

Mangirish A. Angle

LL.B.

ADVOCATE

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SEARCH REPORT AND CERTIFICATE OF TITLE

This Report and Certificate is issued at the request of Mr. Parijat Prakash Prabhudesai, residing on the 2nd Floor, Flat No. 2, Sapana Plaza, A. D. Costa Road, Margao, Goa, regarding the land, the details whereof are given below:-

1. **NAME OF THE LAND:-**

Distinct and separated part identified as Plot I-2 of the property denominated "MALUPORULEM" or "MALUPORBOLEM", popularly known as "MARLEM".

2. **LOCATION:-**

Marlem, Borda, within the limits of Margao Municipal Council, Taluka & Sub-District of Salcete, District of South Goa in the State of Goa.

3. **LAND REGISTRATION DESCRIPTION NUMBER:-**

This land is a distinct and separated part of the bigger land, which is, as a whole, described under No. 550 of Book B No. 2 of New Series in the Land Registration Office of Salcete

4. **PORTUGUESE LAND REVENUE ROLL NUMBER:-**

This land is a distinct and separated part of the bigger land, which is, as a whole, enrolled under Matriz No. 2842.

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5. **CITY SURVEY NUMBER:-**

This land had been a distinct and separated part of the land erstwhile surveyed under Chalta No. 2 of P. T. Sheet No. 175, of Margao City Survey, but it is now partitioned and given a distinct Chalta No. 70 of P. T. Sheet No. 175.

6. **AREA:-**

The area of this land 988 square metres.

7. **BOUNDARIES:-**

East:- By Plot No. D-2 of the same bigger property and particularly of old Chalta No. 2 of P. T. Sheet No. 175, which is now bearing new Chalta No. 68 of P. T. Sheet No. 175;

West:- By the monsoon water drain beyond which lies Plot A-2 forming part of the same bigger property surveyed under Chalta No. 1 of P.T. Sheet No. 175;

North:- By Plot A-2 of the same bigger property and particularly of the old Chalta No. 2 of P. T. Sheet No. 175; and

South:- By 3 metres wide strip of land reserved for



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widening of the public road lying on its site and also for the access to this land, which is bearing Chalta No. 19 of P. T. Sheet No. 175.

8. **DOCUMENTS SCRUTINISED:-**

- (a) Certificate dated 13.05.2011 of Land Registration Description No. 550 of Book B No. 2 of New Series along with copies of all the Inscriptions No. 132 dated 21.04.1883 at page 29 of Book G No. 9, provisional Inscription No. 8662 dated 31.01.1992 at page 143 of Book G No. 10, Inscription No. 9707 dated 04.09.1905 at page 88 of Book G No. 12, Inscription No. 14009 dated 01.03.1915 of Book G No. 18 and Inscription No. 49561 dated 05.03.1965 of Book G No. 59, issued by Land Registrar of Salcete;
- (b) Certificate dated 12.04.2011 of Matriz No. 2842 of Margao Town issued by Mamlatdar of Salcete;
- (c) Certified copy dated 25.05.2011 of the Plan showing Chalta Nos. 1, 2 & 3 of P. T. Sheet No. 175 of City Survey of Margao, issued by Inspector of Survey & Land Records at Margao;
- (d) Certified copy dated 16.09.2011 of Forms D of Chalta No. 2 of P. T. Sheet No. 175 of City Survey of Margao, issued by Inspector of Survey & Land Records at Margao;

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- (e) Certified copy dated 13.01.2006 of the Notarial Deed of Declaration of Succession of Heirs (Escritura de Habilitacao) drawn on 03.04.1997 at page 4 onwards of the Deeds Book No. 1384, by Notary Public Ex-Officio of Salcete at Margao, issued by Notary Public Ex-Officio of Salcete Judicial Division at Margao;
- (f) Certified copy dated 16.09.2011 issued by Superintendent of Court of Civil Judge, Senior Division at Margao of the records of Inventory Proceedings No. 17/2004/A along with the Plan of Sub-Division of land thereby effected;
- (g) Deed of Sale dated 05.08.2011 executed in favour of Mr. Parijat Prakash Prabhudesai by Mrs. Maria Ivete Camara Velho alias Maria Ivette Camara e Velho and her husband, Mr. Carmo Joaquim de Souza Velho, duly registered in the Office of the Sub-Registrar of Salcete under No. MGO-BK1-0425-2011 (CD Number MGOD53) on 05.08.2011;
- (h) Certified copy dated 28.03.2019 of the Plan of Chalta No. 70 of P. T. Sheet No. 175 of City Survey of Margao, issued Inspector of Survey & Land Records, Margao, Goa;
- (i) Certified copy dated 15.03.2019 of the Property Card in Form D of Chalta No. 70 of P. T. Sheet No. 175 of City



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Survey of Margao, issued by Inspector of Survey & Land Records, Margao, Goa;

(j) Nil Certificate of Encumbrances No. 1993 of 2011 dated 16.09.2011 for the period from 01.11.1965 till 15.09.2011, issued by Sub-Registrar of Salcete;

(k) Nil Certificate of Encumbrances No. 661 of 2022 dated 20.04.2022 for the period from 05.08.2011 till 20.04.2022, issued by Sub-Registrar of Salcete;

