

Melvin J. D'Souza
Advocate

Email ID: mlvn_dsz@yahoo.co.in

**Niana Gracias Plaza,,
2nd floor, Office No. 216,
Near Police Station,
Margao, Goa 403 601.**

Date:25.09.2019

SEARCH REPORT AND CERTIFICATE OF TITLE

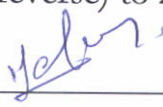
This Report and Certificate of Title is given at the request of NANU ESTATES PRIVATE LIMITED, a registered Private Limited Company, having its Registered Office at House No. 1448, Nanu House, Varde Valaulicar Road, Margao, Goa; in respect of the below described property:

1.	Name of the property:-	"NELLE PELADDEM" or even "PARVODDEM" or "PEDAIR",
2.	Situation:-	Village of Benaullim, within the limits of Village Panchayat of Salcete Taluka and Sub-District of Salcete, District of South Goa, in the State of Goa.
3.	Land Registration Description No.:-	410 of Book-B.No. 2 of the new series.
4.	Portuguese Land Revenue Enrolment:-	Enrolled in the Taluka Land Revenue Office of Salcete, under Matriz No.730 of village Benaullim.
5.	Survey No.:-	241/1-J of Benaullim Village.
6.	Area:-	7,879 square meters
7.	Boundaries:	
	East:-	By Survey No. 241/1 of Benaullim village;
	West:-	By the 6.00 metes wide internal access road forming part of Survey No. 241/1 of Benaullim Village;
	North:-	By Survey No. 241/1 of Benaullim Village, and
	South:-	By Survey No. 243/3 and Survey No. 241/1 of Benaullim Village.

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8.DOCUMENTS SCRUTINIZED:

- (a) Certified copy dated 13-01-2011 of the land registration of the description No.410 of Book B 2 new issued by the Office of the Civil Registrar -cum- Sub Registrar, Margao, Salcete, along with Inscription No. 46 of Book F. No. 1 at page-13 (overleaf), Inscription No. 23090 dated 23-06-1930 of Book-G. No. 28, under Inscription No. 23091 dated 23-06-1930 of Book-G. No. 28, along with its English translation.
- (b) Certified copy of the Matriz Certificate No.730 dated 02-02-2011 issued by the Head of Taluka Revenue Office of Salcete, Margao.
- (c) Certified copy dated 25-09-2017 of the Inventory Proceedings No.20/76 passed by the Court of the Civil Judge, Senior Division, at Margao along with English Translation.
- (d) Xerox copy of the Affidavit dated 13-03-1996 executed before the notary Mohan A. Redkar under his registration No.2585/96.
- (e) Certified copy dated 03-10-2017 of Deed of sale dated 18-02-2002 duly registered with the Sub-Registrar of Salcete, under No. 1727 at pages 57 to 100 of Book – I Volume 1337 on 28-05-2002.
- (f) Certified Copy dated 13-01-2011 of Deed of Sale dated 13-03-1996, duly registered in the Office of the Sub-Registrar of Salcete under No. 628 at pages 189 to 215 of Book No. I, Volume No. 586 on 15-03-1996.
- (g) Certified copy dated 3/10/2017 of Deed of Sale dated 23-04-1999 duly registered in the office of the Sub-Registrar of Salcete under No. 911 at pages 334 to 361 of Book No. I, Volume No. 950 on 29-04-1999.
- (h) Certified copy dated 03-10-2017 of Deed of Succession dated 17-01-2011 drawn by the Notary Public Ex-Officio of Salcete Judicial Division, on 17-01-2011 at pages 31 and 32 of his Notarial Book No. 1558.
- (i) Certified copy dated 03-10-2017 of Deed of Relinquishment dated 17-01-2011 drawn by the said Notary Public Ex-Officio of Salcete Judicial Division, at pages 27 (reverse) to 28 of his Notarial Deeds Book No. 1558.



- (j) Original 'Agreement for Sale' dated 30th day of the month of August of the year 2011, duly registered in the office of the Sub-Registrar of Salcete at Margao, under No. MGO-BK1-0478-2011 in Book No. 1, CD No. MGOD54 on 30-08-2011.
- (k) Certified copy of the Judgement dated 13-10-2011 issued by the Deputy Collector and Sub divisional Officer, Margao Goa passed in case No.LRC/PART/586/2011/I/5558.
- (l) Original 'Deed of Sale' dated 22nd June 2012, duly registered in the office of the Sub-Registrar of Salcete at Margao, under No. MGO-BK1-03570-2012 in Book No. 1, CD No. MGOD61 on 22-06-2012,
- (m) Certified copy dated 02-12-2013 issued by the Officer-in-Charge of Land Records, Margao, in respect of the Survey Records in Form No. I & XIV of Survey No. 241/1-J of Village Benaolim.
- (n) Certified copy dated 14-09-2017 issued by the Inspector of Surveys & Land Records, Margao, in respect of the Survey Plan of Survey No. 241/1-J of village Benaolim.
- (o) Nil Certificate of Encumbrance No.1640 of 2017 dated 21-09-2017 issued by the Sub Registrar of Salcete at Margao, for the period from 01-11-1965 to 15-09-2017 in respect of the property under scrutiny.
- (p) Nil Certificate of Encumbrance No.1683 of 2019 dated 17-09-2019 issued by the Sub Registrar of Salcete at Margao, for the period from 15-09-2017 to 16-09-2019 in respect of the property under scrutiny.

