

Date _____

07th June 2022

CERTIFICATE OF TITLE AND**SEARCH REPORT**

This certificate and opinion given at the request of MRS. MARIA ANGELA MASCARENHAS alias MARIA ANGELA FRANCISCA JUDITH SILVA MASCARENHAS alias MARIA ANGELA MASCARENHAS E D'SA of Chinchinim, Salcete, Goa, in respect of the properties/plots, described hereunder:

(Description of the first property of said property)

ALL THAT major part of the property known as "NAGORDEM" also known as "BAINCHODDY", situated at village Benaulim, within the area of Village Panchayat of Cana Benaulim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, registered in the Land Registration Office of Salcete under No.7021, enrolled in the Land Revenue Office of Salcete under Matriz No.1594 and surveyed under No.376/9 of Benaulim village, having an area of 4625 sq. mts, and bounded on the east by property surveyed under No.376/9-A and 376/10, on the west by properties surveyed under No.375/1 and 374/8, on the north by properties surveyed under Nos.374/6, 376/4 and 376/8 and on the south by property surveyed under No.376/10.

(Description of the second property of said property)

All that plot of land, admeasuring 552 (five hundred fifty two) sq.mts, forming part of the property known as NAGORDEM, situated at village Benaulim, within the area of Village Panchayat of Cana Benaulim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, registered in the Land Registration Office of Salcete under

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No.2311 of Book B of New Series, not enrolled in the Land Revenue Office of Salcete and forming part of property surveyed under No.376/10 of Benaullim village and said plot of land forming an independent and separate property is bounded on the east by plot belonging to Pedro Fernandes, on the west by remaining part of property surveyed under No.376/10, on the north by property surveyed under No.376/9 and on the south by PWD road.

(Description of amalgamated property/said property)

All that portion of land having an area of 5177 (five thousand one hundred seventy seven) sq.mts, comprising of two properties, both adjoining one another, namely (a) All that major part of the property known as "NAGORDEM" also known as "BAINCHODDY", described in the Land Registration Office of Salcete under No.7021, enrolled in the Land Revenue Office of Salcete under Matriz No.1594 and surveyed under No.376/9 of Benaullim village, having an area of 4625 sq.mts, hereinafter referred to as the "first property" and more particularly described in the SCHEDULE "A" hereinafter and (b) All that plot of land, admeasuring 552 sq.mts, forming part of the property known as NAGORDEM, described in the Land Registration Office of Salcete under No.2311 of Book B of New Series, not enrolled in the Land Revenue Office of Salcete and forming part of the property surveyed under No.376/10 of Benaullim village and more particularly described in the SCHEDULE "B" above and together bounded on the east by plot belonging to Mr. Pedro Fernandes, on the west by properties surveyed under Nos.375/1 and 374/8, on the north by properties surveyed under No.374/6, 376/4 and 376/8 and on the south by PWD road and remaining part of property surveyed under No.376/10.

Documents scrutinised:

1. Land Registration certificate of description and Inscription dt.07.12.2006;

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2. Matriz Certificate dt. 6.12.2006;
3. Deed of Sale dt. 28th April 1967 registered in the office of the Sub-Registrar of Salcete, Margao under No.670 at pages 11 to 15 of Vol.29 of Book No.1 dt. 12th July 1967;
4. Deed of Succession drawn on 17th June 2005 by Niotary Public Ex-Officio of Salcete recorded at folios 83V to 85 of Deeds Book No. 1481;
5. Agreement for Sale and Development dt. 21st September 2005 with Irrevocable Power of Attorney dt. 21st September 2005 executed before the Notary Philomena de Silva of Margao;
6. Irrevocable Power of Attorney dt 27th February 2010 executed before the Notary Datta S. Nadkarni of Margao under Reg.No.3417;
7. Deed of Sale dt. 03rd January 2011 registered in the office of the Sub-Registrar of Salcete, Margao under No.MGO-BK1-00013-2011 dt.03.01.2011;
8. Deed of Sale dt.14.09.2011 registered in the office of the Sub-Registrar of Salcete, Margao under Reg.No.MGO-BK1-04928-2011 on 14.09.2011;
9. Deed of Sale dt. 08.11.2017 registered in the office of the Sub-Registrar of Salcete, Margao under No.MGO-Bk1-05166-2017 dt. 08.11.2017;
10. Form No.I & XIV and Survey plan of Survey No.376/9 of Benaullim village;
11. Conversion Sanad under no.AC-II/SG/CONV-100/2007 dt, 26.10.2007 issued by Addl.Collector II, South, Margao;
12. Technical Clearance Order under No.TPM/CONST/Ben/376/10/08/1537 dt. 11.04.08 issued by Senior Town Planner, Town and Country Planning Department, Margao;

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13. Construction Licence under No.VPCB/109/2009-2010 dt. 05.02.2010 issued by Village Panchayat of Cana Benaulim with renewal upto 05/02/2023;
14. Nil Encumbrance certificate under No.639/2022 dt. 19.04.2022 issued by Civil Registrar cum Sub-Registrar, Salcete, Margao;
15. Public Will drawn on 27th October 1954 by Notary of Judicial Division of Salcete, Margao;
16. Agreement of Sale dt.24th October 2007 executed before the Notary Surexa P. Lotlecar of Margao under Reg.No.12116/07;
17. Deed of Sale dt. 13th June 2011 registered in the Office of the Sub-Registrar of Salcete, Margao under No.MGO-BK1-03335-2011 dt. 13.06.2011;
18. Survey plan and Form No.I & XIV of Survey No. 376/10 of Benaulim village;
19. Conversion sanad under No. SDO/SAL/CONV/157/2008/2341 dt. 4.6.2008 issued by Deputy Collector & SDO, Margao;
20. Nil Encumbrance certificate under No.640/2022 dt. 19.04.2022 issued by Civil Registrar cum Sub-Registrar, Salcete, Margao;

