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&

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6<sup>th</sup> August, 2008.

TO WHOM IT MAY CONCERN

I confirm having verified the title to the following property:

1. DESCRIPTION OF THE PROPERTY

ALL THAT PROPERTY, being 13,370,0-0/14,250.00 , of the property known as 'PATTONA" or 'VODLE BHAT" or 'ODLEM BHAT' or 'PATONA DO SUL' or 'PATONA DO NORTE ' or Half of the Northern side, situated at Sancoale, within the jurisdiction of the Village Panchayat of Sancoale, Taluka and Registration Sub-District of Mormugao, District of South Goa, Goa, described at the Land Registration Office of the 'Comarca' of Salcete, under No. 16,220 and enrolled at the taluka Revenue Office, under 'matriz' No. 569, surveyed under Survey No. 217/3 of Sancoale Village, totally admeasuring an area of 14,250.00 square metres.

2. DOCUMENTS SCRUTINISED:



- (a) Certificate of Description No.16,220 and inscription No. 34,508;
- (b) Schedule of auction and other documents, issued by the Juizo Municipal de Mormugao, on 30.1.1925, in the orphanological inventory proceedings, initiated by Floriano do Rosario Cruz upon the death of his wife Ana Aurora Barbosa, who had expired on 24.6.1922, in respect of which the said Floriano do Rosario Cruz had made the declarations of 'Cabeça de Casal on 6.9.1922
- (c) Certificate issued by the 'Juizo Municipal' of Mormugao on 4<sup>th</sup> July, 19467, in Orphanological inventory Proceedings initiated by Rosa Maria Colaco upon the death of her husband Santana Rodrigues by other name Joao Santana Rodrigues;
- (d) Deed of sale dated 15.04.1948, recorded with the Notary of the 'Comarca' of Salcete, Margao, Shri Arfano de Loiola Furtado;
- (e) Deed of Gift dated 16.04.1966, registered with the sub Registrar of Salcete, under no. 402 at pages 78 to 81 of Book I, Volume No. 9, on 5.11.1966;



- (f) Deed of sale dated 26.5.1971, registered with the Sub-Registrar of Mormugao, under No. 170 at pages 369 onwards of Book No. I, Volume No. 9, dated 29.6.1971;
- (g) Deed of Succession dated 29.5.07, recorded at folios 22 to 23 of Deeds book No. 1508 of the Notary Public, Ex-officio, Salcete, Margao;
- (h) Deed of Succession dated 5.7.2007, recorded at folios 18 overleaf to 20 of Deeds Book No. 1509 of the Notary Public, Ex-Officio, Salcete, Margao
- (i) Certificate of Purchase in Form VI dated 1717.10.2001.
- (j) Nil encumbrance certificate No. 275 of 2007 dated 17.5.07 and Nil encumbrance certificate No. 473 of 2008 dated 5.8.08.
- (k) Agreement for sale dated 3.10.07;
- (l) Deed of Sale dated 21.11.07*

3. DERIVATION OF TITLE

- (a) In the Orphanological Inventory Proceedings initiated by Shri Floriano do Rosario Cruz upon the death of his wife Ana Aurora Barbosa, Shri Joao Santana Rodrigues purchased the



property described in No. 1 above, at the auction held by the Court on 30.8.1924, which was confirmed by the order of the Court.

- (b) Vide inscription No. 34,508 dated 29.1.1941, the property described under No. 34,508 is inscribed in favour of Lourencó Rodrigues, as the same was gifted to him by his parents Joao Santana Rodrigues alias Santana Rodrigues and Rosa Maria Colaco.
- (c) In the inventory proceedings initiated by Rosa Maria Colaco upon the death of her husband Santana Rodrigues by other name Joao Santana Rodrigues, one third each of the said property was allocated to Rosa Maria Colaco, Angelina Rodrigues and Maria Patricia Rodrigues;
- (d) By Deed of Sale dated 15.04.1948, recorded with the Notary of the 'Comarca' of Salcete, Shri Arfano de Loiola Furtado, Smt. Angelina Rodrigues and her husband Emanuel Percy Antonio Aleluia Assis Fernandes sold their one third share in the said property to Martinho Francisco Felipe Rodrigues
- (e) By deed of gift dated 16.4.1966, registered with the Sub-Registrar of Salcete, at Margao, under No. 402, at pages 78 to