9. SCRUTINY OF DOCUMENTS:

1. From the document mentioned at para 8 (a) above, the Inscription No. 46 of Book F. No. 1 at page-13 (overleaf), in the Land Registration Office of Salcete w.e.f. 09-07-1883; upon death of the said Maria Rozalia Fernandes, the assets left behind by her were partitioned in the Inventario (Succession) Proceedings filed in the Court of Judicial Division of Salcete, in which partition the

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erstwhile entire property as per the land Registratiton records mentioned above was finally allotted to her heir, Mr. Jose Florencio Pereira.

2. From the Inscription No. 23090 dated 23-06-1930 of Book-G. No. 28 of the same Land Registration Office; the said entire property was attached by the Court of Judicial Division of Salcete at Margao, in the Execution filed by one Mr. Caetano Manuel De Silva against the said owner, Mr. Jose Florencio Pereira, as contemplated under Inscription No. 388 at page 119 of Book-F No. 1 of the Land Registration Office of Salcete, dated 28-01-1887, and the said property was thereafter auctioned by the said court, in which auction the same was purchased by Mr. Filipe Neri Floriano Alvares and consequently inscribed in his favour.
3. From the Inscription No. 23091 dated 23-06-1930 of Book-G. No. 28 of the Land Registration Office of Salcete; Mr. Filipe Neri Floriano Alvares expired, and upon his death, Orfanalogical Inventory was initiated in the Court of Judicial Division of Salcete at Margao, in which the said entire property was allotted to Mr. Humberto Ligorio dos Santos Alvares and accordingly inscribed in his name.
4. The certificate of matríz at para 8(b) also enrolls the said entire property as having being owned by Protasio Francisco Inacio Colaco of Navelim to the extend of $\frac{4}{5}$ th share and Antonio Tolentino of Benaulim to the extend of $\frac{1}{5}$ th share which cannot be correlated to the above mentioned two owners stated in the land Registration records or with Mr. Filipe Neri Floriano Alvares upon his death, Orfanalogical Inventory was initiated in which the said entire property was allotted to Mr. Humberto Ligorio dos Santos Alvares and accordingly inscribed in his name in the year 1930. However, such entries in the Matríz Records, as per the law declared by the Bombay High court reported in 1995(1) BOM.CR 588, is on no importance because such entry is valid to recover land revenue from the person in whose name it is enrolled in the Matríz Records but it cannot create any title or possessory rights in favour of such person in whose name it is so enrolled.
5. From the document mentioned at para 8 (c) above, it is seen that the said owner, Mr. Humberto Ligorio dos Santos Alvares, expired on 28-05-1975, upon whose death Inventory Proceedings No. 20/76 were initiated in the

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Court of the Civil Judge, Senior Division, at Margao, by his widow, Mrs. Clotildes Monica R. C. Alvares, in which Inventory Proceedings, the said entire property was listed under Item No. 9 of the List of Assets and vide the Final Order dated 05-07-1977 the said entire property was allotted to his heiress, namely, Mrs. Maria Guilhermina Tereza Rebello, who was married to Dr. Desire Joseph Anthony Rebello;

6. From the document mentioned at para 8 (d) and 8(e) above it is seen that Mrs. Maria Guilhermina Thereza Rebello, who was married to Dr. Desire Joseph Anthony Rebello; who was of non-Goan origin and whose father late Mr. Alfred Camilo Rebello hailed from Kallianpur in Karnataka state of India. for which reason the assets of one spouse is not shared under communion of assets with the other spouse; as a result the said Mrs. Maria Gulhermina Tereza Rebello, became sole and exclusive owner of the said entire property on account of the allotment made in her favour in the said Inventory Proceedings No. 20/1976;
7. From the document mentioned at para 8 (f) above, the said owner, Mrs. Maria Guilhermina Tereza Rebello, sold a distinct and separated part of the said entire property being old Survey No. 241/1, but presently surveyed into different parts under sub-divisions 1, 1-A, 1-B, 1-C, 1-D, 1-E, 1-F, 1-H, 1-I, 1-J and 7 of Survey No. 241 of Benaulim village, in favour of Mrs. Benedita Fatima Fernandes. The said distinct and separated part of the said entire property sold to Mrs. Benedita Fatima Fernandes, is identified as Plot No. 12 and mentioned as having an area of 12,000 square meters, but in the PLAN annexed to the said Deed of Sale depicting the said Plot No. 12 and other plots of the erstwhile entire property, it is mentioned that the area of the said Plot No. 12 sold thereunder is only 11,203 square meters, and it is also wrongly shown as proposed to have been purchased by a person named Vicente;
8. From the document mentioned at para 8 (g) above, the siad Mrs. Benedita Fatima Fernandes along with her husband, Mr. Sebastiao Fernandes, sold to Mrs. Carminha Fernandes, an area of 3,000 square meters lying on the north-east corner of the said Plot No. 12 of the said entire property and provided a

