

Alvaro V. Faleiro

B.Com, LL.B

ADVOCATE

Chambers :-

209, Second Floor,
Damodar Phase II,

Near Margao Police Station,
Margao Goa.

Phone No. 2705622, 9823395499

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SEARCH REPORT

AND

CERTIFICATE OF TITLE

This Report and Certificate is issued at the request of Mr. Jammie Jose Maria Adolfo Dias, r/o Benaulim, Salcete, Goa, in respect of Plot A carved out from the property known as CUNDOICHEM BATA, also known as MOLLY or MOLLOI DE CUNDAIM or KUNDAI BHAT being a hilly land situated at Colvale, within the local limits of Village Panchayat of Colvale, Taluka and Registration Sub-District of Bardez, District of Goa, in the State of Goa, the said property being described in the Land Registration Office of Bardez, at Mapusa, under Description No. 29485, at page 3 of Book. No. B - .76 and not enrolled in the Taluka Revenue Office of Bardez, at Mapusa, and being surveyed during the recent land survey, conducted for the purposes of Records of Rights for the Revenue Village of Colvale, under. Sub-Division No. 8 of Survey No. 13 and having a total area of 28,700.00 square meters or thereabouts and being bounded, as per the Land Registration Records as follows:-

On or towards the East: by a nalla;

On or towards the West and South; by the property belonging to Comunidade of Colvale, and;

On or towards the North: by the property belonging to Celestino D'Souza of Tivim.

According to the New Land Survey Plan the said property is bounded as follows:-

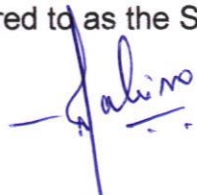
On or towards the East: by a nalla,

On or towards the West: by a public road going from Mapuca to Tivim and Survey No. 13/7,

On or towards the North: by Survey No. 13/6 and Survey No. 423/6, and

On or towards the South: by Survey No. 20.

Hereinafter this property shall be referred to as the Said Property for sake of brevity.



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2

Description of Plot A carved out from the Said Property

ALL THAT piece or parcel of land known as Plot - A, admeasuring 9416.00 square meters or thereabouts, forming a part of the larger property described above known as CUNDOICHEM BATA, also known as MOLLY or MOLLOI DE CUNDAIM or KUNDAI BHAT being a hilly land situated at Colvale, within the local limits of Village Panchayat of Colvale, Taluka and Registration Sub District of Bardez, District of Goa, in the State of Goa, the said property being described in the Land Registration Office of Bardez, at Mapusa, under Description No. 29485, at page 3 of Book. No. B -.76 and not enrolled in the Taluka Revenue office of Bardez, at Mapusa, and the Plot A being surveyed in the Records of Rights for the Revenue Village of Colvale, under. Sub-Division No. 8-C of Survey No. 13 and the said Plot - A being now dis-annexed from the said property and forming an independent and distinct entity being bounded as follows:-

On or towards the East: by a nalla,

On or towards the West: by the public road going from Mapuca to Tivim,

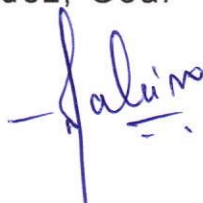
On or towards the North: by Plot - B of the same property, and,

On or towards the South: by the property bearing Survey No. 20.

Hereinafter the Plot No. A shall be referred to as the Said Plot for sake of brevity.

1. NAME OF THE PROPERTY :

The whole property or the Said Property is known as CUNDOICHEM BATA, also known as MOLLY or MOLLOI DE CUNDAIM or KUNDAI BHAT being a hilly land situated at Colvale, Bardez, Goa.



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3

2. SITUATION :

Situated within the local limits of Village Panchayat of Colvale, Taluka and Registration Sub-District of Bardez, District of Goa, in the State of Goa.

3. LAND REGISTRATION DESCRIPTION NUMBER:

The whole property or the Said Property is Described in the Land Registration Office of Bardez, at Mapusa, under Description No. 29485, at page 3 of Book. No. B -.76 .

4. MATRIZ NUMBER :

The whole property or the Said Property is not found enrolled in the Land Revenue Office in the Matriz records of Colvale Village of Bardez Taluka.

