

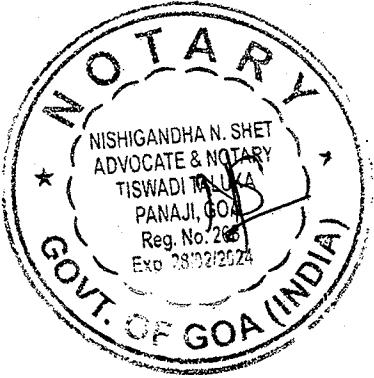


Serial No. 977
Presented to the Office of the Bardez
between the hours of 9:30 am
and 16/5/2007 on 18/5/2007
Mrs Rose Oliveira

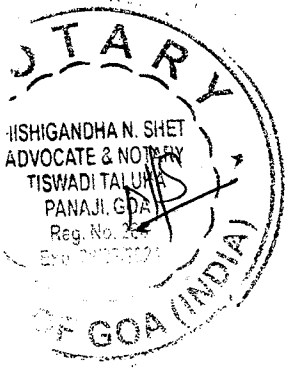
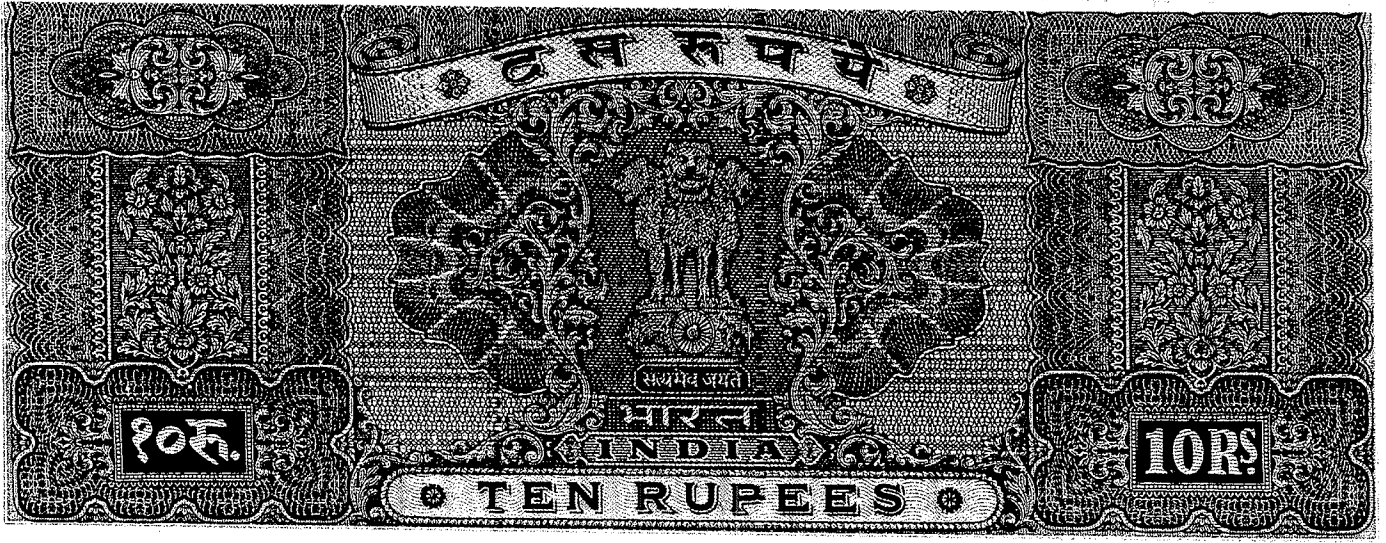
Received fees for: Rs. 100
Registration
Stamp (Police) 120
Drawing endorsements 50
Postage 10
Total Rs. 200

[Signature]
SUB-REGISTRAR
BARDEZ

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SUB-REGISTRAR
BARDEZ 16/5/2007



INVENTORY PROCEEDINGS NO. 127/2000



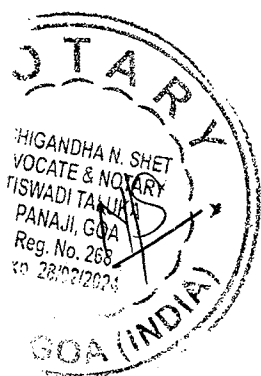
- 2 -

IN THE COURT OF THE CIVIL JUDGE, SENIOR DIVISION
AT MAPUSA

Inventory Proceedings No. 127/2000

Inventariante:	Rose Oliveira, widow,
(Head of family)	resident of Dupem, Ucassaim, Bardez, Goa





- 3 -

V/s

Inventariados:
(Deceased)

Caetano Antonio de
Oliveira and Artemisia
Claudina Pinto, who hailed
from Ucassaim, Bardez,
Goa



serial No 977
 Presented at the Office of the
Bardez
 between the hours of 9.30 am
 and 16/5/2007 on 18/5/2007
Mrs. Rose Oliveira

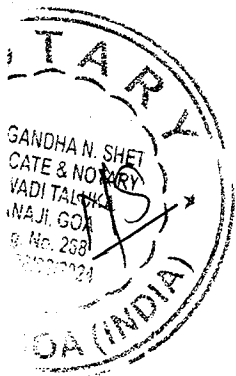
Received fees for: Rupees
 Registration
 Stamp (₹ 100) 100
 Copying endorsements
 Postage 50
 Total Rs. 150



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 BARDEZ

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 SUB-REGISTRAR
 BARDEZ 16/5/2007

INVENTORY PROCEEDINGS NO. 127/2000



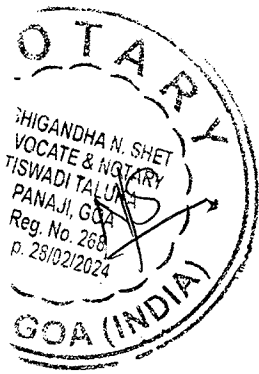
- 2 -

IN THE COURT OF THE CIVIL JUDGE, SENIOR DIVISION
AT MAPUSA

Inventory Proceedings No. 127/2000

Inventariante: Rose Oliveira, widow,
(Head of family) resident of Dupem,
Ucassaim, Bardez, Goa





- 3 -

V/s

Inventariados:
(Deceased)

Caetano Antonio de
Oliveira and Artimisia
Claudina Pinto, who hailed
from Ucassaim, Bardez,
Goa

IN THE COURT OF THE CIVIL JUDGE, SENIOR DIVISION AT MAPUSA.

Inventory Proceedings No. 127/2000.

Inventariante:
(Head of family)

Rosa Oliveira, widow,
resident of Dupem, Ucassaim,
Bardez, Goa.