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common access to the said area of 3,000 square meters on the northern pheriphery of the said Plot No. 12 of the said entire property;

9. The balance area of the said Plot No. 12, after excluding or deducting therefrom the said plot of an area of 3,000 square meters sold to Mrs. Carminha Fernandes and her husband, Mr. Vicente Rodrigues and also the area of 288 square meters of the common access road provided on the northern pheriphery and which access is available to the said area sold to Mrs. Carminha Fernandes is the property under scrutiny.
10. From the document mentioned at para 8 (h) above, the said Mr. Sebastiao Fernandes, i.e. husband of Mrs. Bernandina Fatima Fernandes alias Benedita Fatima Fernandes, expired, on 03-01-2002, leaving behind him his widow being said Mrs. Mrs. Bernandina Fatima Fernandes alias Benedita Fatima Fernandes, as his moiety sharer, and as his exclusive heirs left behind him, his 3 daughters, being Mrs. Fiona Fernandes married to Mr. Roque Lino Dalima, Mrs. Ane Catarine Fernandes married to Mr. David Fernandes and Ms. Valancia Fernandes (spinster), and one son namely Mr. Jerry Fernandes.
11. From the document mentioned at para 8 (i) above said three daughters/heirs of late Sebastiao Fernandes, namely, Mrs. Fiona Fernandes, Mrs. Ana Catarine Fernandes along with her husband Mr. Miguel David Fernandes and Ms. Valancia Fernandes (spinster), have relinquished and ceded their rights to the inheritance left behind by the said Mr. Sebastiao Fernandes, specifically under Article No. 2029 of the Portuguese Civil Code in force in the State of Goa.
12. As can be seen in the above mentioned document at para 8(i) the husband of said daughter, Mrs. Fiona Fernandes did not participate in the said Deed of Relinquishment and, hence, the relinquishment made by her, being only by one of the spouses without accompaniment of the other spouse is not valid.
13. From then document at para 8 (j) above i.e the said 1) Mrs. Benedita Fatima Fernandes alias Bernandina Fatima Fernandes alias Bernadita Fatima Fernandes 2) Mr. Jerry Fernandes and 3) Mr. Roque Lino Da Lima 4) Mrs. Fiona Fernandes alias Fiona Da Lima had agreed to sell unto Nanu Estates Private Limited the property under scrutiny herein having a total area

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of 7,879 square meters forming part of Survey No. 241/1 of village Benaulim.

14. The said Mrs. Fiona Fernandes and her husband, Mr. Roque Menino Dalima, have been joined as parties to the above mentioned document at para (j) as the husband of said daughter, Mrs. Fiona Fernandes did not participate in the said Deed of Relinquishment as mentioned above.
15. From the document at para 8 (k) above, the Judgement and order dated 13th October 2011 issued by the court of the Deputy Collector and Sub Divisional officer, Margao Goa in case No.LRC/PART/586/2011/I/5558 the property under scrutiny herein having an area of 7,879 square meters has been separately surveyed under Survey No. 241/1-J of Village Benaulim.
16. From the document at para 8 (l) above i.e vide 'Deed of Sale' dated 22nd June 2012, the said 1) Mrs. Benedita Fatima Fernandes alias Bernandina Fatima Fernandes alias Bernadita Fatima Fernandes 2) Mr. Jerry Fernandes and 3) Mr. Roque Lino Da Lima 4) Mrs. Fiona Fernandes alias Fiona Da Lima have sold unto Nanu Estates Private Limited the property under scrutiny herein having total area of 7,879 square meters erstwhile forming part of Survey No. 241/1 of village Benaulim, but presently exclusively allotted Survey No. 241/1-J of Benaulim Village.
17. From the document at para 8 (m) above, the name of Nanu Estates Private Limited is recorded as 'Occupants' thereof to the property under scrutiny herein.
18. From the document at para 8 (n) above is in respect of the Survey Plan of the property under scrutiny herein bearing Survey No. 241/1-J of Benaulim Village.
19. From then document at para 8 (o) and (p) above, it is seen that there are no encumbrances over the the property under scrutiny herein for the period from 01-11-1965 up to 14-09-2017 and from 15-09-17 to 16-09-2019 respectively.

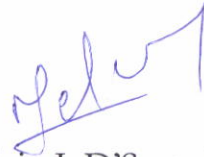
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11. CONCLUSION:

In view of the above scrutiny of the documents:-

1. I report that the property under scrutiny under Survey No. 241/1-J of Benaolim Village, admeasuring 7,879 square meters, exclusively belong to Nanu Estates Private Limited, a private limited company having its Registered Office at Nanu House, Varde Valaulicar Road, Margao, Goa.
2. The title of the above mentioned owner, Nanu Estates Private Limited, to the property under scrutiny herein is free, clear and marketable.

Margao, Goa.


(Melvin J. D'Souza)
Advocate