5. SURVEY NUMBER :

The whole property or the Said Property is Surveyed in Records of Rights for the Revenue Village of Colvale, under. Sub-Division No. 8 of Survey No. 13; of Village Colvale in Bardez Taluka; and the

The Said Plot or the Said Plot - A being now dis-annexed from the said property and forming an independent and distinct entity being Surveyed in Records of Rights for the Revenue Village of Colvale, under. Sub-Division No. 8-C of Survey No. 13 of Village Colvale in Bardez Taluka;.

6. AREA OF THE LAND :

The Said Property is totally admeasuring 28,700.00 squaremeters or thereabouts

The Said Plot or Plot No. A admeasures 9416.00 square meters or thereabouts as per survey records

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4

7. BOUNDARIES :

Whole property or the Said Property is bounded:

On or towards the East: by a nalla;

On or towards the West and South; by the property belonging to Comunidade of Colvale, and;

On or towards the North: by the property belonging to Celestino D'Souza of Tivim.

According to the New Land Survey Plan the said property is bounded as follows:-

On or towards the East: by a nalla,

On or towards the West: by a public road going from Mapuca to Tivim and Survey No. 13/7,

On or towards the North: by Survey No. 13/6 and Survey No. 423/6, and

On or towards the South: by Survey No. 20.

The Said Plot or the Plot A is bounded as follows:

On or towards the East: by a nalla,

On or towards the West: by the public road going from Mapuca to Tivim,

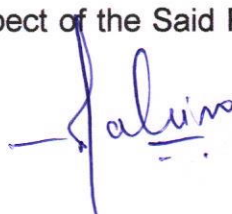
On or towards the North: by Plot - B of the same property, and,

On or towards the South: by the property bearing Survey No. 20.

8. DOCUMENTS SCRUTINIZED:

(a) Xerox Copy of the Certificate of Description under No. 29485 and Inscription under No. 22330 issued by the Conservator (Land Registrar) of Bardez;

(b) Xerox Copy of the Form No. I & XIV in respect of the Said Plot surveyed under no. 13/8-C of village Colvale in Bardez Taluka.



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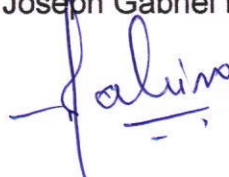
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5

- (c) Xerox Copy of the copy of the Survey Plan in respect of the property surveyed under no. 13/8-C of village Colvale in Bardez Taluka issued by the Directorate of Settlement and Land Records of Panaji Goa.
- (d) Xerox Copy of the Proceedings of Inventory Proceedings No. 98/90 filed in the Court of the Civil Judge Senior Division At Bardez-Goa filed upon the death of Mr. Joseph Gabriel Mendonca.
- (e) Xerox Copy of the Deed of Sale dated 20/10/1995 duly registered in the office of the Sub-Registrar of Bardez under Registration no. 1112 of Book I, Vol. No. 396 dated 25/07/1996 executed between Mrs. Zeferina Filomena, Pinto e Mendonca, alias Soffie Mendonca; who sold Plot A carved out from the Said Property to Mr. Eustaquio Amancio Pereira, resident of Chicalim, Mormugao, Goa.
- (f) Xerox Copy of the Agreement dated 30/05/2020 duly Notarized executed between Mr. Eustaquio Amancio Pereira and his wife Mrs. Stephanie Pereira and Mr. Jammie Jose Maria Adolfo Dias, for the purpose of Development of the Said Plot A.

9. SCRUTINY OF DOCUMENTS :

- (a) From the certificate of Description under No. 29485 and Inscription under No. 22330 issued by the Conservator (Land Registrar) of Bardez Description mentioned at para 8 (a) herein above, it is seen that the said property has been conclusively registered in favour of Mr. Romulo de Mendonca, resident of Colvale, Bardez, Goa;
- (b) The documents mentioned at para 8 (b) and (c) herein above shows that the Said Plot in the Revenue records is found recorded in the name of Mr. Eustaquio Amancio Pereira.
- (c) The documents mentioned at para 8 (d) herein above are the Inventory Proceedings No. 98/90 filed in the Court of the Civil Judge Senior Division At Bardez-Goa filed upon the death of Mr. Joseph Gabriel Mendonca.