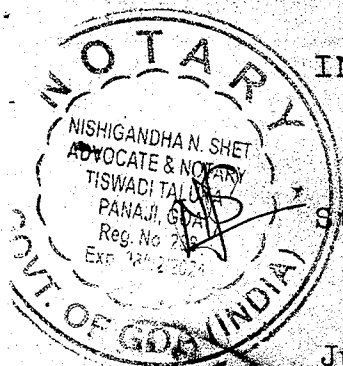
v/s

Inventariados:
(Deceased)

Castano Antonio de Oliveira and
Artimisia Claudina Pinto, who
bailed from Ucassaim, Bardez,
Goa.



on 6/2/24
11280 / KF 1401
6/2/24
KF



7
~~CONFIDENTIAL~~

IN THE COURT OF THE SENIOR CIVIL JUDGE OF BARDEZ AT MAPUSA
Inventory Proceedings No. 127/2000/Sr.

Statement on oath of the Inventariante:-

On 30/06/2000 at Mapusa in the Court of the Civil Judge Senior Division, Mapusa and before Mr. R. R. Samant, Honourable Civil Judge Senior Division, Mapusa with Shri Antonio Fernandes, Head clerk and with the bailiff on duty appeared the inventariante Rose Oliveira, major of age, widow, resident of Dupem, Ucassaim, Bardez, Goa, to whom the Honourable Civil Judge Senior Division administered the competent oath to perform her duties honestly and deligently and the said inventariante accepted the same and promised to comply with her duties as required by law and declared in terms of Art. 2072 of the Portuguese Civil Code as follows:-

That the applicant lost her parents-in-law Caetano Antonio de Oliveira on 26/6/1952 and his wife Artimisia Claudina Pinto on 11/2/1924 leaving bshind the following children as heirs:-

A) Cyril Andrade Oliveira married to Maria Rosaria Ludovina Oliveira. The said Cyril died on 14/10/1943 and Maria Rosaria on 30/1/1996 leaving behind the following children as heirs:-

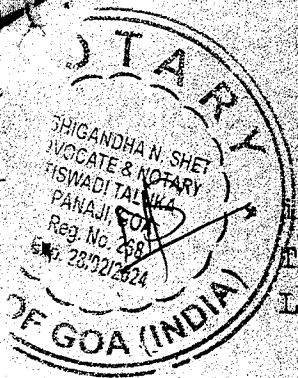
i) Clara Oliveira Vaz, major of age, married to Larry Vaz, major of age, both residents of Canada.

ii) Violet Oliveira D'Souza married to Lawry D'Souza. The said Lawry D'Souza died on 16/5/1990 leaving behind his widow Violet Oliveira D'Souza, major of age, resident of Dupem, Ucassaim, Bardez, Goa and the following children:-

a) Savio D'Souza, major of age, unmarried, resident of Dupem, Ucassaim, Bardez, Goa.

iii) Cecilia Oliveira e D'Cruz alias Cissy Oliveira, major of age, married to Joe D'Cruz, major of age, both resident of Australia.

RS



iv) Carmo Antonio Oliveira, major of age, married to Tereza D'Costa e Oliveira, major of age, both residents of London.

v.) Tereza Agnes Oliveira, who died on 11/11/1997 as a spinster.

vi) Dorothy Philomena Oliveira e Gomez, major of age, married to Felix Gomes, major of age, both residents of Dubai.

vii) Cyril Joseph Oliveira, major of age, married to Luiza D'Cruz e Oliveira, major of age, both residents of Dupem, Ucassaim, Bardez, Goa.

B) Jose Eduardo Herculano Oliveira married to Flory D'Souza. The said Flory died on 10/4/1952 leaving behind no descendants nor ascendants nor collateral heirs. Hence her right devolved on her widower the said Jose Eduardo Herculano Oliveira. After the death of his said wife Flory, the said Jose married to his sister-in-law Maria Rosaria Ludovina Oliveira. The said Jose died on 13/4/1965 and Maria Rosaria on 30/1/1996 leaving behind no issues of the second marriage but Maria Rosaria leaves her own children of the first marriage.

C) William Oliveira or Willy Oliveira married to the declarant Rose Oliveira. The said William Oliveira died on 13/8/1976 leaving behind only his widow Rose Oliveira, major of age, resident of Dupem, Ucassaim, Bardez, Goa.

Besides these there are no more heirs. There are no known or unknown creditors and/or legatees of the deceased or any one domiciled outside the jurisdiction of the Court.

~~CONFIDENTIAL~~

The list of assets is submitted herewith. This statement on oath is signed by the Judge, the party, the advocate and the clerk.

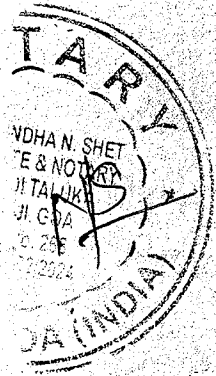
Aband

Mrs Rose Oliveira

Yunior

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~~CONFIDENTIAL~~

IN THE COURT OF THE SENIOR CIVIL JUDGE OF BARDEZ AT MAPUSA

Inventory Proceedings No. 127/2000/Sr.

Rose Oliveira

.....Inventariante

V/s

Caetano Antonio de Oliveira
and Artemisia Claudina Pinto

.....Inventariados

DESCRIPTION

Item No. I

Immovable property with house situated in the village Ucassain, Bardez Taluka, Goa. The House bears House No. E-71. The said property is surveyed under No. 16/1 and admeasures 9575.00 sq. mts. The said property is bounded as under:-

EAST : by survey No. 16 sub-divisions
Nos. 2, 3 and 4

WEST : by road

NORTH : by the property of Philip
Athaide

SOUTH : by pathway

Value Rs. 5000/-.

Valued by the Valuer for Rs. 10,000-0

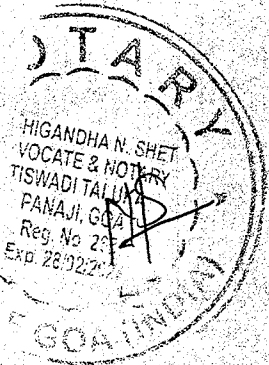
Total Rs. 10,000-0

=====

Mapusa, 27th September, 2000.

Antonio Fernandes
(Antonio Fernandes)
Head Clerk.

Checked with original file



IN THE COURT OF THE CIVIL JUDGE, SENIOR DIVISION AT MAPUSA.

Inventory Proceedings No.127/2000.

Rose Oliveira. Inventariante.

V/S

Gaetano Antonio de Oliveira and

Artimisia Claudina Pinto. Inventariandos.
(Deceased)

CHART OF ALLOTMENT

of the assets left by the deceased Gaetano Antonio de Oliveira and Artimisia Claudina Pinto, who hailed from Ucassaim, Bardez Goa, prepared in the present inventory proceedings wherein Rose Oliveira has been appointed as Cabeça de Casal.

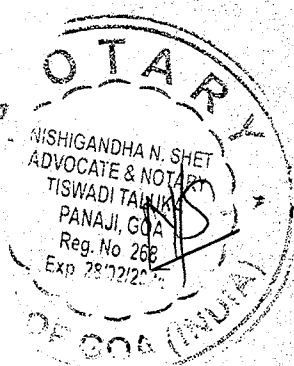
The assets consist of item No.1, valued at	10,000-00
Excess of auction	100-00
Total value of the assets	10,100-00

The deceased on their death had left behind the following children namely:- (1) Cyril Andrade Oliveira married to Maria Rosaria Ludovina Oliveira, (2) Jose Eduardo Herculano Oliveira married to Flory D'Souza and (3) ~~Jose~~ William Oliveira or Willy Oliveira married to Rose Oliveira.

