

BHARTI V. GADEKAR

Advocate

First Floor,
Casa Aliados Building
Abade Faria Road,
Margao, Goa, 403601.

TO WHOMSOEVER IT MAY CONCERN

Title and Search Report in respect of property
"SANTUGODALEM PRIMEIRA ADICAO/
SANTOGODOLEM/SANTUGODALEM" Surveyed under Survey
No.149/3 and 149/12 of Village Betalbatim of Salcete Taluka.

1

Name and Description of the Property.

All that 3/4th of the property known as "SANTUGODALEM PRIMEIRA ADICAO/ SANTOGODOLEM/SANTUGODALEM" wherein there exists an old residential house and these properties are described under Land Registration No.10078 of Book B-26 at pages 65 overleaf and Land Registration No. 8260 of Book B- 21 at pages 152 and enrolled in Land revenue office of Salcete under Matriz Predial No.1119 and house is located in Matriz Predial No.95 bearing Survey No.149/3 of Village Betalbatim of Salcete Taluka an area of 4050 sq. mtrs. and the property under Land Registration No. 10078 is bounded:-

On the East:- By Survey No.149/2, 10, 8 of Village Betalbatim of Salcete Taluka;

On the West:- By Survey No.149/4, 7, 8 and Survey No.145/1 of Village Betalbatim of Salcete Taluka;

On the North:- By Drain and Survey No.149/2 of Village Betalbatim of Salcete Taluka; and

On the South:- By Survey No.149/5, 7, 8 of Village Betalbatim of Salcete Taluka.

All that 3/4th of another property known as "**SANTOGODOLEM/SANTUGODALEM**" not described in the Land Registration office of Salcete but found enrolled in the Land revenue records under Matriz No.1110 and presently found surveyed under Survey No.149/12 of Village Betalbatim of Salcete Taluka having an area of 475 sq. mtrs. and is bounded:-

On the East:- By Survey No.150;

On the West:- By Survey No.149/1;

On the North:- By Drain and Survey No.149/11; and

On the South:- By Survey No.149/13.



2	Particular and Nature of documents verified and scrutinized			
	Sr. No.	Date	Name of the Document	Original/ certified copy/ certified extract/ photocopy, etc.
	1 ✓		Land Registration Certificate issued by the Land Registration office of Salcete under Description No.10078 of Book B-26 along with its inscription.	Photo Copy along with English translation
	2 ✓		Land Registration Certificate issued by the Land Registration office of Salcete under Description No.8260 of Book 21 along with its inscription.	Photo Copy along with English translation
	3 ✓		Matriz Certificate issued by the Head of Taluka Revenue office of Margao under No.1110, 1119 and 1127.	Photo Copy along with English translation
	4 ✓		Form I & XIV of the Property surveyed under survey No.149/8 of Village Betalbatim of Salcete Taluka.	Photo Copy
	5 ✓	29/05/1953	Deed of Declarations and Partition between Lourenco Gabriel Menezes, Minguel da Costa as "First Party" and Luis Antonio Hermenegildo Procopio Wilfredo da Costa and his wife Maria Lorna Olinda de Tarquinio Dias alias Maria Lina Olinda de Tarquinio Dias e Costa as "Second Party" and Olencio Antonio Octaviano Teofilo da Costa as "Third Party" and Alvito Antonio	Photo Copy along with English translation

