

Date:-08-06-2024

SEARCH REPORT AND CERTIFICATE OF TITLE

This report and certificate of title is prepared at the request of Nanu Estates Private Limited, a Private Limited Company having its Registered Office at Nanu House, Varde Valaulicar Road, Margao, Goa, in respect of the property described below:

1. **Name of the property:** Not having any special denomination.
2. **Situation:** Ward Aquem of Margao City, within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, in the State of Goa.
3. **Land Registration Description No.** Description No. 39385 of Book-B. No. 102 of the new series of the Land Registration Office of Salcete.
4. **Matriz No.** Not enrolled.
5. **Chalta No.** 41 of P. T. Sheet No. 222 of Margao City Survey.
6. **Area:** 7,411 square meters.
7. **Boundaries:**
 - East: By Road;
 - West: By lands bearing Chalta No. 66 and 42 of P. T. Sheet No. 222 of Margao City Survey;
 - North: By Road and by land bearing Chalta No. 66 of P. T. Sheet No. 222 of Margao City Survey; and
 - South: By land bearing Chalta No. 68 of P. T. Sheet No. 225 of Margao City Survey.

8. DOCUMENTS SCRUTINISED:

- (a) Certified copy dated 28-03-2024 issued by the Land Registrar of Salcete at Margao, Goa, in respect of the records of Land Registration



Description No. 39385 of Book-B. No. 102 of new series along with all its Inscriptions as recorded in the margin of said Description records; further along with its English translation.

- (b) Notarised true photo copy of the certified copy of '**Habilitacao**' (**Succession**) drawn on **28-07-1994** by the Notary of Lisbon, Portugal, Mr. Antonio Jacinto Ribeiro Matias, at folios 58 to 60 of Book of Different Deeds No. 11-G; along with its English translation.
- (c) Notarised true photo copy of the Certified copy dated 27-02-2020 issued by the Superintendent of the Court of Civil Judge, Senor Division, Margao, Goa, in respect of the relevant records of the **Special Inventory Proceedings No. 20/2008/II**.
- (d) Survey records in **Form-D** in respect of the property bearing Chalta No. 41 of P. T. Sheet No. 222 of Margao City Survey, computer generated on 28-10-2019, showing the name of Aurora do Carmo B. Xavier, one of the above named heirs, as 'Holder' thereof.
- (e) **Certified copy of the Survey Plan** of Chalta No. 41 of P. T. Sheet No. 222 of Margao City Survey, computer generated on 10-01-2023.
- (f) **Original Deed of Sale** dated **20-06-2023** duly registered in the Office of the Sub-Registrar of Salcete at Margao, Goa, under No. MGO-1-2684-on 22-06-2023.
- (g) Original Deed of Rectification dated 06-05-2024 duly registered in the Office of the Sub-Registrar of Salcete at Margao, Goa, under No. MGO-1-2576-on 21-05-2024.
- (h) Survey records in **Form-D** in respect of the property bearing Chalta No. 41 of P. T. Sheet No. 222 of Margao City Survey, computer generated on 26-12-2023, showing the name of Nanu Estates Private Limited, as 'New Holder' thereof.
- (i) **Nil Certificate of Encumbrance on Property** No. NEC/2/2024/758 dated 27-03-2024 issued by the Sub-Registrar of Salcete at Margao, Goa, for the period from 21-03-1994 up to 21-03-2024 in respect of the property under scrutiny herein.



9. SCRUTINY OF DOCUMENTS:

- (a) From the document of **Land Registration** records mentioned at **Para 8 (a)** above, it is seen that, the property bearing **Description No. 39385** of Book B No. 102 of the New Series, is inscribed in the Land Registration Office of Salcete with effect from 15-03-1945 under **Inscription No. 39110** of Book G No. 43 in favour of Mr. **Jacinto Rozendo Barreto Xavier**, married.
- (b) From the document mentioned at **Para 8 (b)** above, it is seen that the said Mr. Jacinto Rozendo Barreto Xavier and his wife, Mrs. Maria Angela de Piedade Azaredo Barreto Xavier, expired respectively on 09-08-1976 and 15-06-1988, upon whose deaths, a document of '**Succession**' is drawn on **28-07-1994**, declaring their exclusive heirs, as:-
- (i) Mr. Jacinto Miguel de Quadros Barreto Xavier, married to Mrs. Silvia Maria Ribeiro Rebelo Barreto Xavier;
 - (ii) Miss. Aurora Matilda Filomena do Carmo Barreto Xavier, a spinster;
 - (iii) Miss. Maria Manuel Paulacina Luciana Barreto Xavier, a spinster; and
 - (iv) Mr. Custodio Filomeno Jacinto Vicente Barreto Xavier, married to Mrs. Eugenia Lisete de Sevilha e Sousa Barreto Xavier.
- (c) From the document mentioned at **Para 8 (c)** above, it is seen, upon the deaths of above said Mr. Jacinto Rozendo Barreto Xavier and his wife, Mrs. Maria Angela de Piedade Azaredo Barreto Xavier, **Inventory Proceedings No. 20/2008/II** was also initiated in the Court of the IInd Addl. Civil Judge, Senior Division, Margão, Goa; declaring the above **named heirs as their successors**, and further declaring the above named heir, Mr. Jacinto Miguel de Quadros Barreto Xavier as a widower, and further declaring heir of his deceased wife, as:-
- (i) Mr. Luis Paulo Rebelo Barreto Xavier, married to Mrs. Ana Isabel Verdelho;
 - (ii) Mrs. Ana Maria Rebello Barreto Xavier, married to Mr. Rui Manuel Falcao Guerreiro Escorrega;