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6

(d) The documents mentioned at para 8 (e) herein is the Deed of Sale dated 20/10/1995 duly registered in the office of the Sub-Registrar of Bardez under Registration no. 1112 of Book I, Vol. No. 396 dated 25/07/1996 executed between Mrs. Zeferina Filomena, Pinto e Mendonca, alias Soffie Mendonca; who sold Plot A carved out from the Said Property to Mr. Eustaquio Amancio Pereira, resident of Chicalim, Mormugao, Goa.

(e) The documents mentioned at para 8 (f) herein is the Agreement dated 30/05/2020 duly Notarized executed between Mr. Eustaquio Amancio Pereira and his wife Mrs. Stephanie Pereira and Mr. Jammie Jose Maria Adolfo Dias, for the purpose of Development of the Said Plot A.

HISTORY OF THE SAID PROPERTY

WHEREAS the Said Property prior to 23/2/1929 was belonging to one Mrs. Carmelina Lobo, widow of Antonio Felipe de Aguiar, resident of Colvale;

AND WHEREAS in terms of a Deed of Sale dated 23/2/1929 drawn at page no. 50 onwards of Notarial Book No. 272 by the then Notary of Bardez, Mr. Gustavo Frias, the Said Property was sold by Mrs. Carmelina Lobo in favour of one Mr. Romulo de Mendonca, resident of Colvale, Bardez, Goa;

AND WHEREAS after the demise of the said Mr. Romulo de Mendonca and his wife Ana Maria Dias, the said property was inherited by their only son, Mr. Joseph Gabriel Mendonca, alias, Jose Gabriel Mendonca married to Mrs. Zeferina Filomena, Pinto e Mendonca, alias Soffie Mendonca;

AND WHEREAS the said Mr. Joseph Gabriel Mendonca expired on 18/6/1969 leaving behind the said Mrs. Zeferina Filomena, Pinto e Mendonca, alias Soffie Mendonca; as his widow and moiety-holder and three daughters, as his sole and universal heirs;

AND WHEREAS upon the demise of the said Shri Joseph Gabriel Mendonca, Inventory Proceedings No. 98/1990 were instituted in the Court of Civil Judge, Senior Division, Mapusa, for partitioning the estate left behind by the deceased among the interested parties;

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7

AND WHEREAS the said property was described under Item No. 1 in the List of Assets filed in the said Inventory Proceedings;

AND WHEREAS in the partition of assets made in the said Inventory Proceedings the said property was allotted to the said Mrs. Zeferina Filomena, Pinto e Mendonca, alias Soffie Mendonca;

AND WHEREAS the said allotment was confirmed by the Order of Homologation 19/7/1990 passed at page no. 31 of the Inventory Proceedings;

AND WHEREAS by virtue of the allotment in the said Inventory Proceedings the said Mrs. Zeferina Filomena, Pinto e Mendonca, alias Soffie Mendonca; became the absolute and exclusive owner of the said property;

AND WHEREAS the said Mrs. Zeferina Filomena, Pinto e Mendonca, alias Soffie Mendonca; has sub-divided the said property into four different Plots viz., - A, B, C & D;

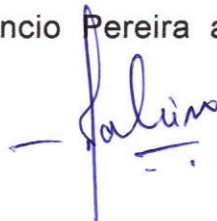
AND WHEREAS each of the Plots, Plot - A, B & C of the said property admeasure 9416.00 square meters or thereabouts, and Plot - D of the said property admeasure 452.00 square meters or thereabouts;

AND WHEREAS vide Deed of Sale dated 20/10/1995 duly registered in the office of the Sub-Registrar of Bardez under Registration no. 1112 of Book I, Vol. No. 396 dated 25/07/1996 the said Mrs. Zeferina Filomena, Pinto e Mendonca, alias Soffie Mendonca; has sold Plot A carved out from the Said Property to Mr. Eustaquio Amancio Pereira, resident of Chicalim, Mormugao, Goa.

10. CONCLUSION:

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

- (a) That the Said Plot A under scrutiny described herein above, is now exclusively owned by Mr. Eustaquio Amancio Pereira and his wife Mrs. Stephanie Pereira



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8

- (b) That the Title and Possession of Mr. Eustaquio Amancio Pereira and his wife Mrs. Stephanie Pereira in respect of the above said Plot No. A is free, clear and marketable.

Place: Margao-Goa

Date: 30.10.2020



Alvaro Faleiro

Advocate