			Marciano Perocio de Piedade da Costa as "Fourth Party" and Antonio Eurico Ubaldo da Costa as "Fifth Party" and Angela Gilcera Assucena Herminia da Costa as "Sixth Party".	
	6	06/04/1927	Public Deed of Settlement, division- ex- changes and acquittance recorded at pages 58 reverse onwards book of deeds bearing No.403 between Leao Bossuet da Piedade Dias and his wife Smt Maria de Graca Pulquiera Perisiana Victoria Godinho and Salvador Alexandrino Dias and Jacinto Caetano Dias	Photo Copy along with English translation
	7	07/10/1967	Certificate in Orphanological Inventory Proceedings instituted upon the death of Zemita Ezaura Rodrigues alias Lemitra Rodrigues.	Photo Copy along with English translation
	8	23/09/2011	Notarial Deed of Declaration for Succession of Heirs (Escritura de Habilitacao) drawn in the office of the Notary Ex-Officio of Salcete.	Photo Copy
	9	19/07/2012	Deed of Rectification of Previous Act drawn in the office of the Notary Ex-Officio of Salcete recorded at page 18V to 20 of Deeds Book No.1578.	Photo Copy
	10	19/05/2000	Deed of Succession drawn in the office of the Notary Ex-Officio of Salcete recorded at page 78 of Deeds Book No.1414.	Photo Copy
	11	16/07/1986	Public Will drawn in the office of the Notary Ex-Officio of Salcete recorded at folio 63V to 64V of Wills Book No.134.	Photo Copy
	12	19/05/2000	Public Will drawn in the office of the Notary Ex-Officio of Salcete recorded at folio 72V to 73V of Wills Book No.271.	Photo Copy
	13	02/02/2007	Deed of Succession drawn in the office of the Notary Ex-Officio of Salcete recorded at page 89 to 90 of Deeds Book No.1504.	Photo Copy



14 ✓	26/12/2017	Irrevocable Power of Attorney executed before Notary Charan Singh At Mumbai under Reg. No.173 dated 26/12/2017 by Mr. Clyde John Ignatius Dias and his wife Mrs. Matilda Clyde Dias, Mrs. Cheryl Nalini Bhavik Shah and her husband Mr. Bhavik Harakhchand Shah, Mrs. Sharmila Limitra Pereira and her husband Mr. Benedict Xavier Pereira in favour of father/father-in-law Mr. Santa Face de Jesus Jose Xavier Jeronimo Alberto Dias.	Photo Copy
15 ✓	08/01/2018	Irrevocable Power of Attorney executed before John William Drumgold Notary Public 253 Prospect Highway Seven Hills NSW 2147 duly Certified by the Addl. Collector of South Goa by Mr. Kelvin Martin Dias and his wife Mrs. Athellia Belinda Dias in favour of father/father-in-law Mr. Santa Face de Jesus Jose Xavier Jeronimo Alberto Dias.	Photo Copy
16 ✓	13/07/2018	Power of Attorney executed before Honveer Randhawa Barrister, Solicitor and Notary Public duly Certified by the Addl. Collector of South Goa by Adrian Joseph Dias and Lygia Joy Misquita in favour of Mr. Santa Face de Jesus Jose Xavier Jeronimo Alberto Dias.	Photo Copy
17 ✓		Form I & XIV of the Property surveyed under survey No.149/3 of Village Betalbatim of Salcete Taluka.	Photo Copy
18 ✓		Form I & XIV of the Property surveyed under survey No.149/12 of Village Betalbatim of Salcete Taluka.	Photo Copy
19 ✓		Survey Plan of the Property surveyed under survey No.149/3 of Village Betalbatim of Salcete Taluka.	Photo Copy



