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ADVOCATE & NOTARY

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Date: 22-04-2020

To
Mr. Umesh V. Desai,
Vasco da Gama, Goa.

Sir,

THE TITLE VERIFICATION AND SEARCH REPORT

Having been engaged by Mr. Umesh V. Desai for preparing Property Title Verification and Search Report with respect to the below mentioned properties, I furnish my Search Report as under;

PROPERTY NO. 1

Schedule

All that distinct and well demarcated portion/plot of land admeasuring an area of 514:50 (Five Hundred Fourteen Point Fifty) square meters surveyed under Chalta No. 112 (part) of P.T. Sheet No. 125 of Vasco City being part and parcel of the larger Plot identified under No.9 admeasuring an area of 897.00 square meter independently and separately surveyed under Chalta No. 112 of P.T Sheet No. 125 of Vasco City which by itself is part of the bigger property known as Dumoleachi Numochi or Nelly situated at vaddem within the limits of Mormugao Municipal Council Taluka and Sub District of Mormugao South Goa District Goa not described in the Land Registration Office of Salcete but enrolled in the Taluka Revenue Office under Matriz No. 108 totally admeasuring an area of 8560:00 square meters and bounded as follows:

On the North: Portion of properties with Chalta Nos. 98/125 and 32/96

On the South: Plot of Chalta No. 113 of P. T. Sheet No.95

On the East: Come de Oiteiro and Chalta No. 32/96

On the West: 6:00mts wide road and remaining portion of Chalta No. 112 of P.T Sheet No. 125.

[Report Only for Mr. Umesh Desai]



PROPERTY NO. 2

Schedule

All that one of the sub divided plot identified under plot no. 10 admeasuring an area of 600.00 (Six Hundred) square meters being part and parcel of the larger property, which itself is the southern portion of the larger property identified under Plot B totally admeasuring an area of 3933.50 square meters of the property known as Aforamento Lote No. 6 or Aforamento situated at Vaddem within the limits of Mormugao Municipal Council, Sub District of Mormugao South Goa Goa described in the Land Registration Office under Matriz No. 378 surveyed under Chalta No. 32 of P.T. Sheet No.96 of Vasco City admeasuring an area of 6809.00 square meters and the same is bounded as follows:

On the North: Plot No.9 of the same property

On the South: Property of Bossuet De Gama

On the East: Property of the same lote now belonging to Goa Shipyard Ltd. and road

On the West: the property of Bousset de Gama.

Property No. 3

Schedule I

All that property being part and parcel of the larger property Dumoleachi Numochi or Nelly situated at Vaddem vasco da Gama within the limits of Mormugao Municipal Council Taluka and Sub District of Mormugao District of South Goa State of Goa not described in the Land registration office of Salcete but enrolled in the Taluka Revenue office under Matriz No. 108 and surveyed under Chalta No.98 of P.T.Sheet No. 125 of vasco City totally admeasuring an area of 2160:00 (Two Hundred One Hundred Sixty) square meters (though Form D mentions the area of 2204:00 square meters).

Schedule II

All that distinct and well demarcated portion plot of land identified as plot B admeasuring an area of 550:00 (Five Hundred Fifty) square meters being part and parcel of the Said Property which is more particularly described in the Schedule I and the Said Plot bounded as follows:

On the North: MMC tar road

On the South: Plot belonging to Mr. D' Cunha

On the East: Property belonging to Mr. Karandikar

On the West: Plot of the same property

AMALGAMATED PROPERTY/PLOT

(Property No.1, Property no. 2 and property no. 3)

All that Amalgamated above three properties now after amalgamation the area is 1,664.00 square meters and surveyed



under Chalta No. 145, PT sheet No. 125 and now bounded as under;

On the North : By P T Sheet no. 96, Chalta No. 31,32 and PT Sheet No. 125 of Chalta No. 145.

On the South : By P T Sheet no. 125, Chalta No. 113.

On the East : By P T Sheet no. 125, Chalta No. 145 and PT Sheet No. 96A of Chalta No. 1.

On the West : By P T Sheet no. 125, Chalta No. 98,112.

I Shri Rajkumar N. Naik, Advocate, having office at shop no. 54, 2nd Floor, Apna Bazar Building, Vasco da Gama, Goa do hereby furnish my report as under:

That Mr. Umesh V. Desai is owner of the following three properties (Now Amalgamated into one Plot);

PROPERTY NO. 1

Schedule

All that distinct and well demarcated portion/plot of land admeasuring an area of 514:50 (Five Hundred Fourteen Point Fifty) square meters surveyed under Chalta No. 112 (part) of P.T. Sheet No. 125 of Vasco City being part and parcel of the larger Plot identified under No.9 admeasuring an area of 897.00 square meter independently and separately surveyed under Chalta No. 112 of P.T Sheet No. 125 of Vasco City which by itself is part of the bigger property known as Dumoleachi Numochi or Nelly situated at vaddem within the limits of Mormugao Municipal Council Taluka and Sub District of Mormugao South Goa District Goa not described in the Land Registration Office of Salcete but enrolled in the Taluka Revenue Office under Matriz No. 108 totally admeasuring an area of 8560:00 square meters and bounded as follows:

On the North: Portion of properties with Chalta Nos. 98/125 and 32/96

On the South: Plot of Chalta No. 113 of P. T. Sheet No.95

On the East : Come de Oiteiro and Chalta No. 32/96

On the West : 6:00mts wide road and remaining portion of Chalta No. 112 of P.T Sheet No. 125.