(iii) Mrs. Teresa Maria Rebelo Barreto Xavier, married to Mr. Vitor Dias da Silva.

(d) In view of the devolution of rights mentioned hereinabove, below named heirs of deceased registered owner, Mr. Jacinto Rozendo Barreto Xavier, became the exclusive owners in possession of the property under scrutiny herein:-

Name of the heirs	Share
Mr. Luis Paulo Rebelo Barreto Xavier; and his wife, Mrs. Ana Isabel Verdelho:	1/12 th
Mrs. Ana Maria Rebelo Barreto Xavier; and her husband, Mr. Rui Mel Falcao Guerreiro Escorrega:	1/12 th
Mrs. Teresa Maria Rebelo Barreto Xavier; and her husband, Mr. Vitor Dias da Silva:	1/12 th
Miss. Aurora Matilda Filomena do Carmo Barreto Xavier, a spinster:	1/4 th
Miss. Maria Manuela Paulacina Luciana Barreto Xavier, a spinster:	1/4 th
Mr. Custodio Filomeno Jacinto Vicente Barreto Xavier, married to Mrs. Eugenia Lisete de Sevilha e Sousa Barreto Xavier:	1/4 th

(e) From the survey records in **Form-D** mentioned at **Para 8 (d)** above, it is seen that name of Ms Aurora Do Carmo B. Xavier one of the heir of Mr. Jacinto Rozendo Barreto Xavier and his wife, Mrs. Maria Angela de Piedade Azaredo Barreto Xavier, are recorded as 'Holder of Title in Origin' of the property under scrutiny herein, which bears Chalta No. 41 of P. T. Sheet No. 222 of Margao City Survey.'

(f) From the document of **Survey Plan** mentioned in **Para 8 (e)** above, extent of the property under scrutiny herein can be seen.

- (g) Vide the **Deed of Sale** dated **20-06-2023** referred at **Para 8 (f)** above, the above named heirs/owners have sold the property under scrutiny herein, in favour of Nanu Estates Private Limited, a private limited company having its Registered Office at Nanu House, Varde Valaulicar Road, Margao, Goa.
- (h) Vide the **Deed of Rectification** dated **06-05-2024** referred at **Para 8 (g)** above, the above named heirs/owners have rectified the Deed of sale dated 20-06-2023 wherein the reference to "Inventory Proceedings No.70/2008/II appearing in the 6th and 7th line of page-12 of the said Deed of sale is rectified and read as "Special Inventory Proceedings No.20/2008/II".
- (i) also in the said Deed of sale dated 20-06-2023 the reference to 'SCHEDULE-I' wherever appearing is also rectified and read as 'SCHEDULE'.
- (j) From the document of **Form-D** mentioned at **Para 8 (h)** above, it is seen that name of Nanu Estates Private Limited is mutated in the survey recorded as 'New Holder' by deleting the earlier recorded names.
- (k) The **Nil Certificates of Encumbrances** mentioned at **Para 8 (i)** above shows that there are no encumbrances against the said property under scrutiny herein, for the period from 21-03-1994 to 21-03-2024.

10. CONCLUSION:

In view of the documents perused hereinabove, I have to report and certify as under:-

- (a) that the company of Nanu Estates Private Limited is the owner in possession of the property under scrutiny, which bears Chalta No. 41 of P. T. Sheet No. 222 of Margao City Survey, having an area of 7,411 square meters.
- (b) I hereby certify that the title of Nanu Estates Private Limited to the property under scrutiny is free, clear and marketable.


Melvin Jose D'Souza
Advocate