20	09/10/2014	Deed of Gift duly registered in the Office of Sub Registrar of Salcete at Margao under Book No.1 Document, Reg. No.MGO-BK1-04492-2014 CD No.MGOD79 dated 09/10/2014 between Smt. Maria Ilda Santana Tereza Dias alias Maria Elda Santana Tereza Dias e Menezes and her husband Mr. Alfredo Antonio Das Martires de Fatima Menezes alias Alfredo Menezes, Fr. Paixao Lepoldino Bossuet Dias alias L. Dias as "Donors" and Mr. Santa Face de Jesus Jose Xavier Jeronimo Alberto Dias as "Donee".	Certified Copy
21	14/08/2019	Deed of Rectification duly registered in the Office of Sub Registrar of Salcete at Margao under Book No.1, Document, Reg. No.MGO-1-2197-2019 dated 14/04/2019 between Smt. Maria Ilda Santana Tereza Dias alias Maria Elda Santana Tereza Dias e Menezes and her children Kum. Rochelle Menezes, Kum. Maria Rima Menezes, Fr. Paixao Lepoldino Bossuet Dias alias L. Dias as "Donors" and Mr. Santa Face de Jesus Jose Xavier Jeronimo Alberto Dias as "Donee".	Certified Copy
22	13/09/2014	Power of Attorney executed before Notary R.m. Lotlikar, at Margao under Registration No. 5266/14 by Fr. Paixao Lepoldino Bossuet Dias alias L. Dias in favour of his mother Smt. Maria Ilda Santana Tereza Dias alias Maria Elda Santana Tereza Dias e Menezes.	Photo Copy
23	24/12/2015	Power of Attorney executed before Notary Mohan A Redkar under Registration No. 26082/2015 by Kum. Rochelle Menezes in favour of her mother Smt. Maria Ilda Santana Tereza Dias alias Maria Elda Santana Tereza Dias e Menezes.	Photo Copy
24	09/02/2018	Power of Attorney executed before Notary Silvano Estibeiro under Registration No. 142/2018 by Kum. Maria Rima Menezes in	Photo Copy



			favour of her mother Smt. Maria Ilda Santana Tereza Dias alias Maria Elda Santana Tereza Dias e Menezes.	
<p>Chain of title tracing the title from the predecessors in title/interest to the Current title holder.</p>				
<p>All that property known as "SANTUGODALEM PRIMEIRA ADICAO/ SANTOGODOLEM/SANTUGODALEM" wherein there exists an old residential house and these properties are described under Land Registration No.10078 of Book B-26 at pages 65 overleaf and Land Registration No. 8260 of Book B- 21 at pages 152 and enrolled in Land revenue office of Salcete under Matriz Predial No.1119 and house is located in Matriz Predial No.95 bearing Survey No.149/3 of Village Betalbatim of Salcete Taluka an area of 4050 sq. mtrs. and the property under Land Registration No. 10078 is bounded:-</p> <p><u>On the East:-</u> By the property of Maria Aurora Cota, Rudolfo de Crasto;</p> <p><u>On the West:-</u> By the property of Joao Baptist Rebello and others;</p> <p><u>On the North:-</u> By the property of heirs of Antonio Piedade Cota; and</p> <p><u>On the South:-</u> the property of Roque Xavier Vales.</p> <p>And the property described under Land Registration No. 8260 is bounded as under:-</p> <p><u>On the East:-</u> By the property of Piedade Crasto Jacinto Caetano Dias;</p> <p><u>On the West:-</u> By the property of Crasto;</p> <p><u>On the North:-</u> By the property of Crasto; and</p> <p><u>On the South:-</u> By the property of Jacinto Caetano Dias and Joao Baptist Rebello.</p> <p>As per survey Records</p> <p><u>On the East:-</u> By Survey No. 149/2, 10, 8;</p> <p><u>On the West:-</u> By Survey No. 149/4, 7, 8 and Survey No. 145/1 ;</p> <p><u>On the North:-</u> By Drain and Survey No. 149/2; and</p> <p><u>On the South:-</u> By Survey No. 149/5, 7, 8.</p> <p>Hereinafter referred to as "First Property".</p> <p>All that 3/4th of another property known as "SANTOGODOLEM/SANTUGODALEM" not described in the Land Registration office of Salcete but found enrolled in the Land revenue records under Matriz No.1110 and presently found surveyed under Survey No.149/12 of Village Betalbatim of Salcete Taluka having an area of 475 sq. meters. and is bounded:-</p> <p><u>On the East:-</u> By Survey No.150;</p> <p><u>On the West:-</u> By Survey No.149/11;</p>				

On the North:- By Drain and Survey No.149/11; and

On the South:- By Survey No.149/13.

Hereinafter referred to as **"Second Property"**.

The First Property and the Second property was originally belonging to Maria Inez Estrelina Cota and her husband.