The value of the assets therefore is to be divided into 3 equal parts, being each part 3,366-66,

The said Cyril Andrade Oliveira and his wife Maria Rosaria Ludovina Oliveira, both expired leaving behind the following children as heirs namely:-

- (i) Clara Oliveira Vaz married to Larry Vaz, (ii) Violet Oliveira D'Souza married to Lawry D'Souza,
- (iii) Cecilia Oliveira e D'Cruz alias Cissy Oliveira,
- (iv) Carmo Antonio Oliveira married to Tereza D'Costa e Oliveira, (v) Tereza Agnes Oliveira, who died on 11/11/1997 as a spinster, (vi) Dorothy Philomena Oliveira e Gomes married to Felix Gomes and (vii)



Cyril Joseph Oliveira married to Luiza D'Cruz e Oliveira.

The share of the said Cyril Andrade Oliveira and his wife Maria Rosaria Ludovina Oliveira, therefore is to be divided into six equal parts, being each part 561-12

The said Lawry D'Souza, expired leaving behind his widow half sharer and moiety holder Violet Oliveira D'Souza and as his sole and universal heir nemaley Savio D'Souza, unmarried.

The share of the said Violet Oliveira D'Souza therefore, is to be divided into two equal parts.

One part belong to Violet Oliveira D'Souza, which of 280-55

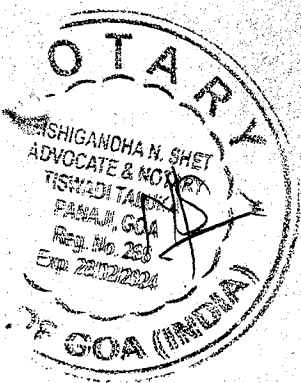
The other part which is the share of the deceased Lawry D'Souza is allotted to his son Savio D'Souza, which is of 280-55

The said Jose Eduardo Herculano Oliveira, expired and his wife Flory D'Souza died earlier before him, leaving no ascendants, descendants nor colateral heirs. Hence the share of the said Jose Eduardo Herculano Oliveira is to be divided among the six children of his brother Cyril Andrade, being each one is of 561-12

The said William Oliveira or Willy Oliveira expired, leaving behind his widow half sharer and moiety holder Rose Oliveira.

The share of the said William Oliveira therefore is to be divided into 2 equal parts. One part belong to Rose Oliveira, which is of 1,683-33

The other part which is the share of the deceased William Oliveira is to be allotted to his colateral heirs ~~namely~~ six children of his eldest brother Cyril Oliveira, being each one 280-55



THUS THE SHARE OF EACH ONE

Clara Oliveira Vaz	1,402-79
Violet Oliveira D'Souza	701-36
Savio D'Souza	701-36
Cecilia Oliveira e D'Cruz	1,402-79
Carmo Antonio Oliveira	1,402-79
Dorothy Philomena Oliveira e Gomez	1,402-79
Cyril Joseph Cliveira	1,402-79
Rose Oliveira	<u>1,683-33</u>
Total	10,100-00

A L L O T M E N T

To
Clara Oliveira Vaz married to Larry Vaz,

Her share is of

1,402-79

To be received by way of owelty money from:

Carmo Antonio Oliveira

1,402-79

And as such she is being paid on account of her share.

x x

To

Violet Oliveira D'Souza, widow,

Her share is of

701-36

To be received by way of owelty money from:

Carmo Antonio Oliveira

701-36

And as such she is being paid on account of her share.

x x

To

Savio D'Souza, unmarried,

His share is of

701-36

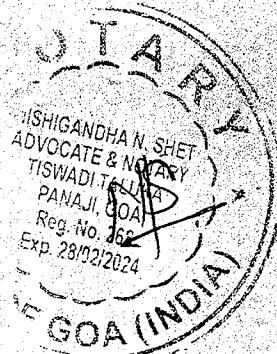
To be received by way of owelty money from:

Carmo Antonic Oliveira

701-36

And as such he is being paid on account of his share.

x x



To
Cecilia Oliveira e D' Cruza alias Sissy
Oliveira married to Joe D' Cruz,
her share is of 1,402-79

To be received by way of owelty money from:
Cyril Joseph Oliveira 1,402-79

And as such she is being paid on account of her share.

x x

To
Carmo Antonio Oliveira married to
Tereza D'Costa e Oliveira,
his share is of 1,402-79

Alloted to him:

1/2 of item No.1 (one) taken on auction for 5,050-00

To be paid by way of owelty money to:

Clara Oliveira Vaz	1,402-79	
Violet Oliveira D'Souza	701-36	
Savio D'Souza	701-36	
Rose Oliveira	<u>841-70</u>	
Total	3,647-21	<u>3,647-21</u>
	Remains	1,402-79

And as usuch he is being paid on account of his share.

x x

To
Dorothy Philomena Oliveira e Gomez married to
Felix Gomes,
her share is of 1,402-79

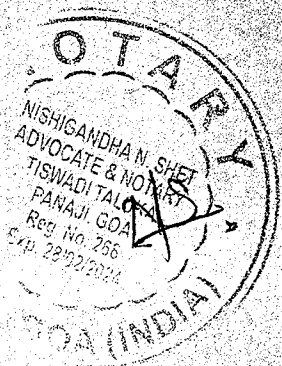
To be received by way of owelty money from:
Cyril Joseph Oliveira 1,402-79

And as such she is being paid on account of her share.

x x

To
Rose Oliveira, widow,
her share is of 1,683-33

To be received by way of owelty money from:



Carmo Antonio Oliveira	841-70	
Cyril Joseph Oliveira	<u>841-63</u>	
Total	1,683-33	1,683-33

And as such she is being paid on account of her share.

x x

To

Cyril Joseph Oliveira married to

Luiza D'Cruz e Oliveira,

His share is of

1,402-79

Alloted to him:

1/2 of item No.1 (one) taken on auction for 5,050-00

To be paid by way of dowelty money to:

Cecilia Oliveira e D'Souza 1,402-79

Dorothy Philomena Oliveira e Gomes 1,402-79

Rose Oliveira 841-63

total 3,647-21 3,647-21

Remains 1,402-79

And as such he is being paid on account of his share.

x x

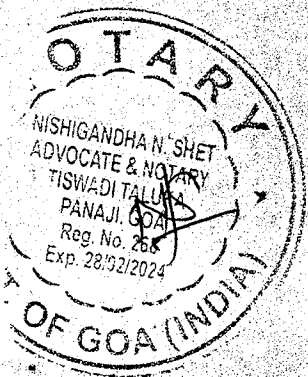
Mapusa, 13th March, 2001.

Seen

Shan
(SHABLO S. NAIK)
Head Clerk.

