

SANJIT DESSAI

ADVOCATE

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SEARCH REPORT
AND
CERTIFICATE OF TITLE

This Report and Certificate of Title is issued at the request of Mrs. Minal Shailesh Dhumaskar, resident of Curchorem Goa , in respect to the property identified herein below:-

1. NAME OF PROPERTY:-

The landed property denominated as "**TRES QUARTAS PARTES DO PREDIO SANCORCHEM BATTA**".

2. LOCATION: -

Situated in the village of Camurlim within the Jurisdiction of Village Panchayat of Camurlim, Taluka and Sub-district of Salcete, District of South-Goa, State of Goa.

3. SURVEY NUMBER: -

Surveyed under No 89 sub division No 4 of revenue village of Camurlim of Salcete Taluka.

5. AREA OF THE PROPERTY: -

2925 sq. meters as per Survey records.

6. BOUNDARIES:-

East: - By the Public road;

West: - By the drain;

North:- By property of surveyed under survey No 89/1 and 89/3 of Camurlim Village, and;

South:- By property of surveyed under survey No 89/5 Camurlim Village.

7. LAND REGISTRATION DESCRIPTION NUMBER :


Not Described in the Land Registration Office

8. DOCUMENTS SCRUTINISED:-



- (a) Copy of Deed of Partition dated 15/01/1979, registered under Reg. No.420 at pages 162 to 177 of Book No. I vol. No.207 dated 19/03/1979.
- (b) Copy of Deed of Gift dated 12/11/1981 duly registered in the office of the Sub Registrar of Salcete at Margao under Reg. No.173 at pages 12 to 17 Book No. I, Vol No.268 dated 04/03/1983.
- (c) Copy of Public Will dated 14/02/1979 duly drawn before the Notary Ex-Officio of Salcete at Margao executed by Fr. Roberto Segismundo Da Piedade Barreto.
- (d) Copy of Deed of Sale dated 12/11/1981, duly registered in the office of the Sub Registrar of Salcete at Margao duly registered under Reg. No. 175 at pages 226 to 230 Book No. I, Vol. No.263 dated 10/02/1983.
- (e) Copy of Deed of sale dated 06/04/1984, duly registered in the office of the Sub Registrar of Salcete at Margao duly registered under Reg. No. 1744 at pages 331 to 337 Book No. I, Vol. No.307 dated 06/08/1984.
- (f) Copy of Deed of Partition dated 29-12-9993 duly registered before the Sub Registrar of Salcete at Margao Goa under registration No. 457 at pages 510 to 522 of Book I Vol. No. 348 dated 28-01-1994.
- (g) Copy of Deed of Rectification dated 26-08-2002 which is registered in the office of Sub registrar of Salcete under No 2950 at pages 405 to 414 of Book No 1 volume No 1370 dated 30-08-2002.
- (h) Copy of Deed of Sale dated 04/01/2010 duly registered in the Office of the Sub- Registrar of Salcete at Margao under Registration No.MGO-BK1-00013-2010 CD Number MGOD6 on 04/01/2010.
- (i) Copy of Deed of Succession drawn in the office of the Ex-Officio Notary of Salcete at Margao recorded at pages 33 onwards of Notarial Book (Deeds) No.584 dated 11/03/2010.



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- (j) Copy of Deed of Confirmation dated 29/04/2010 registered in the office of the Sub-registrar at Margao, Salcete Goa, under Registration No.MGO-BK1-02286-2010, CD Number MGOD15 on date 29/04/2010.
- (k) Copy of Deed of Modification of Previous Deed duly executed to the above Deed of sale duly registered in the office of the Sub Registrar of Salcete under Reg. No. MGO-BK1-05230-2011 CD Number MGOD54 dated 29/09/2011
- (l) Copy of the Survey Plan of sub-division nos. 4 of Survey No. 89 of the village of Camurlim;
- (m) Copy of the Form No. I & XIV of sub-division no. 4 of Survey No. 89 of Camurlim village.
- (n) Copy of order issued by Town and Country Planning Authority bearing Ref. No. TPA/22406/Camurlim/89/4/15/5339 dated 06/11/2015.
- (o) Copy of construction license bearing No. VP/C/1038/15-16 dated 30/03/2016 issued by the village panchayat of Camorlim of Salcete Taluka.
- (p) Copy of Nil Certificate of Encumbrance on Property Certificate issued by Sub Registrar of Salcete at Margao Goa .