First property described under Land Registration No.10078 of Book B-26 at pages 65 overleaf 1/8th share is inscribed under inscription No. 23722 recorded at Pages 118 of Book No. G -29 in the name of Salvador Alexandrino Dias as per **(Document at serial No.1) Land Registration Certificate** issued by the Land Registration office of Salcete under Description No. 10078.

The portion of the first property described under **(Document at serial No.2) Land Registration** No. 8260 of Book B- 21 at pages 152 is inscribed under inscription No. 7997 recorded at Pages 171 overleaf of Book No. G -9 in the name of Maria Inez Estrelina Cota.

(Document at serial No.3) Matriz Certificate issued by the Head of Taluka Revenue office of Margao shows that the portion of first property enrolled for the purpose of Matriz under No. 1119 is standing in the name of Jacinto Caetano Dias and the portion of the first property enrolled for the purpose of Matriz under No. 1110 is standing in the name of Jacinto Caetano Dias and Anastasio Camilo Antonio Herminio Da Piedade Costa.

Hereinafter First property and second property Jointly referred to as **"said Properties"**

Said Maria Inez Estrelina Cota had four children namely Leao Bossuet Da Piedade Dias, Salvador Alexandrino Dias, Jacinto Caetano Dias and Maria Angelica Zemira Dias who were the co-owners of the **said properties** and by way of amicable settlement between themselves and allotted Southern portion of the property registered under Land Registration No.10078 admeasuring an area of 2075 sq.mtrs. bearing Survey No. 149/8 of Village Betalbatim of Salcete Taluka towards her share in the said properties to Maria Angelica Zemira Dias and her husband Anastasio Camilo Antonio Herminio Da Piedade Costa.

(Document at serial No.4) Form I & XIV of the Property surveyed under survey No.149/8 of Village Betalbatim of Salcete Taluka shows that the name of Mr. Francisco D'Costa is figuring in occupants column and there are no names figuring in other rights column and tenants column.

Said Maria Angelica Zemira Dias and her husband Anastasio Camilo Antonio Herminio

Da Piedade Costa expired leaving behind as their sole legal heirs their children namely Luis Antonio Hermenegildo Procopio Wilfredo da Costa married to Maria Lorna Olinda de Tarquinio Dias alias Maria Lina Olinda de Tarquinio Dias e Costa, Olencio Antonio Octaviano Teofilo da Costa, and Alvito Antonio Marciano Perocio de Piedade da Costa and Antonio Eurico Ubaldo da Costa, Angela Gilcera Assucena Herminia da Costa who thus become entitle to said southern part of the property registered under Land Registration No.10078 bearing Survey No. 149/8 of Village Betalbatim of Salcete Taluka.

Vide **(Document at serial No.5) Deed of Declarations and Partition** dated 29/05/1953 executed between Lourenco Gabriel Menezes, Minguel da Costa as "First Party" and Luis Antonio Hermenegildo Procopio Wilfredo da Costa and his wife Maria Lorna Olinda de Tarquinio Dias alias Maria Lina Olinda de Tarquinio Dias e Costa as "Second Party" and Olencio Antonio Octaviano Teofilo da Costa as "Third Party" and Alvito Antonio Marciano Perocio de Piedade da Costa as "Fourth Party" and Antonio Eurico Ubaldo da Costa as "Fifth Party" and Angela Gilcera Assucena Herminia da Costa as "Sixth Party", partition all the properties along with the said southern part of the property registered under Land Registration No.10078 bearing Survey No. 149/8 of Village Betalbatim of Salcete Taluka.

The remaining part of the property which is the northern portion of the property registered under Land Registration No.10078 bearing Survey No. 149/8 of Village Betalbatim of Salcete Taluka and the property registered under Land Registration No.8260 remained in possession of Salvador Alexandrino Dias, Leao Bossuet Da Piedade Dias and Jacinto Caetano Dias.