R. R. Samant
(R. R. SAMANT)
Civil Judge, Senior Division,
Mapusa.

checked with original





561
15/3/01

IN THE COURT OF THE SENIOR CIVIL JUDGE OF BARDEZ AT
MAPUSA

Inventory Proceedings No. 127/2000/Sr.

Rosa Oliveira

..... Inventariante

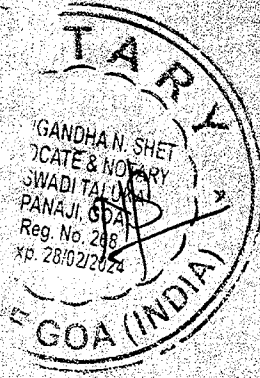
v/s

Castro Antonio de Oliveira
and Artemisia Oliveira

..... Inventariados

MAY IT PLEASE YOUR HONOUR

The interested parties Castro Antonio Oliveira
and Cyril Joseph Oliveira jointly pays the
stamp duty of Rs. 300/-



Mapusa

15/3/2001

File

[Signature]

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Adv. Y. Luzente

Civil Judge, Castro Antonio Oliveira

Serial No. 8/3542 Price of Vend. Mapusa Date 5-3-2001
 Value Rs. 100/-
 Name of the Vendor L. Fernandes
 Name of the Purchaser E. Fernandes
 Signature of the Vendor [Signature] Signature of the Purchaser [Signature]

checked with original



NOTARY
 SHIGANDHA N. SHET
 ADVOCATE & NOTARY
 TISWADI TALUKA
 PANAJI, GOA
 Reg. No. 268
 Exp. 28/02/2024
OF GOA (INDIA)

100 Rs.

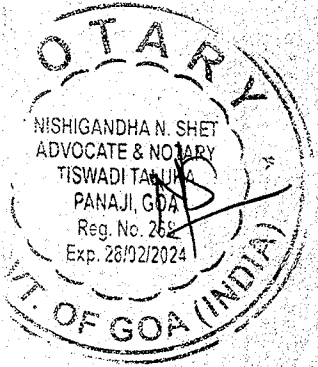


IN THE COURT OF THE SENIOR CIVIL JUDGE OF BARDEZ AT

MAPUSA

Inventory Proceedings No. 127/2000/Sr.

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Civil Judge, Senior Division
Mapusa - Goa.

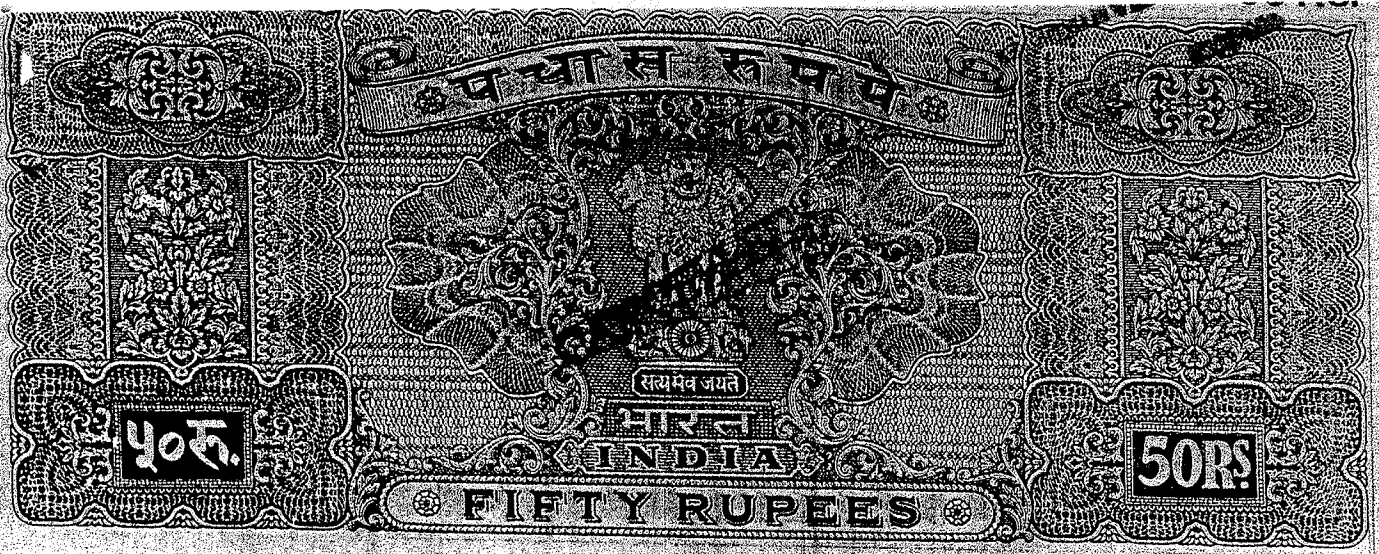
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~~CONFIDENTIAL~~

Serial No. _____ Place of Vend. Mapusa Date 21-1-2001
 Value of Stamp Paper Rs. 100/-
 Name of Purchaser L. Fernandes
 Residence at Curchelim E. Fernandes
 Signature of the Vendor
Ches Signature Purchaser
 Fernandes

checked with original ~~for~~

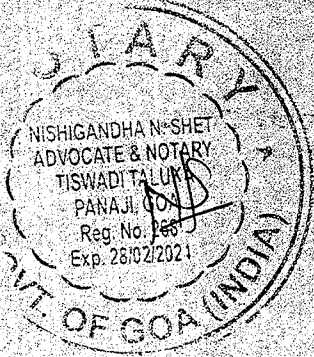
TARY
 SANDHAN, (NET)
 CATE & MISTRI
 JWADI TALUKA
 PANAJI, GOA
 Reg. No. 268
 xp. 25/02/2024
 GOA (INDIA)



IN THE COURT OF THE SENIOR CIVIL JUDGE OF BARDEZ AT
MAPUSA

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15/3/01
H

Inventory Proceedings No. 127/2000/Sr.