9. SCRUTINY OF DOCUMENTS:-

Perusal of Deed of Partition shows that by virtue of Deed of Partition dated 15/01/1979, the said property mentioned above along with other properties were divided among the six children of Mr. Avertin Teotino Barreto, who is the original owner of the property, this Deed came to be registered under Reg. No.420 at pages 162 to 177 of Book No. I vol. No.207 dated 19/03/1979.

Said Deed of Partition further shows that one Ms. Maria Alina Barreto a daughter of late Mr. Alvaro Ernesto Estevam Barreto along with her mother Maria Margarida Dias e Barreto and brother Mr.



Jose Alvito Barreto were parties to the said Family partition.

One of the among other family members is one Fr. Fernando Barreto alias Fernando Francisco Ubaldo Barreto by virtue of Deed of Gift dated 12/11/1981 duly registered in the office of the Sub Registrar of Salcete at Margao under Reg. No.173 at pages 12 to 17 Book No. I, Vol No.268 dated 04/03/1983, gifted his share of property which he acquired in the family partition dated 15/01/1979 and also a share he had devolved upon by virtue of Public Will dated 14/02/1979 duly drawn before the Notary Ex-Officio of Salcete at Margao executed by Fr. Roberto Segismundo Da Piedade Barreto by which he had bequeathed his share of property allotted to him by virtue of Deed of Partition dated 15/01/1979 towards said Fr. Fernando Barreto alias Fernando Francisco Ubaldo Barreto to Mrs. Maria Margarida Dias e Barreto, which was his share allotted to him.

By virtue of Deed of Sale dated 12/11/1981, duly registered in the office of the Sub Registrar of Salcete at Margao duly registered under Reg. No. 175 at pages 226 to 230 Book No. I, Vol No.263 dated 10/02/1983 one Dr. Jose Filipe Hilario Barreto and his wife Mrs. Aida das Dores Costa e Barreto sold their portion of share as per allotment of Deed of Partition dated 15/01/1979 to Mrs. Maria Margarida Dias e Barreto.

By virtue of Deed of sale dated 06/04/1984, duly registered in the office of the Sub Registrar of Salcete at Margao duly registered under Reg. No. 1744 at pages 331 to 337 Book No. I, Vol No.307 dated 06/08/1984 one Mr. Orlando das Dores Avertino Barreto and his wife Mrs. Beimira Olinda Mascarenhas Barreto their share of property which they had acquired by way of Family Partition dated 15/01/1979 sold to one Mr. Jose Alvito Barreto son of late Mr. Alvaro Ernesto Estevam Barreto

By virtue of these deeds Mrs. Maria Margarida Dias Barreto her daughter Maria Alina Barreto and her son Mr. Jose Alvito Barreto acquired rights in the property known as "TRES QUARTAS PARTES



DO PREDIO SANCORCHEM BATTA" situated at Ozro of village Camorlim within the limits and jurisdiction of village panchayat of Camorlim Taluka and Sub District of Salcete, District of South Goa, state of Goa.

By virtue of Deed of Partition 28/12/1993, duly registered in the office of the Sub Registrar of Salcete at Margao under Reg. No. 457 at pages 510 to 522 of Book No. I, Vol. No.348 dated 28/01/1994, the family unit of Mrs. Maria Margarida Dias e Barreto and her children Viz: Mrs. Maria Jose Joanita Barreto e Figueredo and Mr. Rosendo Figueredo, Mrs. Maria Alina Barreto e Rodrigues, Mr. Silvano Rodrigues and Mr. Jose Alvito Barreto and Mrs. Daphne Rodrigues e Barreto partitioned and divided their portion of properties among themselves in order to enjoy their separate holdings.

One Mrs. Maria Alina Rodrigues, daughter of late Mr. Alvaro Ernesto Estevam Barreto and wife of Mr. Silvano Lucas Rodrigues expired on 16/01/2001 and upon her death a Deed of Succession was drawn in the office of the Ex-Officio Notary of Salcete at Margao recorded at pages 33 onwards of Notarial Book (Deeds) No.584 dated 11/03/2010 and qualified and certified that one Mr. Silvano Lucas Rodrigues as moiety holder and two daughters Viz: Ms. Maria Shenona and Ms. Maria Ninoshka as the sole universal legal heirs.

By virtue of Deed of Rectification dated 06/08/2002 duly registered in the office of the Sub Registrar of Salcete at Margao under Reg. No.2950 at pages 405 to 414 of Book No. I, volume No. 1370 dated 30/08/2002, which forms part and parcel of the original Deed of Partition dated 28/12/1993.