Vide **(Document at serial No.6) Public Deed of Settlement, division- ex- changes and acquittance** dated 06/04/1927 recorded at pages 58 reverse onwards book of deeds bearing No.403 between Leao Bossuet da Piedade Dias and his wife Smt Maria de Graca Pulquiera Perisiana Victoria Godinho and Salvador Alexandrino Dias and Jacinto Caetano Dias partitioned and amalgamated the northern portion of the property registered under Land Registration No.10078 and the property registered under Land Registration No.8260 by meets and bounds as two independent properties.

The north western part admeasuring an area of 4050 sq. mtrs. of the property bearing Land Registration No.10078 surveyed under Survey No. 149/3 of Village Betalbatim of Salcete Taluka and western part of the property bearing Land Registration No.8260 is being allotted to Jacinto Caetano Dias **and** eastern part of the property bearing Land Registration No.8260 surveyed under Survey No. 149/12 of Village Betalbatim of Salcete Taluka and North eastern part of the property bearing Land Registration No.10078 is being allotted to Leao Bossuet Da Piedade Dias and his wife Smt Maria de Graca Pulquiera Perisiana Victoria Godinho and that Salvador Alexandrino Dias was allotted



some other property as per the shares.

Said Jacinto Caetano Dias was married to Zemita Ezaura Rodrigues alias cRodrigues under the regime of communion of assets.

Said Zemita Ezaura Rodrigues alias Limita Rodrigues expired leaving behind her husband Jacinto Caetano Dias as her widower and moiety sharer and her children namely Lourdes Isaura Dias, Santa Face de Jesus Alberto Xavier Jeronimo Dias, Leopoldino Paixao Boussuet Dias and Maria Ida Santana Tereza Dias.

Upon the death of Zemita Ezaura Rodrigues alias Limita Rodrigues Inventory Proceedings were initiated, before the Court of Civil Judge Judicial Division of Salcete to partition the properties inherited by the deceased and the western part (third part) of the property bearing Land Registration No.10078 is listed under Item No. 2 and the property bearing Land Registration No.8260 is listed under Item No.3 in list of assets. And as per the Orders of the Court dated 18/09/1943 the property listed under Item No. 2 bearing Land Registration No.10078 is exclusively allotted to Jacinto Caetano Dias and the property bearing Land Registration No.8260 is listed under Item No.3 is allotted equally to Lourdes Isaura Dias, Santa Face de Jesus Alberto Xavier Jeronimo Dias, Leopoldino Paixao Boussuet Dias and Maria Ida Santana Tereza Dias as per the **(Document at serial No.7) Certificate in Orphanological Inventory Proceedings** dated 07/10/1967 instituted upon the death of Zemita Ezaura Rodrigues alias Limita Rodrigues.

Said Jacinto Caetano Dias expired on 23/09/1983 in a status of widower leaving behind his four children as his sole legal heirs namely Lourdes Isaura Dias e Pereira married to Jose Carlos Pereira, Santa Face de Jesus Alberto Xavier Jeronimo Dias married to Filomena Antoneta Pereira alias Filomena Dias, Leopoldino Paixao Boussuet Dias (Priest) and Maria Ida Santana Tereza Dias married to Alfredo Menezes as declared and qualified Vide **(Document at serial No.8) Notorial Deed of Declaration for Succession** dated 23/09/2011 of Heirs (Escritura de Habilitacao) drawn in the office of the Notary Ex-Officio of Salcete.

The said Deed dated 23/09/2011 was rectified vide **(Document at serial No.9) Deed of Rectification** dated 19/07/2012 of Previous Act drawn in the office of the Notary Ex-Officio of Salcete recorded at page 18V to 20 of Deeds Book No.1578 by rectifying that said Jacinto Caetano Dias was also known as Caetano Dias alias Caetaninho Dias.

Said Jose Carlos Pereira expired on 31/08/1991 without any issues or any ascendants leaving behind his widow and moiety sharer said Lourdes Isaura Dias e Pereira as his sole heiress as declared and qualified in a **(Document at serial No.10) Deed of**



Succession dated 19/05/2000 drawn in the office of the Notary Ex-Officio of Salcete recorded at page 78 of Deeds Book No.1414 (and also in the Deed of Declaration dated 23/09/2011).