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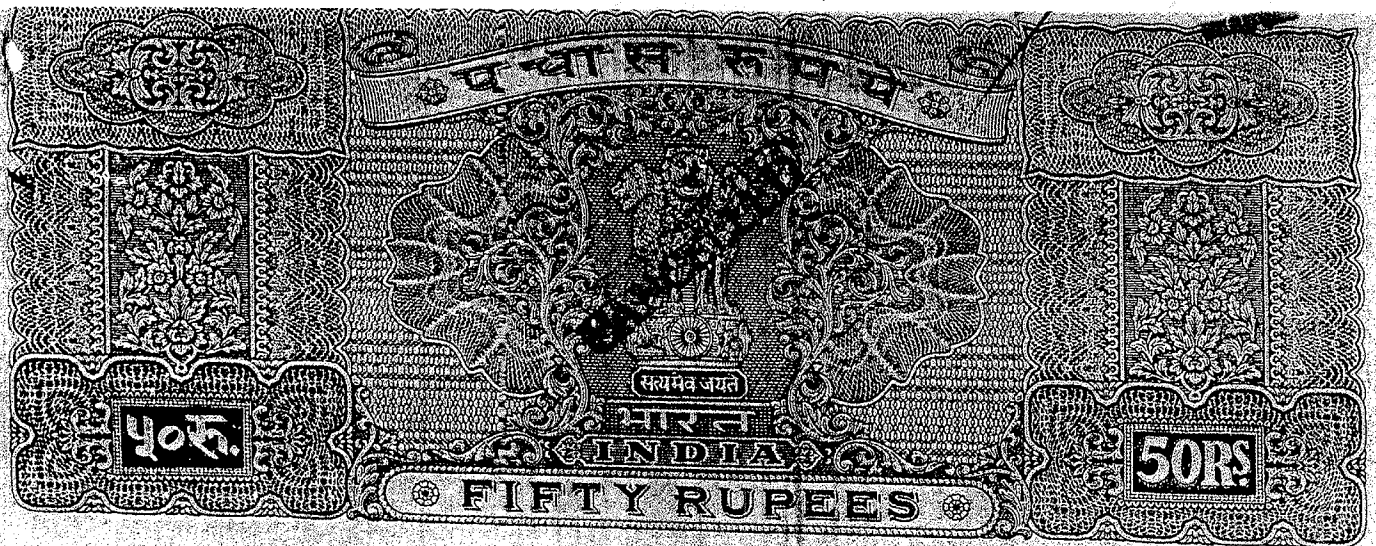
[Signature]
Civil Judge, Senior Division
Mapusa - Goa.

13/3159

Invoice No. _____ Date of Vend. (Mysore) 13/3/2024
 Invoice Paper Rs. 50/-
 Name of Purchaser E. F. Fowadi
 Name of Vendor Canchali of E. F. Fowadi
 Signature of Vendor [Signature] Signature Purchaser [Signature]

Check and with original [Signature]

OTARY
 SHIGANDHAN SHET
 ADVOCATE & NOTARY
 TISWADI TALUKA
 PARAJI, GOA
 Reg. No. 288
 Exp. 28/02/2024
GOA (INDIA)



IN THE COURT OF THE SENIOR CIVIL JUDGE OF BARDEZ AT
MAPUSA

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15/3/01
K

Inventory Proceedings No. 127/2000/Sr.

File

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NOTARY
SHIGANDHAN SHET
ADVOCATE & NOTARY
TISWADI KALURA
PANAJI, GOA
Reg. No. 288
Exp. 28/02/2024
GOA (INDIA)

[Handwritten signature]
Civil Judge, Senior Division
Mapusa - Goa

No. 3/4 Place of vend. Mapusa Date 8-12-2000

Value of stamp paper Rs 50/- only

Name of purchaser *Antonio E. Fernandes*

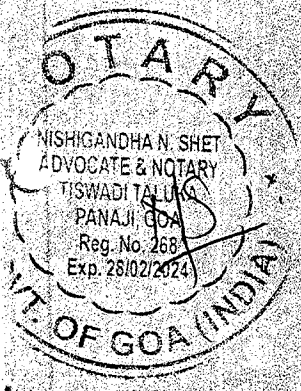
R/ *Penchali* *Na E. Fernandes*

Signature of the Vendor

Signature of Purchaser

[Handwritten signature]

Checked with original Plan





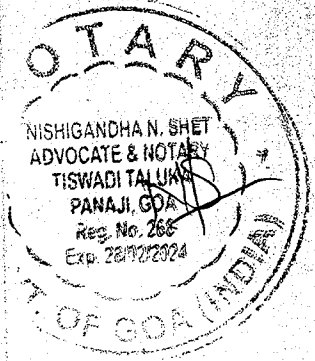
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15/3/01

THE COURT OF THE SENIOR CIVIL JUDGE OF BARDEZ AT

MAPUSA

Inventory Proceedings No. 127/2000/Sr.



File

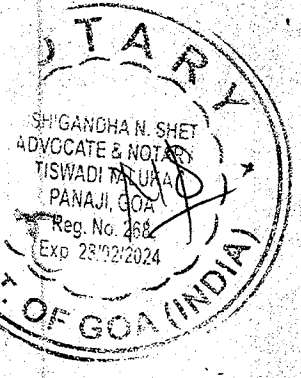
PKS

Civil Judge, Central Division
Mapusa - Goa

Serial No. B/3483 Place of Vend. Mapusa 28-2-2001
Value of Stamp Paper R. 20/-
Name of Purchaser L. Fernandes
Residence at Curchuley Son of E. Fernandes
Signature of the Vendor ... Signature of Purchaser

L. Fernandes

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IN THE COURT OF THE CIVIL JUDGE, SENIOR DIVISION AT MAPUSA.

Inventory Proceedings No. 127/2000.

Inventariante:
(Head of family)

Rose Oliveira, widow, resident
of Dupem, Ucassaim, Bardez, Goa.

V/S

Inventariados:
(Deceased)

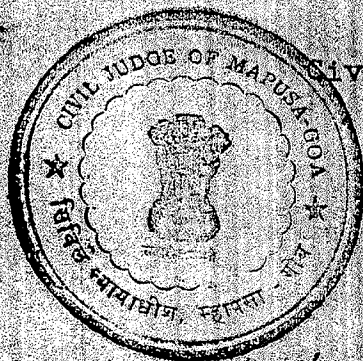
Caetano Antonio de Oliveira and
Artimisia Claudina Pinto, who
hailed from Ucassaim, Bardez, Goa.

O R D E R

(Delivered on this 17th day of the month of March, 2001.)

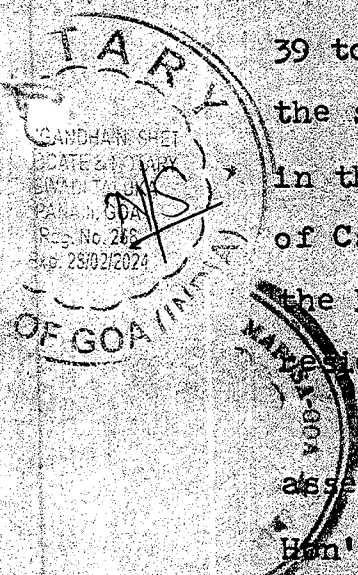
The chart of allotment/partition prepared at pages 39 to 43 is hereby confirmed and made absolute and consequently the shares stand allotted to the respective interested parties in the present Inventory Proceedings instituted upon the death of Caetano Antonio de Oliveira & Artimisia Claudina Pinto and the head of family/Cabeca de casal being Rose Oliveira, widow, resident of Dupem, Ucassaim, Bardez, Goa.

A copy of the list (description) of the property/asset is annexed herewith in view of instructions of the Hon'ble High Court, Bombay, Panaji Bench, vide letter No. DSC/M-IVP-PROC/328/98/4480 dated 30/7/1998.