81, of Book No. 1, Volume No. 9, on 5.11.1966, Smt. Rosa Maria Colaco, widow of Joao Santana Rodrigues, gifted her one third share in the said property to her grandson Jose Maria Rodrigues, son of Antonio Ignacio Rodrigues;

(f) By deed of sale dated 26.5.1971, registered with the Sub-Registrar of Mormugao, under No. 170, at pages 369 onwards of Book No. 1, Volume No. 9, dated 29.6.71, Maria Patricia Rodrigues, daughter of Joao Santana Rodrigues and her husband Tarquino Baptista sold their one third share in the property to Antonio Inacio Rodrigues, son of Joao Santana Rodrigues;

(g) Vide deed of Succession dated 5.7.2007 recorded at folio 18 overleaf to folio 20 of Deeds Book No. 1509, of the Notary Ex-Officio of Salcete, the aforesaid Smt. Martha Conceicao Dias qualified as the moiety holder and Shri James Denis Rodrigues and Shri Charles Martin Rodrigues, qualified as the sole and universal heirs of their deceased husband and father, respectively, Shri Martiaho Francisco Felipe Rodrigues, alias Martin Rodrigues or Martin F.P.Rodrigues, who expired on 17.4.1974;

(h) Vide deed of Succession dated 29.4.2007, recorded at folios






22 to 23 of Deeds Book No. 1508 of the Notary Public Ex-Officio, Salcete, Smt. Maria Bernadete Cardoso married to Joao Cardozo and Shri Jose Maria Rodrigues, bachelor, qualified as the only and universal heirs of their deceased parents, late Shri Antonio I. Rodrigues alias Antonio Inacio Alias Antonio Inacio Rodrigues who expired on 16.10.1988 at Sotrant, Cortalim and late Smt. Maria Purificacao alias Maria Purificacao Benjamita Dias alias Maria Purificacao Benjamita Rodrigues alias Maria P.B.Rodrigues who also expired at Sotrant, Cortalim, Goa, on 17.02.1998 and Shri Martinho Francisco Felipe Rodrigues alias Martin Rodrigues or Martin F.P.Rodrigues, who expired on 17.4.1974 at Mumbai.

- (i) An area of 475.00 sq. metres of the property has been purchased as Mundkarial Dwelling house by the mundkar , Shri Tukarama Salgaocar, vide certificate in Form VI, dated 17.10.01 issued by the Dy. Collector & S.D.O., Mormugao.
- (j) By agreement for sale dated 3.10.07, . James Dennis Rodrigues, Mr. Charles Martin Rodrigues, both bachelors, Mr. Inacinho Rodrigues, and his wife Mrs. Ismalia Rodrigues, Mr. Jose Maria Rodrigues, bachelor, Mrs. Maria Bernadette Cardozo and her husband Mr. Joao Cardozo, have agreed to sell to Mr. Dyaneshwar Tukaram Salgaocar an area of 325.00



sq. metres of the property described in No. 1, as a whole.

(k) By Deed of Sale dated 21.11.07, registered with the Sub-Registrar of Mormugao, under No. **1575** at pages **283** To **319** of Book No. I, Volume No. **761** dated **26.11/07** Mr. James Dennis Rodrigues, Mr. Charles Martin Rodrigues, both bachelors, Mr. Inacinho Rodrigues, and his wife Mrs. Ismalia Rodrigues, Mr. Jose Maria Rodrigues, bachelor, Mrs. Maria Bernadette Cardozo and her husband Mr. Joao Cardozo, sold the property described in No. 1 above, to Lt. Cdr. (Retd.) Bhagat Singh Sengar. 

4. LEGALITY OF THE ABOVE TRANSACTIONS:

The above transactions are legal.

5. ENCUMBRANCES, IF ANY

(a) From the Nil encumbrance certificates referred to at 2(j) above, it is seen that no encumbrance is registered on the property described in No. 1 above, for the period from 31.11.68 to 4.8.08.



(b) An area of 220.00 sq. metres of the property described in No. 1 above, as a whole is said to have been acquired by Government, for construction of road, which road is said to have been already constructed. The Copy of the award acquiring the said part is however not produced for my inspection.

6. OPINION

In my opinion and subject to what is stated in No. 5(b) above, Lt. Cmdr. (Retd.) Bhagat Singh Sengar has clear and marketable title to the property described in No. 1 above.



(Albino S.C. Vales)

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