Said Jose Carlos Pereira during his life time had executed Testamentary disposition i.e. **(Document at serial No.11) Public Will** dated 16/07/1986 drawn in the office of the Notary Ex-Officio of Salcete recorded at folio 63V to 64V of Wills Book No.134 thereby bequeathing his share in the said properties in favour of his wife Lourdes Isaura Dias e Pereira.

Said Filomena Antoneta Pereira alias Filomena Dias expired leaving behind her widower and moiety sharer Mr. Santa Face de Jesus Jose Xavier Jeronimo Alberto Dias and as her sole legal heirs her five children namely 1)Clyde Albert Dias, married to Matilda Dias, 2)Kelvin Martin Dias married to Athalia Dias, 3)Cheryl Albert Dias married to Bhavik Shah, 4)Adrian Dias married to Ligia Dias and 5)Sharmila Limitra Dias married to Beny Pereira.

Said Lourdes Isaura Dias e Pereira expired on 21/09/2006 in a status of widow without any ascendants or decedents but leaving behind a **(Document at serial No.12) Public Will** dated 19/05/2000 drawn in the office of the Notary Ex-Officio of Salcete recorded at folio 72V to 73V of Wills Book No.271 in favour of her sister Smt. Maria Ilda Santana Tereza Dias alias Maria Elda Santana Tereza Dias e Menezes there by bequeathing all her properties including the properties inherited by virtue of Will of her late husband dated 16/07/1986 as declared in a **(Document at serial No.13) Deed of Succession** dated 02/02/2007 drawn in the office of the Notary Ex-Officio of Salcete recorded at page 89 to 90 of Deeds Book No.1504 and qualifying Smt. Maria Ilda Santana Tereza Dias alias Maria Elda Santana Tereza Dias e Menezes as the legal heir/representative of said Lourdes Isaura Dias e Pereira (and also in the Deed of Declaration dated 23/09/2011).

(Document at serial No.14) Irrevocable Power of Attorney dated 26/12/2017 is executed before Notary Charan Singh At Mumbai under Reg. No.173 dated 26/12/2017 by Mr. Clyde John Ignatius Dias and his wife Mrs. Matilda Clyde Dias, Mrs. Cheryl Nalini Bhavik Shah and her husband Mr. Bhavik Harakhchand Shah, Mrs. Sharmila Limitra Pereira and her husband Mr. Benedict Xavier Pereira in favour of father/father-in-law Mr. Santa Face de Jesus Jose Xavier Jeronimo Alberto Dias thereby conferring all the powers.

(Document at serial No.15) Irrevocable Power of Attorney dated 08/01/2018 is executed before John William Drumgold Notary Public 253 Prospect Highway Seven Hills NSW 2147 duly Certified by the Addl. Collector of South Goa by Mr. Kelvin Martin

Dias and his wife Mrs. Athalia Dias in favour of father/father-in-law Mr. Santa Face de Jesus Jose Xavier Jeronimo Alberto Dias thereby conferring all the powers.

(Document at serial No.16) Power of Attorney dated 13/07/2018 is executed before Honveer Randhawa Barrister, Solicitor and Notary Public duly Certified by the Addl. Collector of South Goa by Adrian Joseph Dias and Lygia Joy Misquita in favour of Mr. Santa Face de Jesus Jose Xavier Jeronimo alias Alberto Dias.

In view of above allocation the north western part of the property bearing Land Registration No.10078 and western part of the property bearing Land Registration No.8260 devolved upon Mr. Santa Face de Jesus Jose Xavier Jeronimo alias Alberto Dias and his children 1)Clyde Albert Dias, married to Matilda Dias, 2)Kelvin Martin Dias married to Athalia Dias, 3)Cheryl Albert Dias married to Bhavik Shah, 4)Adrian Dias married to Ligia Dias and 5)Sharmila Limitra Dias married to Beny Pereira, Leopoldino Paixao Boussuet Dias, Maria Ida Santana Tereza Dias married to Alfredo Menezes who thus became the owners in possession of the said portion.

