

Jerry Santamaria
B. Com LL.B

ADVOCATE HIGH COURT



Office : 1, 1st Floor,
Anjunker Apts.,
Angod,
Mapusa - Goa 403 507.
Tel.: 2250382

Res.: H. No. 150, Ansabhat,
Mapusa, Bardez - Goa 403 507.

Ref. No.: _____

Date: _____

SCRUTINY REPORT

The following documents have been placed before me by Mr. Eric Joseph Pinto, resident of Corjuem, Aldona, Bardez, Goa, for scrutiny and my report thereon:

1. From I & XIV of Survey No. 218/7 of Corjuem,
2. Survey Plan
3. Sale Deed dated 24/1/1950 with English translation
4. Registry of Transmission dated 5/2/1943 read with land description certificate bearing no. 36695.
5. Will dated 11/12/1959
6. Deed of Sale dated 8/5/1963
7. Inventory Proceedings bearing No. 285/2012/B
8. Sanad dated 25/5/2017
9. Construction License dated 23/11/2017 alongwith approved plans


There exists a Property known as "Cuxem", bearing Survey No. 218/7 of Corjuem admeasuring 1600 square meters, situated at Corjuem, Aldona, Bardez, Goa, in the Taluka of Bardez Sub District of Bardez, District of North Goa, in the State of Goa and more particularly described in the Schedule I written hereunder;

As per the document at Serial no. 3, i.e. Sale Deed dated 24/1/1950, a plot of land admeasuring about 130 square meters and described under Land Registration No. 24894 of Book B-64 was purchased by Fr. Francisco Xavier Tome Jose Pinto from Mr. Octoviano Guilherme Ferreira and his wife Mrs. Corina da Costa Azaredo Ferreira.

As per the documents at Serial No. 4, i.e. Registry of Transmission dated 5/2/1943 read with land description certificate bearing no. 36695, another portion of the said Property admeasuring 746.98 square meters was purchased by Fr. Francisco Xavier Tome Jose Pinto from Mr. Octoviano Guilherme Ferreira and his wife Mrs. Corina da Costa Azaredo Ferreira pursuant to which the said property stood inscribed in favour of Fr. Francisco Xavier Tome Jose Pinto under inscription no. 31927.

Perusal of documents at serial no. 5 i.e. Will dated 11/2/1959 the said Fr. Francisco Xavier Tome Jose Pinto bequeathed to his brother Constatinho Piedade Pinto alias Martinho Pinto all his properties which belonged to him or acquired by him during his lifetime.

Perusal of the document at serial no. 6, i.e. Deed of Sale dated 8/5/1963 indicates that two plots of land admeasuring 725 and 65 square meters respectively and forming part of the property described in the Land Registration Office under No. 24894 at folio 78 of Book B 62 and bearing Matriz No. 310 were purchased by Constatinho Piedade Pinto alias Martinho Pinto from Mr. Lakximikant Babuli Kamat Ghanekar.



The above documents indicate that the plots acquired under Sale Deed dated 24/1/1950 will dated 11/12/1959 and Sale Deed dated 8/5/1963 are situated touching each other and together form one plot which is presently surveyed under no. 218/7 of Corjuem admeasuring 1600 square meters.

From the document at serial no.7 i.e. Inventory Proceedings bearing No. 285/2012/B, it is seen that upon the death of said Constatinho Piedade Pinto alias Martinho Pinto, Inventory Proceedings bearing No. 285/2012/B were initiated in the court of Civil Judge Senior Division at Mapusa, wherein the said property bearing Survey No. 218/7 of Corjuem admeasuring 1600 square meters was enlisted as Item NO. 1 in the list of Assets filed therein. Further from the said document it is established that the said property 218/7 of Corjuem was taken in auction and allotted to Mr. Eric Pinto and his wife Mrs. Marilyn D'Souza which allotment has been confirmed by Court Order dated 2/5/2014.

Form the perusal of documents at serial no. 1 i.e. Form I & XIV it is seen that the name of Eric Pinto and Marilyn D'Souza is found recorded in the Occupant column of Form I & XIV pertaining to survey no. 218/7 of Village Corjuem.

Perusal of document at serial no. 8 and 9 i.e. Sanad and Construction License/ approved plans, it is seen that the said Eric Pinto and Merilyn D'Souza possess the necessary permission/approval from the competent authorities to develop the said property bearing Survey no 218/7 of Village Corjuem.

In view of the above, I am of the opinion that Mr. Eric Pinto and his wife Mrs. Marilyn D'Souza, both residents of Corjuem, Aldona, Bardez, Goa, are the lawful owners of the said Property bearing Survey No. 218/7 of Village Corjuem having a clear marketable title to the same and also

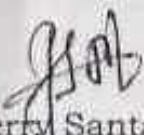
necessary permission and approvals for development of the same.

Schedule-I

Immovable Property known as "Cuxem" bearing Survey No. 218/7 of Village Corjuem admeasuring 1600 Square meters, wherein exists a residential house bearing Municipal House No. 99, situated at Corjuem, Aldona, Bardez, Goa, within the Jurisdiction of Village Panchayat of Aldona, Sub District of Bardez District of North Goa, State of Goa, registered in the Land Registration Office under description No. 24894 at pages 78 of Book 64 and inscription No. 31927 at page 142V of Book G-36. This property bearing Survey No. 218/7 of Corjuem is bounded as follows:

on the East by the Survey No. 218/8 and Lane;
on the West by Lane surveyed under Survey no. 218/6;
on the North by the Public Road and
on the South by Lane surveyed under Survey no. 218/6 of Corjuem.

Mapusa; 22/11/2018


Mr. Jerry Santamaria
Advocate