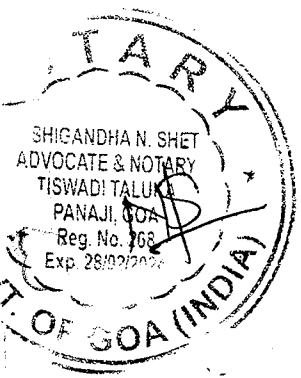
R. R. Samant
(R. R. SAMANT)
Civil Judge, Senior Division,
Mapusa.

Checked with original



1 - Rose Oliveira, widow,
do Dupen, Neassam Bardez,
Goa

Executing party
admits execution of the so called
Inventory done



Mrs Rose Oliveira

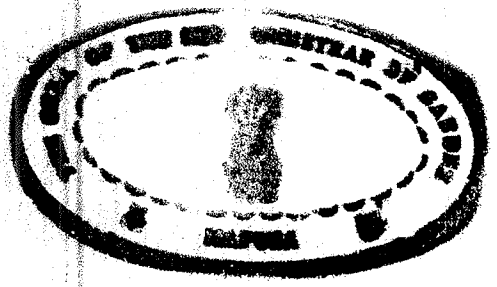
Mrs Leonilde Fernandes,
daughter of Estevao Fernandes,
Major Unmarried, of Kuchelim
Mapusa

and known to the Sub-Registrar
states that he personally knows
the above executant and identifies
him.

p Fernandes

[Signature]
SUB-REGISTRAR
BARDEZ

Registered No. 1080
at pages 580 to 609
Book No. 2 Volume No. 822
Date 21/5/2007
[Signature]
Sub-Registrar



Note of Return
This document will be returned on
21/5/2007
[Signature]

**FORM I & XIV**

100016924683

Date : 21/04/2023

नमुना नं १ व १४

Page 1 of 2

Taluka	BARDEZ	Survey No.	16
तालुका		सर्वे नंबर	
Village	Punola	Sub Div. No.	1
गांव		हिस्सा नंबर	
Name of the Field		Tenure	
शेताचें नांव		सत्ता प्रकार	

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.78.78	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.78.78

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण	Remarks शेरा
0000.04.00	0000.00.25	0000.04.25	0000.83.03	Pot-Kharab पोटे खराब

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Carmo Antonio Oliveira		403	
2	Cyril Josphe Oliveira		403	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	-----Nil-----			

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार -----Nil-----		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated	Unirrigated	Land not Available for cultivation नापिक जमीन		Source of irrigation सिंचनांचा प्रारि	Remarks शेरा
					बागायत	जिरायत	Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.		

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.



FORM I & XIV

100016924683

Date : 21/04/2023

नमुना नं १ व १४

Page 2 of 2

Taluka	BARDEZ	Survey No.	16
तालुका		सर्वे नंबर	
Village	Punola	Sub Div. No.	1
गांव		हिस्सा नंबर	
Name of the Field		Tenure	
शेताचें नांव		सत्ता प्रकार	



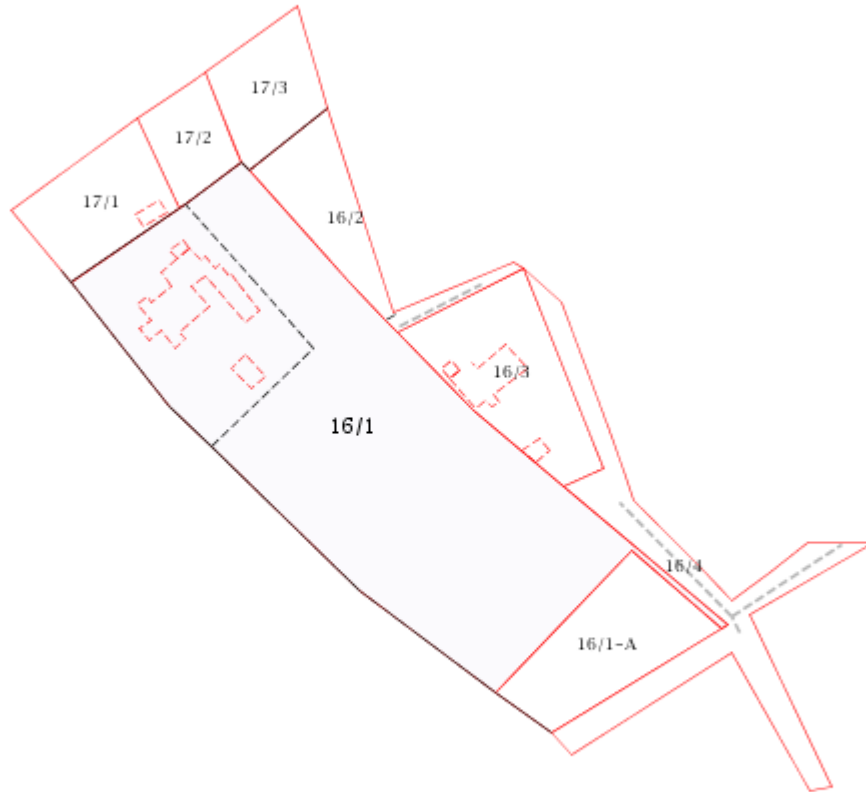
The record is computer generated on 21/04/2023 at 12:13:33PM as per Online Reference Number - 100016924683. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in>



Government of Goa
Directorate of Settlement and Land records
Survey Plan
Bardez Taluka, Punola Village
Survey No.: 16 , Subdivision No.: 1