(Document at serial No.17) Form I & XIV of the Property surveyed under survey No.149/3 of Village Betalbatim of Salcete Taluka shows that the names of Mr. Santa Face de Jesus Jose Xavier Jeronimo alias Alberto Dias, Clyde Albert Dias, Matilda Dias, Kelvin Martin Dias, Athalia Dias, Cheryl Albert Dias, Bhavik Shah, Adrian Dias, Ligia Dias, Sharmila Limitra Dias, Beny Pereira are figuring in occupants column against mutation entry No. 50499 and there are no names figuring in other rights column and tenants column.

(Document at serial No.18) Form I & XIV of the Property surveyed under survey No.149/12 of Village Betalbatim of Salcete Taluka shows that the names of Mr. Santa Face de Jesus Jose Xavier Jeronimo alias Alberto Dias, Clyde Albert Dias, Matilda Dias, Kelvin Martin Dias, Athalia Dias, Cheryl Albert Dias, Bhavik Shah, Adrian Dias, Ligia Dias, Sharmila Limitra Dias, Beny Pereira are figuring in occupants column against mutation entry No. 50500 and there are no names figuring in other rights column and tenants column.

(Document at serial No.19) Survey Plan of the Property surveyed under survey No.149/3 of Village Betalbatim of Salcete Taluka.

Said Smt. Maria Ilda Santana Tereza Dias alias Maria Elda Santana Tereza Dias e Menezes and her husband Mr. Alfredo Antonio Das Martires de Fatima Menezes alias Alfredo Menezes were having $\frac{1}{2}$ right in the **Said Properties**, Fr. Paixao Lepoldino Bossuet Dias alias L. Dias and Mr. Santa Face de Jesus Jose Xavier Jeronimo alias Alberto Dias are having $\frac{1}{4}$ th right in the **Said Properties**.



Vide **(Document at serial No.20) Deed of Gift** dated 09/10/2014 duly registered in the Office of Sub Registrar of Salcete at Margao under Book No.1 Document, Reg. No.MGO-BK1-04492-2014 CD No.MGOD79 dated 09/10/2014 Smt. Maria Ilda Santana Tereza Dias alias Maria Elda Santana Tereza Dias e Menezes and her husband Mr. Alfredo Antonio Das Martires de Fatima Menezes alias Alfredo Menezes, Fr. Paixao Lepoldino Bossuet Dias alias L. Dias gifted their 3/4th share in the said properties in favour of Mr. Santa Face de Jesus Jose Xavier Jeronimo alias Alberto Dias.

Said Mr. Alfredo Antonio Das Martires de Fatima Menezes alias Alfredo Menezes expired leaving behind his widow and moiety sharer Smt. Maria Ilda Santana Tereza Dias alias Maria Elda Santana Tereza Dias e Menezes and his sole legal heirs his children namely Kum. Rochelle Menezes, Kum. Maria Rima Menezes, Fr. Paixao Lepoldino Bossuet Dias alias L. Dias.

Said Deed of Gift dated 09/10/2014 is duly rectified vide **(Document at serial No.21) Deed of Rectification** dated 14/08/2019 duly registered in the Office of Sub Registrar of Salcete at Margao under Book No.1, Document, Reg. No.MGO-1-2197-2019 dated 14/04/2019 executed between Smt. Maria Ilda Santana Tereza Dias alias Maria Elda Santana Tereza Dias e Menezes and her children Kum. Rochelle Menezes, Kum. Maria Rima Menezes, Fr. Paixao Lepoldino Bossuet Dias alias L. Dias **and** Mr. Santa Face de Jesus Jose Xavier Jeronimo alias Alberto Dias by rectifying and ratifying the Land Registration Number and survey Numbers.

In this deed of Rectification Donor No. 3 Fr. Paixao Lepoldino Bossuet Dias alias L. Dias is represented by his lawful Attorney his sister the Donor No. 1 Smt. Maria Ilda Santana Tereza Dias alias Maria Elda Santana Tereza Dias e Menezes by virtue of **(Document at serial No.22) Power of Attorney** dated 13/09/2014 executed before Notary R.M. Lotlikar, at Margao under Registration No. 5266/14.

