was effected vide the Public Deed drawn on 25.02.1915 at pages 41 (overleaf) to 43 (overleaf) of the Notarial Book No. 251 by the Assistant Notary of Salcete, Mr. Jose Francisco da Silva Coelho, and in such partition the entire property was allotted to his son by name Mr. Rosario Francisco Amarante Camara.
- (f) From the records of **Inscription No. 49561** dated 05.03.1965 of Book G No. 59 of the Land Registration Office of Salcete Judicial Division, it

is seen that, the said Mr. Rosario Francisco Amarante Camara also expired and in the Orfanological Inventory Proceedings filed in the Court of Judicial Division of Beira in Portugal, the said entire property was allotted to his son by name, Mr. Acacio Camara, married to Mrs. Delia Gerson Rebelo e Camara.

- (g) Matriz records mentioned at **Para 8 (b)** above shows that the property under **Matriz No. 2842** situated at Borda is recorded in the name of Acacio Camara, which is in conformity with the Land Registration records mentioned hereinabove.
- (h) From the document mentioned at **Para 8 (c)** above which is the Notarial Deed of **Declaration for Succession of Heirs** (Escritura de Habilitacao) recorded on **03-04-1997**, it is seen that the said Mr. Acacio Camara expired at Margao, Goa, on 03.02.1997, leaving behind him, as his widow and moiety sharer Mrs. Delia Gerson Rebelo e Camara; and as his heirs, he left behind his four married children, by names (i) Mr. Aires Amarante Camara married to Mrs. Malini Sousa Camara, (ii) Mrs. Maria Ivete Camara Velho married to Carmo Sousa Velho, (iii) Mrs. Delia Virginia Camara Pinto married to Mr. Antonio Francisco Costa Pinto, and (iv) Mr. Alan Acacio Camara married to Mrs. Ana Dias e Camara.
- (i) From the records of **Inventario Proceedings No. 17/2004/A** mentioned at **Para 8 (d)** above, it is seen that, for the purposes of partition of the assets left behind by the said late Mr. Acacio Camara, his widow i.e. Mrs. Delia Gerson Rebelo e Camara filed in the Court of the Civil Judge, Senior Division at Margao, Inventory Proceedings No. 17/2004/A, in which the said bigger property was partitioned into 8 (eight) distinct and separate plots, providing for the internal roads as

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shown in the Plan of the said bigger property forming part of the said Inventory Proceedings.

- (j) It is further seen from the records of said Inventory Proceedings that, as per the partition of the said bigger property effected in the said Inventory Proceedings, 3 (three) plots identified as Plot A-1, Plot D-1 and Plot I-1 were made in the part of the bigger property bearing Chalta No. 1 of P. T. Sheet No. 175; 3 (three) plots identified as Plot A-2, Plot D-2 and Plot I-2 were made in the part of the bigger property bearing Chalta No. 2 of P. T. Sheet No. 175; and the entire Chalta No. 3 of P. T. Sheet No. 175, forming part of the said bigger property, has been identified as Plot A-3.
- (k) Vide the Judgment and Order dated 02-04-2005 passed in the said Inventory Proceedings, the Plot No. A-3 which is described under Item No. 25 of the List of Assets, has been finally allotted to Mr. Alan Acacio Camara, married to Mrs. Ana Dias e Camara.
- (l) From the document mentioned at **Para 8 (e)** above, which is the **Survey Plan** of the bigger property, extent thereof can be seen. Extent of the Plot No. A-3 which bears Chalta No. 3 of P. T. Sheet No. 175 is also seen in the said Survey Plan.
- (m) The document of **Form-D** of Chalta No. 3 of P. T. Sheet No. 175 mentioned at **Para 8 (f)** shows that the same was earlier recorded in the names of Francisco Camara, Acacio Camara and after deleting both the said names, it is finally recorded in the name of Mr. Alan A. Camara, in whose favour the same was allotted in the Inventory Proceedings as referred above.



- (n) From the document mentioned at **Para 8 (g)** above, which is the **Deed of Sale** dated **05-08-2011**, it is seen that the said Mr. Alan Acacio Camara and his wife, Mrs. Ana Dias e Camara, have sold a distinct and separated area of 1,330 square meters forming part of the said Plot No. A-3, in favour of Nanu Estates Private Limited.
- (o) In view of the purchase of the property under scrutiny herein made by Nanu Estates Private Limited, said **Nanu Estates Private Limited** has become owner in possession of the same property.
- (p) The document of **Form-D** of Chalta No. 3 of P. T. Sheet No. 175 mentioned at **Para 8 (h)** shows that the name of said Nanu Estates Private Limited as holder of the same property to the extent of 1330 square meters.
- (q) Vide the Judgment and Order dated **18-01-2016** passed by the Deputy Collector & Sub-Divisional Officer, Margao, Goa, in **Case No. LRC/PART/MAR/115/2014/II**, mentioned in **Para 8 (i)** above, the said area of 1,330 square meters purchased by Nanu Estates Private Limited is partitioned from the Plot No. A-3 i.e. from Chalta No. 3 of P. T. Sheet No. 175, and such separated area of 1,330 square meters is allotted new Chalta No. 67 of P. T. Sheet No. 175 of Margao City Survey, in the name of Nanu Estates Private Limited as 'Holder' thereof.
- (r) The document of **Form-D** of Chalta No. 67 of P. T. Sheet No. 175 mentioned at **Para 8 (j)** shows that the name of said Nanu Estates Private Limited as holder of the same property having an area of 1,330 square meters.

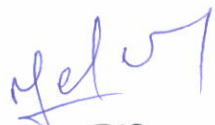


- (s) From the document of **Survey Plan** mentioned at **Para 8 (k)** mentioned above, extent of the land purchased by Nanu Estates Pvt. Ltd., could be seen.
- (t) From the document mentioned at **Para 8 (l)** above, which is the **Nil Certificate of Encumbrance**, it is seen that there are no encumbrances over the property under scrutiny herein for the period from 01-11-1965 to 30-05-2019.

10. CONCLUSION:

In view of the scrutiny of the above mentioned documents:-

1. I report that the company of Nanu Estates Private Limited is the owner in possession of the property under scrutiny, which bears Chalta No. 67 of P. T. Sheet No. 175 of Margao City Survey, admeasuring 1,330 square meters.
2. I hereby certify that the title of Nanu Estates Private Limited to the property under scrutiny is free, clear and marketable.


Melvin Jose D'Souza
Advocate