With getting certified and qualified as legal heirs of late Maria Alina Rodrigues, to whom the said property belonged Mr. Silvano Lucas Rodrigues @ Silvano Rodrigues, Mrs. Veronica Rodrigues and Miss Shenona Rodrigues @ Maria Shenona @ Maria Shenona Rodrigues became the absolute owners of the Said Property.



By virtue of Deed of sale duly registered in the office of the Sub Registrar of Salcete under Reg. No. MGO-BK1-00013-2010 CD Number MGOD6 dated 04/01/2010, said Mr. Silvano Lucas Rodrigues @ Silvano Rodrigues, Mrs. Veronica Rodrigues and Miss Shenona Rodrigues @ Maria Shenona @ Maria Shenona Rodrigues the owners of the said Property, had kept usufruct right thereby retaining four residential bungalows identified out of which two bungalow shall have super built up area of 130.00 sq.mts each and two bungalows shall have an area of 125.00 sq.mts each along with the proportionate ideal share of the land in which premises shall be constructed by said Mrs. Minal Shailesh Dhumaskar, sold the said property to Mrs. Minal Shailesh Dhumaskar.

Vide Deed of Modification of Previous Deed duly executed to the above Deed of sale duly registered in the office of the Sub Registrar of Salcete under Reg. No. MGO-BK1-05230-2011 CD Number MGOD54 dated 29/09/2011, by which the consideration pertaining to the four premises i.e. two bungalow shall have super built up area of 130.00 sq.mts each and two bungalows shall have an area of 125.00 sq.mts each along with the proportionate ideal share of the land was altered to three premises i.e. only three separate bungalows, one admeasuring 260 sq.mts and two admeasuring 125 sq.mts each in the sale deed above thereby giving up right and title by Miss Maria Shenona Rodrigues @ Shenona Rodrigues.

Vide Deed of Confirmation dated 29/04/2010, the daughter of late Maria Alina Rodrigues sale duly registered in the office of the Sub Registrar of Salcete under Reg. No. MGO-BK1-02286-2010 CD Number MGOD15 dated 29/04/2010 confirmed the Deed of sale executed in favour of Mrs. Minal Shailesh Dhumaskar, the vendor No.1.

Said Mrs. Minal Shailesh Dhumaskar, have got drawn the layout plans for the proposed construction on the said land in survey No. 89/4 of village Camorlim taluka Salcete, Goa and the Town and



Country Planning Authority vide its order bearing Ref. No. TPA/22406/Camurlim/89/4/15/5339 dated 06/11/2015 has approved the said plan.

Mrs. Minal Shailesh Dhumaskar, has also obtained NOC from Health Department, Loutulim, the office of village panchayat of Camorlim has issued construction license bearing No. VP/C/1038/15-16 dated 30/03/2016.

- (a) Consequently, it stands established that the property described above, has devolved upon the said Mr. Silvano Lucas Rodrigues @ Silvano Rodrigues, Mrs. Veronica Rodrigues and Miss Shenona Rodrigues @ Maria Shenona @ Maria Shenona Rodrigues, exclusively.
- (b) Said Mr. Silvano Lucas Rodrigues @ Silvano Rodrigues, Mrs. Veronica Rodrigues and Miss Shenona Rodrigues @ Maria Shenona @ Maria Shenona Rodrigues, have sold the said property to Mrs Minal Shailesh Dhumaskar .
- (c) Upon purchase of the said property by said Mrs. Minal Shailesh Dhumaskar , her name is recorded in the occupant column of the Form No I & XIV of the property surveyed under survey No 89/4 of Camurlim Village .
- (d) Further Mrs Minal Shailesh Dhumaskar has obtained development permission and Construction License and has undertaken the Development of the said property pursuant the construction License issued to her by the Village Panchayat of Camurlim of Salcete Taluka
- (e) The certificate mentioned at para 7(p) establishes that there are no encumbrances against the said property.

9. **CONCLUSION:-**

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

- (a) That the property described hereinabove, belongs exclusively to



Mrs Minal Shailesh Dhumaskar and her husband Mr Minal Shailesh Dhumaskar; and

(b) Mrs Minal Shailesh Dhumaskar and her husband Mr Minal Shailesh Dhumaskar have to construct and deliver the premises agreed to be constructed for the ownership of Mr. Silvano Lucas Rodrigues @ Silvano Rodrigues, Mrs. Veronica Rodrigues and Miss Shenona Rodrigues @ Maria Shenona @ Maria Shenona Rodrigues in the said property

(c) That the title of Mrs Minal Shailesh Dhumaskar and her husband Mr Minal Shailesh Dhumask, is free, clear and marketable.

Place Curchorem Goa

Date 30-10-2021


(Adv. Sanjit Dessai)