The Donor No. 2A Kum. Rochelle Menezes, is herein represented by her lawful Attorney Donor No. 1 her mother Smt. Maria Ilda Santana Tereza Dias alias Maria Elda Santana Tereza Dias e Menezes by virtue of **(Document at serial No.23) Power of Attorney** dated 24/12/2015 executed before Notary Mohan A Redkar under Registration No. 26082/2015.

And Donor No. 2B Kum. Maria Rima Menezes is represented by her lawful Attorney her mother Donor No. 1 Smt. Maria Ilda Santana Tereza Dias alias Maria Elda Santana Tereza Dias e Menezes by virtue of **(Document at serial No.24) Power of Attorney** dated 09/02/2018 executed before Notary Silvano Estibeirol under Registration No. 142/2018.

CERTIFICATE OF TITLE

I have examined and scrutinized the copies of the above mentioned TITLE DEEDS and in my Opinion there is valid evidence of right, title and interest to Mr. Santa Face de Jesus Jose Xavier Jeronimo alias Alberto Dias and his children 1)Clyde Albert Dias, and his wife Matilda Dias, 2)Kelvin Martin Dias and his wife Athalia Dias, 3)Cheryl Albert Dias and her husband Bhavik Shah, 4)Adrian Dias and his wife Ligia Dias and 5)Sharmila Limitra Dias and her husband Beny Pereira, and I further certify that.

1. There are no claims of minors or any other persons in the **said properties** and the **said properties** are freehold.
2. There are no prior Mortgage/Charges/encumbrances whatsoever, as could be seen from the documents pertaining to the Scheduled Property covered by the above title Deeds.
3. I certify that Mr. Santa Face de Jesus Jose Xavier Jeronimo alias Alberto Dias and his children 1)Clyde Albert Dias, and his wife Matilda Dias, 2)Kelvin Martin Dias and his wife Athalia Dias, 3)Cheryl Albert Dias and her husband Bhavik Shah, 4)Adrian Dias and his wife Ligia Dias and 5)Sharmila Limitra Dias and her husband Beny Pereira are having clear and Marketable title of ownership over the property described in Schedule mentioned hereunder.

SCHEDULE OF THE PROPERTY

All that 3/4th of the property known as "SANTUGODALEM PRIMEIRA ADICAO/ SANTOGODOLEM/SANTUGODALEM" wherein there exists an old residential house and these properties are described under Land Registration No.10078 of Book B-26 at pages 65 overleaf and Land Registration No. 8260 of Book B- 21 at pages 152 and enrolled in Land revenue office of Salcete under Matriz Predial No.1119 and house is located in Matriz Predial No.95 bearing Survey No.149/3 of Village Betalbatim of Salcete Taluka an area of 4050 sq. mtrs. and the property under Land Registration No. 10078 is bounded:-



On the East:- By Survey No.149/2, 10, 8 of Village Betalbatim of Salcete Taluka;

On the West:- By Survey No.149/4, 7, 8 and Survey No.145/1 of Village Betalbatim of Salcete Taluka;

On the North:- By Drain and Survey No.149/2 of Village Betalbatim of Salcete Taluka; and

On the South:- By Survey No.149/5, 7, 8 of Village Betalbatim of Salcete Taluka.

All that 3/4th of another property known as **"SANTOGODOLEM/SANTUGODALEM"** not described in the Land Registration office of Salcete but found enrolled in the Land revenue records under Matriz No.1110 and presently found surveyed under Survey No.149/12 of Village Betalbatim of Salcete Taluka having an area of 475 sq. mtrs. and is bounded:-

On the East:- By Survey No.150;

On the West:- By Survey No.149/1;

On the North:- By Drain and Survey No.149/11; and

On the South:- By Survey No.149/13.

Date: -29/05/2021

Place:-Margao - Goa



Advocate