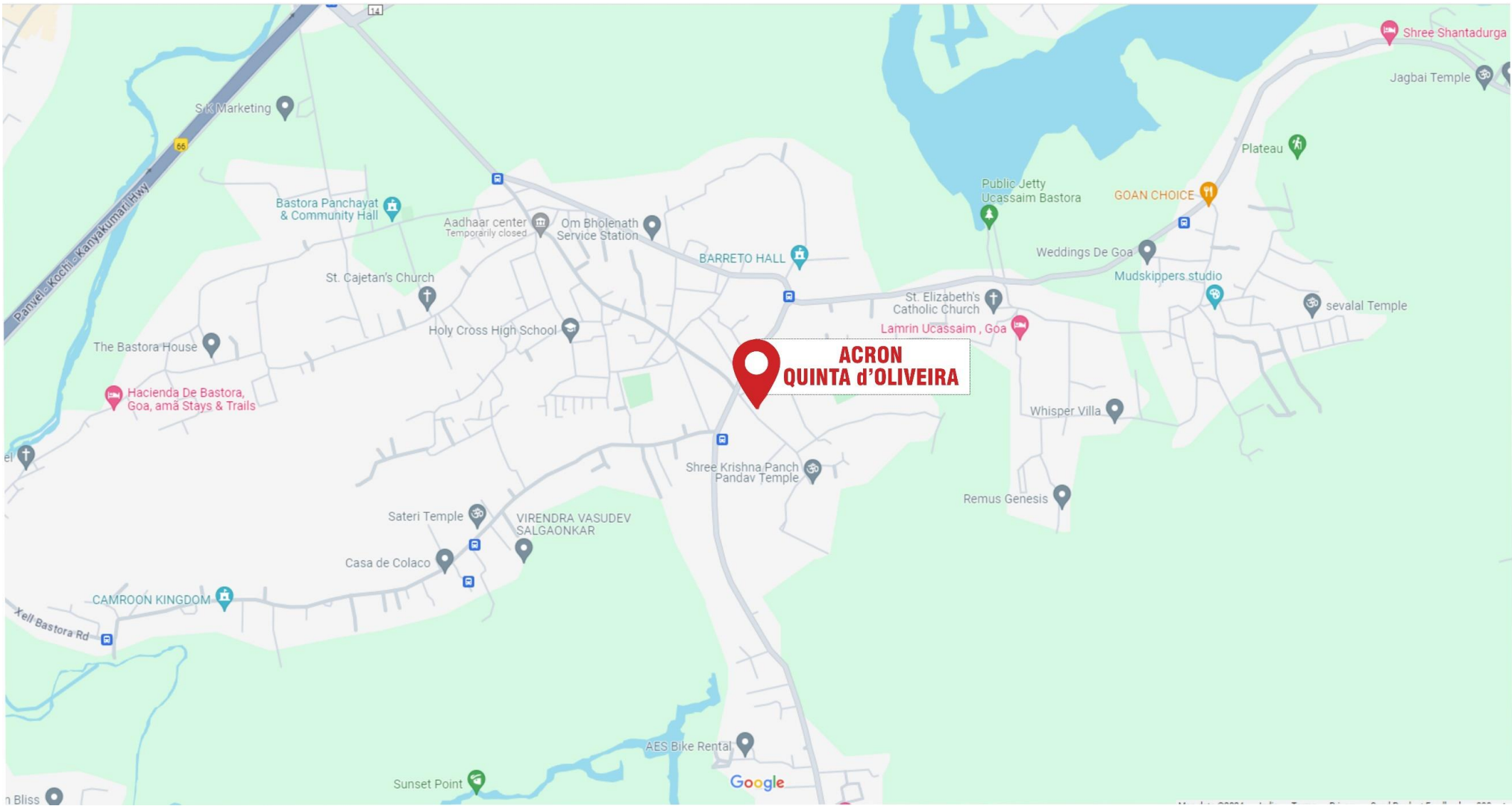
Scale 1:2000

Reference No.: REV192332854



This record is computer generated on 21-04-2023 12:26:34. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE



An aerial photograph of a residential area with a large property outlined in yellow. The property contains a house with a brown roof and is surrounded by dense green trees. Four white boxes with black text provide coordinates for the vertices of the yellow boundary. The top-right vertex is labeled with coordinates 15.576867, 73.831570. The right vertex is labeled with coordinates 15.577816, 73.830571. The bottom vertex is labeled with coordinates 15.577259, 73.831847. The left vertex is labeled with coordinates 15.577259, 73.831847. The surrounding area includes other houses with brown roofs and a road on the left side.

15.576867, 73.831570

15.577816, 73.830571

15.577259, 73.831847

15.577259, 73.831847



BENEDICT D. NAZARE & ASSOCIATES

Advocates, Solicitors & Notary Public

Mr. Sudharma Chodankar (M.A. LL.B)

Mrs. Divya Gaude (LL.B. (Hons.))

Mr. Nikhil Purkhe (B.Com., LL.B)

Mrs. Ridhi Raut (LL.B., (Hons.))

Mr. Jitendra Y. Gaonkar (B.com.LL.B)

Ms. Sonali Raikar (B.A. LL.B)

Ms. Diksha Karekar (LLB. (Hons.))

Ms. Shivani Nazare (LL.B. (Hons.))

Ref. No.

Date:

OPINION IN THE MATTER OF TITLE AND
MARKETABILITY IN RESPECT OF ALL THAT
IMMOVABLE PROPERTY SURVEYED UNDER SURVEY
NO.16/1 OF THE VILLAGE OF PUNOLA, BARDEZ, GOA

At the instance of ACRON DEVELOPERS PVT.LTD. a company incorporated and registered under the Companies Act, 1956, and existing under the Companies Act 2013, having its registered office at Johnville, 13th Road, Chembur, Mumbai 400 071, bearing CIN No. U70100MH2003PTC 140421 and PAN card no.AAECA7043C, we scrutinized the documents placed in our hands for our scrutiny and opinion in furtherance of opining on the title and marketability of the property surveyed under survey no.16/1 admeasuring 8303 sq.mts., of the village of Punola, Bardez, Goa and after having scrutinized the said documents and conducted a search, we have to opine as under:-

SCHEDULE OF THE PROPERTY

ALL THAT PROPERTY known as 'DUMPEM' surveyed under survey no.16/1 admeasuring 8303 sq.mts., and bounded as follows:-

EAST - by survey no.16/2, 16/3 and 16/4(Part)

WEST - by road

NORTH – by survey No.17/1 and 17/2

SOUTH – by survey no.16/1-A

DOCUMENTS SCRUTINIZED

1. Record of Possession & Handing over dated 3/8/1893
2. Deed of sale dated 6/8/1896
3. Extract of Tombo Book II
4. Receipt dated 6/8/1896
5. Extract of Charter of Afromento of plot of Land No. 1280
dated 31/1/1902
6. Demarcation proceeding dated 23/10/1935
7. Receipt bearing no. 1333 dated 6/8/1896

8. Record of possession and handing over dated 14/2/1900
9. Proceedings of inspection dated 26/10/1901
10. Proceedings of Inspection dated 13/03/1900
11. Government Approval dated 18/04/1900
12. Receipt of payment of foro towards Quit Rent dated 6/9/1900
13. Proceedings of handing over possession 04/02/1902
14. Registration fee receipt towards purchase of the property
Dumpem
15. Endorsement no. 560 on the application filed by Caetano
Antonio de Oliveira for lease of plot dated 27/12/1901
16. Proceedings of handing over of possession dated 22/5/1900
17. Grant of an area of 4125 sq.mts., dated 31/1/1902
18. Pre-promulgated record in Form 9
19. Pre-promulgated of Record of Index of Land in Form III
20. First promulgated Record of Rights/Form I & XIV (manual)
21. Form I & XIV (computerized)

22. Survey Plan .
23. Will dated 13/1/2000 executed by Rose Oliveira
24. Inventory Proceedings No.127/2000
25. Receipts towards deposit of foro
26. Report of Surveyor dated 21/07/2023
27. Property Register
28. Nil Encumbrance Certificate dated 22/8/2023

SEARCH

1. Office of the Sub Registrar of Bardez at Mapusa
2. Office of the Taluka Revenue Office/Mamlatdar at Mapusa
3. Deputy Collector and SDO Mapusa
4. Village Panchayat of Uccassaim Palyem Punola
5. Registry of the Court of the Civil Judge at Mapusa
6. Registry of the Court of the District Judge at Panaji

TRACING OF TITLE

A perusal of all the documents referred to hereinabove reveals that the property originally belonged to the Comunidade of Punola, Ucassaim and was granted in parts to one Joaquim Caitano de Oliveira also known as Caitano Antonio de Olivera also known as Caitano de Oliveira, on aforamento basis and that he was also put in final possession of two plots which plots prima facie appear to be the property subject matter of scrutiny.

