

Dated: - 06-2-2024

CERTIFICATE OF TITLE

DESCRIPTION OF THE PROPERTY

ALL THAT plot of land known as 'ISCADECHE BHAT' or 'ESCADECHEM BATTA', being Plot-A, bearing survey no. 25/1-A of village Morambi-O- Grande Adm. 889 sq.mtrs., registered in the Land Registration Office of Ilhas under No. 2014 Book B-24 (old) at folio 33 overleaf, described in the Land Revenue Office under Matriz No. 165, situated at Morambi - O - Grande, Mercês Sub-District of Ilhas, Taluka and Registration Sub-District of Tiswadi, Distant of North Goa, State of Goa, and is bounded as under:-

On the East: - by property bearing survey no. 25/1 of Village Morambi-O-Grande;

On the West: - by property bearing survey no. 24/2 of Village Morambi-O-

On the North: - by property bearing survey no.27/6 of Village Morambi-O-Grande; and

On the South: - by a drain of water.

DESCRIPTION OF THE DOCUMENTS SCRUTINISED.

I have examined the following documents which are valid as per the prevailing laws:

1. Certificate of description in the Land Registration Office of Ilhas under No. 2014 Book B-24 (old) at folio 33 overleaf
2. Certificate of Inscription under no. 13423 at pages 51 reverse of book G24 in the Land Registration Office of Ilhas
3. final by Order dated 30-12-1963 in Inventory proceedings amongst minors in the Civil Court of Ilhas at Panaji, Goa
4. Deed of Division dated 01/02/1983, duly registered in the Office of the Sub-Registrar of Ilhas at Panaji, Goa, under No.806 at page 236 to 244 of Book No.1, Volume No.489 dated 12/10/1983,



5. Form I and XIV of survey no. 25/1-A of village Morambi-O- Grande
6. Inventory Proceedings No.41/2013/B was instituted before the Civil Judge Senior Division at Panjim,
7. Deed of Gift dated 22/01/2021, registered before the office of the Sub-Registrar of Ilhas at Panaji Goa, registered under Registration Number: PNJ-1-323-2021, dated 04/02/2021,
8. Deed of Gift dated 16/12/2022, registered before the Office of the Sub-Registrar of Ilhas at Panaji - Goa, registered under Registration Number:- PNJ 1-3178-2022, dated 23/12/2022,
9. Sanad dated 16-11-2022 under no. CCTIS09-22-152/6390 issued by office of the district collector North Goa.
10. Deed of sale dated 26-04-2023, registered before the office of the Sub-Registrar of Ilhas at Panaji Goa, registered under Registration Number: PNJ-1-1224-2023, of book 1 document dated 28-04-2023.

FLOW OF TITLE

On perusal of above mentioned document I confirm that there exists immovable property known as 'ISCADECHE BHAT' or "ESCADECHEM BATTA", situated at Morambi-O-Grande, Merces, Sub District of Ilhas, Taluka Tiswadi Goa, bearing survey no. 25/1-A of Village Morambi - O Grande, admeasuring 889 sq.mtrs, and is bounded on the East by property bearing survey no. 25/1 of Village Morambi-O-Grande, on the West by property bearing survey no. 24/2 of Village Morambi-O- Grande, on the North by property bearing survey no. 27/6 of Morambi-O- Grande, on the South by a drain of water. The said property bearing survey no. 25/1- -O- Grande which is subject matter of This sale shall to as the 'SAID PROPERTY'.

That the said property originally formed part of a larger property bearing survey

no. 25/1 of Village Morambi-O-Grande and is registered in the Land Registration Office at under Nos. 2014 Book B-24 (old) at folio 33 overleaf, described in the Land Revenue Office under Matriz No. 165.

That the Said larger property bearing Survey no. 25/1 of Village Morambi O Grande belonged to one Mr. Evaristo Justino Castilho Monteiro and his wife Mrs. Maria Lavinia Barreto.

That the Said Mr. Evaristo Justino Castilho Monteiro expired on 22/11/1951 and upon his death his wife Mrs. Maria Lavinia Barreto initiated an inventory proceedings amongst minors in the Civil Court of Ilhas at Panaji, Goa as the Said Mr Evaristo Justino Castilho Monteiro died without any Will or Gift.

That in the said Inventory Proceedings among minors, the said larger property was divided into 4 partitions which became final by Order dated 30-12-1963, and the said larger property was allotted to four children of late Evaristo Justino Castilho Monteiro, namely, (1) Maria Carina Olga Monteiro, (2) Tomas Manuel Leoncio Aspulqueta Perpertuo Socorro Monteiro, (3) Antonieta Pundeciana Tecelina Monteiro also known as Antonieta Pudeciana Telecila Monteiro and (4) Mr. Atanasio Antonio Agnelo Marcos Monteiro.

That the said Mrs. Maria Carina Olga Monteiro alias Olga Dias alias Maria Olga Monteiro along with her husband Late Mr. Januario Mauricio Luis Dias was allotted One Fourth share of the said larger property and the remaining three Shares of One Fourth each equally partitioned among Mr. Tomas Manuel Leoncio Aspulqueta Perpertuo Socorro Monteiro, Ms. Antonieta Pudengan Telecila Monteiro and Mr. Atanasio Antonio Agnelo Marcos Mantein.