9. SCRUTINY OF DOCUMENTS:-

(a) The document mentioned at para 8(a) regarding Land Registration Records shows that the bigger property of which this land is a part is inscribed under Inscription No. 132 dated 21.04.1883 recorded at Folio 29 of Book B No. 1 in the name of Mr. Luciano Frederico Alvares and his wife, Mrs. Faustina Filomena de Assencao Colaco. From the Amendment No. 1 recorded in the margin of said Inscription No. 132 it is mentioned that upon death of said Mr. Luciano Frederico Alvares vide the Public Justification Deed dated 16.04.1900, his widow and his children along with their spouses declared that the said bigger property exclusively belongs to the widow i.e. Mrs. Faustina Filomena de Assencao Colaco, since it was exclusively



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allotted to her in the Inventory Proceedings held upon death of her father by name Mr. Salvador Caitano Colaco. As per provisional Inscription No. 8662 dated 31.01.1902 at Folio No. 143 of Book G No. 10 read with confirmatory Inscription No 9707 dated 04.09.1905 at Folio 88 of Book G No. 12, it is seen that the said Faustina Filomena de Assencao Colaco sold the bigger property to Mr. Rosario da Camara vide Public Deed dated 11.09.1901. The Inscription No. 14009 dated 01.03.1915 of Book B No. 18, it is mentioned that upon death of the said Rosario da Camara, his assets were partitioned between his widow and children vide the Public Deed drawn on 25.02.1915 at Folio 41 overleaf to 43 overleaf of the Notarial Book No. 251 of the Assistant Notary of Salcete, and in the said partition the entire bigger property was allotted to his son by name Mr. Rosario Francisco Amarante Camara. From Inscription No. 49561 dated 05.03.1965 of Book G No. 59 it is seen that after the death of the said Mr. Rosario Francisco Amarante Camara, his assets were partitioned in the Orfanological Inventory Proceedings filed before the Court of Judicial Division of Beira in Portugal, wherein the entire bigger property was allotted to his son by name Mr. Acacio Camara married to Mrs. Delia Gerson Rebelo e Camara;



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- (b) The document of Matriz mentioned at para 8(b) above shows that the property is enrolled under Matriz No. 2842 and recorded in the name of the said late Acacio Camara;
- (c) The document mentioned at para 8(c) shows that the entire extent of the area of Chalta Nos. 1, 2 & 3 of P. T. Sheet No. 175 and the document mentioned at para 8(d) shows that the said original Chalta No. 2 of P. T. Sheet No. 175 was recorded in the name of Acacio Camara and that the same was transferred in the name of Mr. Alen A. Camara with effect from 05.10.2007 by virtue of Inventory Proceedings No. 17/2000/A and the Decree passed therein dated 02.04.2005;
- (d) The document mentioned at para 8(e) above shows that the said Mr. Acacio Camara expired on 03.02.1997, leaving behind him, his widow and moiety sharer and, as heirs, he left behind (1) Mr. Aires Amarante Camara married to Mrs. Malini Sousa Camara, (2) Mrs. Maria Ivete Camara Velho married to Mr. Carmo Sousa Velho, (3) Mrs. Delia Virginia Camara Pinto married to Mr. Antonio Francisco Costa Pinto and (4) Mr. Alan Acacio Camara married to Mrs. Ana Dias e Camara;



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- (e) The document mentioned at para 8(f) above, shows that, for the partition of assets left behind by late Acacio Camara, Inventory Proceedings No. 17/2004/A, in which the bigger entire property has been partitioned/sub-divided into various plots, one of them is the land under this scrutiny identified as Plot No. I-2, which was allotted to his daughter, Mrs. Maria Ivete Camara Velho alias Maria Ivette Camara Velho in the said Inventory Proceedings;
- (f) The document mentioned at para 8(g) shows that the said Mrs. Maria Ivete Camara Velho along with her husband, Mr. Carmo Sousa Velho sold the said Plot I-2 of the bigger property, which Plot is under scrutiny herein, to Mr. Parijat Prakash Prabhudesai with effect from 05.08.2011;
- (g) The document mentioned at para 8(h) hereinabove, shows that the said Plot I-2 is now separately surveyed independently under Chalta No. 70 of P. T. Sheet No. 175 of City Survey at Margao;
- (h) The document mentioned at para 8(i) above, shows that the said new Chalta No. 70 of P. T. Sheet No. 175 of City Survey of Margao is recorded in the name of Mr. Parijat Prakash Prabhudessai in the records of Property Card (Form D) of City Survey of Margao;



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- (i) The documents mentioned at para 8(j) and 8(k) above, show that there are no encumbrances against this land bearing now separate Chalta No. 70 of P. T. Sheet No. 175.

10. CONCLUSION: -

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

- (A) That this land bearing new Survey No. 70 of P. T. Sheet No. 175 of City Survey of Margao, is owned and possessed exclusively by Mr. Parijat Prakash Prabhudessai; and
- (B) That the title of Mr. Parijat Prakash Prabhudessai to the land under scrutiny, is free, clear and marketable.

Margao, Goa, dated 20th April, 2022.

(Mangirish A. Angle)
Advocate