The grant of the said plots is also found reflected in the Livro de Tombo -B which Register reflects the names of the persons to whom the property has been allotted.

The fact therefore that the property was originally allotted to Joaquim Caitano de Oliveira also known as Caitano Antonio de Olivera also known as Caitano de Oliveira, as a Lessee, stands confirmed, based on the documents scrutinized by us.

Pursuant to the death of the original owners Joaquim Caitano de Oliveira also known as Caitano Antonio de Olivera also known as Caitano de Oliveira and Artemisia Claudina Pinto, who expired on 22/7/1952 and 11/2/1924 respectively Inventory Proceedings bearing No. 127/2000 came to be initiated by his daughter in law Rose Oliveira, widow of William Oliveira alias Willie Oliveira

The statement on oath recorded in the said Inventory Proceedings confirms that Caitano Antonio de Oliveira, and his wife Artemisia C. Pinto expired leaving behind the following children:

A) Cyril Andrade Oliveira married to Maria Rozalia Luduvina de Oliveira, both of whom expired on 14/10/1943 and 30/1/1996 leaving behind the following heirs:-

a) Clara Oliveira Vaz married to Lary Vaz

b) Violet Oliveria D'Souza married to Lawrie D'Souza

Lawrie D'Souza alias Lawry D'Souza expired on 16/5/1990 leaving behind his widow Violet Oliveira D'Souza and as his sole and universal heir:

i) Savio D'Souza

c) Cecilia Oliveira e D'Cruz alias Cissy Oliveira married to Joe D'Cruz

d) Carmo Antonio Oliveira married to Thereza D'Costa

e) Thereza Agnes Oliviera, who expired on 11/11/1997 in the status of a Spinster

f) Dorothy Filomena Oliveira e Gomes married to Felix Gomes

g) Cyril Oliveira married to Luiza da Cruz Oliveira

B) Jose Edward Herculano Oliveira married to Florie D'Souza

The said Florie expired on 10/4/1952 Issueless and without any ascendants or co-laterals. Hence her share devolved on her widower, the said Jose Edward Herculano Luduvina Oliveira

The said Jose Edward Herculano Luduvina Oliveira, thereafter re-married Maria Rosaria Luduvina Oliveira.

The said Jose Edward Herculano Luduvina Oliveira expired on 13/4/1965 and the Maria Rosaria Luduvina Oliveira expired on 30/1/1996 leaving behind no issues of the second marriage however Maria Rosaria left children of her first marriage.

C) William Oliveira also known as Willie Oliveira married to Rose Oliveira.

The said William Oliveira alias Willie Oliveira, expired leaving behind his widow, Rose Oliveira

In the said Inventory proceedings, the property came to be allotted to Carmo Antonio Oliveria married to Thereza D'Costa e Oliveira and Cyril Oliveira married to Luiza Da Cruz Oliveira.

A perusal of the pre-promulgated record in Form 9 reveals that the name of Willie Oliveira who was the son of Caitano Oliveira was

found recorded therein on 13/10/1971 which record thereafter came to be reflected in the Index of Lands in Form III, wherein the name of Willie Oliveira was found recorded therein under Provisional Mutation entry No. 121.

The provisional Mutation entry No. thereafter came to be confirmed at the time of promulgation of the revenue records for the village of Punola, in the year 1975 wherein the name of Willie Oliveira was found recorded therein under mutation entry No. 121. There was no entry in the Tenants Column, the Other Rights Column or the Cultivators Column.

Thereafter the widow of Willie Oliveira, namely Rose Oliveira, executed a Will on the 13/1/2000 before the Ex-officio notary of Bardez at Mapusa and the said Will is found drawn at Page 71 V onwards of the Book of Wills No.214 dated 21/1/2000.

By virtue of the said Will the said Rose Oliveira, stated that she has no ascendants nor descendants and that she bequeaths the said

property in favour of Cyril Joseph Oliveira and Carmo Antonio Oliveira, who are sons of the brother of her late husband Mr. Willie Oliveira and the said property is also mentioned in the said Will.

The fact that the property corresponds to the subject matter of the Sale Deeds dated 06/08/1896, the Comunidade survey plan of Punola Village under Planta no. P-16 to P-19, the copy of the proceedings of grand with sketch of the year 1900 and 1901 is confirmed by a certificate dated 21/07/2023 issued by Prazares A. Gonsalves, Ex – Head Surveyor, Directorate of Land Survey of Goa Daman and Diu, who has certified that the plot held by Caitano Antonio de Oliveira corresponds to survey no. 16/1 and 16/1-A of the village of Punola Bardez – Goa which he has identified on the plan/sketch annexed to his report and has further concluded that the combined plot area of the allotted plots held by Caitano Antonio Oliveira taking into consideration the documents of sale and grant to be as follows:

A) 444 sq. mts.

B) 441 sq. mts.

C) 4441 sq. mts.

D) 4125 sq. mts.

Thereby making a total of 9448 sq. mts. and additionally, an area of 127 sq. mts. reserved as a road/way for the said plots making a sum total of the property as 9575 sq. mts.

The search in the Taluka Revenue Office and more specifically the property register reveals that the area of the said property is 8303 sq. mts. and its Unique Identification no. is C70E8.

The search in the Office of the conservator of Forest reveals that the said property is not found listed in the list of Private Forest notified by the Forest department vide Letter no. MS/REV-PF/DCF/WP/2021-22/855 dated 08/12/2021.

The search of the Encumbrance register maintained by the Office of the Sub Registrar of Bardez and the Nil Encumbrance Certificate

dated 22/8/2023, confirms that there is no registered encumbrance affecting the said property.

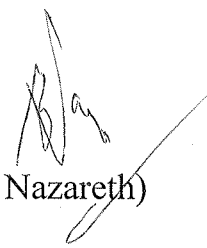
The search in the Office of the Village Panchayat of Uccassaim Palyem Punola, the Deputy Collector and the Mamlatdar of Bardez reveals that there are no proceedings pending disposal before the said authorities.

The search in the Court registry of the Court of the Civil Judge Senior Division and the Court of the District Judge Panaji has revealed that there are no proceedings affecting the said property.

The documents scrutinized by us clearly establish an uninterrupted chain in the devolution of title since 06/08/1896 and 14/02/1900 originating from Joaquim Caitano de Oliveira and Artimisia Claudina Pinto, to the present owners, Carmo Antonio Oliveira married to Tereza D'Costa e Oliveira and Cyril Joseph Oliveira married to Luiza Da Cruz e Oliveira.

In view of the facts stated hereinabove, and the documents scrutinized by us, we are of the view that the Title of Carmo Antonio Olivera and Cyril Josphe Olivera and their spouses, is clear and marketable, subject however, to production of Latest Nil encumbrance Certificate.

Dated: 13/02/2024


(B. D. Nazareth)