That the said Mrs. Maria Carina Olga Monteiro alias Olga Dias alias Maria Olga Monteiro along with Mr. Tomas Manuel Leoncio Aspulqueta Perpertuo Socorro Monteiro, Antonieta Pudenciana Telecila Monteiro and Atanasio Antonio Agnelo Marcos Monteiro and their spouses entered into Deed of Division dated 01/02/1983, duly registered in the Office of the Sub-Registrar of Ilhas at Panaji, Goa, under No.806 at page 236 to 244 of Book No.1, Volume No.489 dated 12/10/1983, for the division of the larger property bearing survey no. 25/1 of Village Morambi - O- Grande, which was divided into four plots namely A, B, C and D between the said Tomas Manuel Leoncio Aspulqueta Perpertuo Socorro Monteiro, Atanasio Antonio Agnelo Marcos Monteiro, Maria Carina Olga Monteiro and Antonieta Pudeciana Telecila. Monteiro and in the said Deed of Division, Plot-A was allotted to said Maria Carina Olga Monteiro, Plot-B was allotted to Tomas Manuel Leoncio Aspulqueta Perpertuo Socorro Monteiro and his wife Maria Conceicao Regina Monteiro, Plot-C was allotted to said Atanasio Antonio Agnelo Marcos Monteiro and his wife Judilia Thadeus Maria de Labore Dias Nunes, and Plot-D was allotted to said Antonieta Pudeciana Telecila Monteiro.

That as per the said Deed of Division dated 1/2/1983, Plot-A, be No. 25/1 of Village Morambi -O-Grande, admeasuring 889 allotted to the said Mrs. Maria Carina Olga Monteiro Olga Dias aba Maria Olga Monteiro.

That the name of Mrs. Maria Carina Olga Monteiro Olga Dias aba Maria Olga Monteiro is seen as occupant in Form I and XIV of survey no. 25/1-A of village Morambi-O- Grande

That the said Mrs. Maria Carina Olga Monteiro alias Olga Dias alias Maria Olga Monteiro in Partition case bearing no. LND/PART/194/2011 before the Deputy

collector, partitioned her holding being Plot-A admeasuring 889 sq.mtrs and was allotted a separate Survey number as Survey No. 25/1-A of Village Morambi-O-Grande, admeasuring 889 sq.mtrs.

That upon the demise of said Late Mr. Januario Mauricio Luis Dias, the Late husband of said Mrs. Maria Carina Olga Monteiro alias Olga Dias alias Maria Olga Monteiro on 10/11/1955, an Inventory Proceedings No.41/2013/8 was instituted by the said Mrs. Maria Carina Olga Monteiro alias Olga Dias alias Maria Olga Monteiro before the Civil Judge Senior Division at Panjim, wherein the said Mrs. Maria Carina Olga Monteiro was allotted 50% and her children namely i.e. (i) Mr. Alvaro Zeferino Evristo Dias married to Mrs. Vimalia Rozalia Azavedo Dias and (ii) Mr. Olavo Remingio Dias (Bachelor) were allotted 25% each in the Said property

That the said Mrs. Maria Carina Olga Monteiro alias Olga Dias alias Maria Olga Monteiro and her Bachelor son Mr. Olavo Remingio Dias have disposed their 100% undivided disposable right and share in the said property in favor of Mr. Alvaro Zeferino Evristo Dias by virtue of Deed of Gift dated 16/12/2022, registered before the Office of the Sub-Registrar of Ilhas at Panaji - Goa, registered under Registration Number:- PNJ 1-3178- 2022, dated 23/12/2022, and thus the Present Mr. Alvaro Zeferino Evristo Dias became the absolute lawful owner of the SAID PROPERTY

That Deed of Gift dated 22/01/2021, registered before the office of the Sub-Registrar of Ilhas at Panaji Goa, registered under Registration Number: PNJ-1-323-2021, dated 04/02/2021, was earlier executed by the present Mr. Alvaro Zeferino Evristo Dias as DONEE therein along with the Said Mrs. Maria Carina Olga Monteiro alias Olga Dias alias Maria Olga Monteiro and her Bachelor son Mr. Olavo Remingio Dias as DONORS therein treated as null and the said Deed of Gift dated 16/12/2022, registered



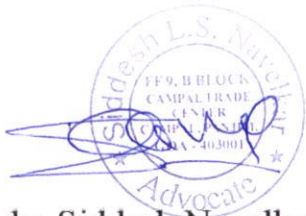
Siddesh L.S. Navelkar
Advocate

before the office of the Sub-Registrar of Ilhas at Panaji Goa, registered under Registration Number:- PNJ-1-3178-2022 , dated 23/12/2022, shall supersede over the said earlier Gift Deed dated 22/01/2021 executed by the Mr. Alvaro Zeferino Evristo Dias along with the Said Mrs. Maria Carina Olga Monteiro alias Olga Dias alias Maria Olga Monteiro and her Bachelor son Mr. Olavo Remingio Dias in favor of the Mr. Alvaro Zeferino Evristo Dias .

That by Deed of sale dated 26-04-2023, Mr. Alvaro Zeferino Evristo Dias and his wife Mrs. Vimalia Rozalia Azavedo Dias sold the said plot A to Mr. Abdul Gafoor, proprietor of M/S. Mannat Infra Developers & Contractors which deed is registered before the office of the Sub-Registrar of Ilhas at Panaji Goa, registered under Registration Number: PNJ-1-1224-2023, of book 1 document dated 28-04-2023.

OPINION

In the above circumstances I opine that Mr. Abdul Gafoor, proprietor of M/S. Mannat Infra Developers & Contractors has and hold clear, valid, absolute, marketable and unencumbered title to the said property.



Adv. Siddesh Navelkar