SCRUTINY OF RECORDS:

From the Land Registration records of description it is clear that the entire property known as "NAGORDEM" also known as "BAINCHODDY", situated at village Benaulim, Salcete, Goa is described in the Land Registration Office of Salcete under No.7021 of New Series and inscribed in the name of <r. Jeronimo Cassiano Barreto having bequeathed to me by virtue of Public Will drawn on 27th October 1954;

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From Deed of Sale dt. 28th April 1967 registered in the office of the Sub-Registrar of Salcete, Margao under No. 670 at pages 11 to 15 of Vol. 29 of Book No. 1 dt. 12th July 1967 sold said property to Mr. Antonio Andrade;

From Records of Inventory Proceedings No. 19127/79 instituted on the death of said Mr. Antonio Andrade, the said entire property was allotted to his widow, Isabel Silva Andrade.

From Deed of Succession drawn on 17th June 2005 by Notary Public Ex-Officio of Salcete recorded at folios 83V to 85 of Deeds Book No. 1481 it is clear that said Isabel Silva e Andrade expired on 29th November 2000 leaving behind (a) Mr. Conceicao Andrade married to Mrs. Josefina Moniz Andrade, (b) Miss Maria Estela Andrade, (c) Mrs. Antonieta Andrade married to Mr. Rosario Gomes, (d) Mrs. Milagrina Andrade married to Mr. Andre Colaco, (e) Miss Isabela Andrade and (f) Miss Socorrina Andrade as only heirs and successors,

From Agreement for Sale and Development dt. 21st September 2005 read with Irrevocable Power of Attorney dt. 21st September 2005 executed before the Notary Philomena de Silva of Margao and Irrevocable Power of Attorney dt. 27th February 2010 executed before the Notary Datta S. Nadkarni of Margao under Reg. No. 3417 it is clear that aforesaid heirs (a) to (f) mentioned in foregoing para agreed to sell the said property i.e. first property, which is entire property excluding an area of 300 sq.mts purchased by mundkar, Smt. Rosa Fernandes, to Mr. Pascolin D'Sa and on payment of entire consideration said owners executed irrevocable Power of Attorney in favour of Mr. Pascolin D'Sa;

From . Deed of Sale dt. 03rd January 2011 registered in the office of the Sub-Registrar of Salcete, Margao under No. MGO-BK1-00013-2011 dt. 03.01.2011 said Miss Socorrina Andrade conveyed and transferred her right, share and interest in said

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property to Mrs. Maria Angela Mascarenhas, wife of said Mr. Pascolin D'Sa;

From Deed of Sale dt.14.09.2011 registered in the office of the Sub-Registrar of Salcete, Margao under Reg.No.MGO-BK1-04928-2011 on 14.09.2011 it is clear that remaining heirs of said Isabel Andrade and said Mrs. Maria Angela Mascarenhas and her husband said Mr. Pascolin D'Sa sold and conveyed the first property to Discovery Mines and Minerals Pvt. Ltd.

From Deed of Sale dt. 08.11.2017 registered in the office of the Sub-Registrar of Salcete, Margao under No.MGO-Bk1-05166-2017 dt. 08.11.2017 it is clear that said Discovery Mines and Minerals Pvt. Ltd sold and conveyed the said first property to said Mrs. Maria Angela Mascarenhas;

From the Land Registration records it is clear that the entire property of which second property forms part originally belonged to Dr. Rafael Antonio Pereira from Caranzalem, Goa and on whose death same devolved upon his wife Mrs. Helena de Cunha Pinto Pereira as he left no ascendants or descendants.

From Deed of Gift drawn on 2nd May 1951 read with Death certificate it is clear d Mrs. Helena de Cunha expired on 29th January 1967 gifting the said second property to Archdiocese of Goa and Daman.

From Agreement of Sale dt.24th October 2007 executed before the Notary Surexa P. Lotlecar of Margao under Reg.No.12116/07 read with Deed of Sale dt. 13th June 2011 registered in the Office of the Sub-Registrar of Salcete, Margao under No.MGO-BK1-03335-2011 dt. 13.06.2011 it is clear that after said gift an Association by name "Associacao do Legado de Dona Helena Cunha Pereira" who sold the said second property to Mr. Pascoalino D'Sa alias Pascoalinho Cirilo Xavier D'Sa.

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In survey records both the above properties stands recorded in the name of said Mrs. Maria Angela Mascarenhas and Mr. Pascolinho D'Sa.

From Conversion sanad, Technical Clearances, Construction licence read with approved plans it is clear that a Residential complex with shops, residential flats and villas have been proposed to be constructed in said property.

I have gone through the Nil encumbrance certificates and found that the said properties are free from all encumbrances, charges, liens or defects in title whatsoever.

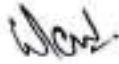
CONCLUSION:

From the documents discussed above, I have to conclude and opine that -

- a) MRS. MARIA ANGELA MASCARENHAS alias MARIA ANGELA FRANCISCA JUDITH SILVA MASCARENHAS alias MARIA ANGELA MASCARENHAS E D'SA and her husband MR. PASCOLIN D'SA alias PASCOALINHO CIRILO XAVIER D'SA are sole owners and possessors of both said properties described above and their title to the said properties is free, clear and marketable;
- b) the said properties are free from all encumbrances, charges, liens or defects in title whatsoever;
- c) that a residential complex is proposed to be constructed in the said properties and if any person/s intend/s to purchase any premises in said complex with proportionate share in land corresponding thereto he/she will acquire clear title to the same.

Margao,

07th June 2022


(ADV.KAMALAKANT N. PAI)