PROPERTY NO. 2

Schedule

All that one of the sub divided plot identified under plot no. 10 admeasuring an area of 600.00 (Six Hundred) square meters being part and parcel of the larger property, which itself is the southern portion of the larger property identified under Plot B totally admeasuring an area of 3933.50 square meters of the



property known as Aforamento Lote No. 6 or Aforamento situated at Vaddem within the limits of Mormugao Municipal Council, Sub District of Mormugao South Goa described in the Land Registration Office under Matriz No. 378 surveyed under Chalta No. 32 of P.T. Sheet No.96 of Vasco City admeasuring an area of 6809.00 square meters and the same is bounded as follows:

On the North: Plot No. 9 of the same property

On the South: Property of Bossuet De Gama

On the East: Property of the same lote now belonging to Goa Shipyard Ltd. and road

On the West: the property of Bousset de Gama.

Property No. 3

Schedule I

All that property being part and parcel of the larger property Dumoleachi Numochi or Nelly situated at Vaddem vasco da Gama within the limits of Mormugao Municipal Council Taluka and Sub District of Mormugao District of South Goa State of Goa not described in the Land registration office of Salcete but enrolled in the Taluka Revenue office under Matriz No. 108 and surveyed under Chalta No.98 of P.T.Sheet No. 125 of vasco City totally admeasuring an area of 2160:00 (Two Hundred One Hundred Sixty) square meters (though Form D mentions the area of 2204:00 square meters).

Schedule II

All that distinct and well demarcated portion plot of land identified as plot B admeasuring an area of 550:00 (Five Hundred Fifty) square meters being part and parcel of the Said Property which is more particularly described in the Schedule I and the Said Plot bounded as follows:

On the North: MMC tar road

On the South: Plot belonging to Mr. D' Cunha

On the East: Property belonging to Mr. Karandikar

On the West: Plot of the same property.

AMALGAMATED PROPERTY/PLOT

(Property No.1, Property no. 2 and property no. 3)

All that Amalgamated above three properties now after amalgamation the area is 1,664.00 square meters and surveyed under Chalta No. 145, PT sheet No. 125 and now bounded as under;

On the North : By P T Sheet no. 96, Chalta No. 31,32 and PT Sheet No. 125 of Chalta No. 145.

On the South : By P T Sheet no. 125, Chalta No. 113.

On the East : By P T Sheet no. 125, Chalta No. 145 and PT Sheet No. 96A of Chalta No. 1.

On the West : By P T Sheet no. 125, Chalta No. 98,112.



2. Documents Scrutinized

Sl. No.	Date	Description of documents
1.	23-05-2000	Matriz no. 108
2.		Description no. 44537 (along with English translation)
3.		Inventory Proceeding no. 33 of 1981 at Vasco Senior Division Court.
4.	28-05-1975	Deed of Sale dated 28.05.1975 registered in the Office of the Sub Registrar of Mormugao under No. 162 at pages 284 to 288 of Book No. I, Volume No. 23 dated 30.06.1975
5.	25-05-2007	Deed of Sale dated 25-05-2007, registered under registration no. 747 at pages 231 to 246, Book No. I, Volume No. 693, dated 29-05-2007
6.		Form D Chalta No. 112 PT Sheet No. 125 of Vasco city
7.		Form D Chalta No. 112 PT Sheet No. 145 of Vasco city
8.	29-05-2006	Deed of Sale dated 29-05-2006, registered under registration no. 733 at pages 134 to 147, Book No. I, Volume No. 574, dated 01-06-2
9.		Form D Chalta No. 32, PT Sheet No. 96 of Vasco city
10.	27-05-1975	Deed of Sale dated 27-05-1975 registered in the Office of the Sub Registrar of Mormugao under No. 157 at pages 215 to 220 of Book No. I, Volume No. 24 dated 25-06-1975
11.	08-02-1979	Deed dated 08-02-1979 registered in the office of the Sub Registrar of Mormugao under No. 278 at pages 187 to 198 of Book No. 1 Volume

		24 dated 21-09-1988
12.	24-03-2005	Deed of Sale dated 24-03-2005 duly registered in the office of the Sub registrar of Mormugao under No.470 at pages 19 to 40 of Book No. I Volume 499 dated 08-04-2005.
13.	14-05-2008	Deed of Sale dated 14-05-2008, registered under registration no. 821 at pages 287 to 305, Book No. I, Volume No. 838, dated 19-05-2008
14.		Form D Chalta No. 98 PT Sheet No. 145 of Vasco city
15.	15-12-2015	Judgment and Order dated 15-12-2015 passed by the Court of Inspector of Surveys and Land Records City Surveys Vasco da Gama, Goa Case No. ISLR/CTS/VAS/AMAL/3/2014
16.		Form D Chalta No. 145, PT Sheet No. 125 of Vasco city
17.		Survey Plan of PTS No. 125, Chalta No. 145
18.	22-09-2008	Sanad vide ref no. COL/SG/CONV/35/07/175 dated 22-09-2008 collector of South Goa, Margao
19.	01-03-2017	Land Use Zoning Information letter no. MPDA/ODP-2026/2016-17/1603 dated 01-03-2017 issued by Mormugao Planning & Development Authority.
20.	06-06-2019	Sanad vide ref no. AC-II/MOR/SG/CONV/23/2017/6642 dated 06-06-2019 collector of South Goa, Margao
21.	09-04-2018	Development Permission Ref No. MPDA/1A-D-24/2018-19/26 dated 09-04-2018 issued by Mormugao Planning & Development Authority
22.		Approved Plan of the Building.
23.	01-02-2019	Construction Licence No. 32/2018 dated 01-02-2019

3. The title history for last 30 years from this date shows the following chain of transactions.

PROPERTY NO. 1

Mr. Manuel D Cunha and Mrs. Sanatana Rodrigues are the owners in possession of All That distinct and well demarcated portion/plot of land admeasuring an area of 514:50 (Five Hundred Fourteen Point Fifty) square meters hereinafter referred to as the 'Said Plot' being part and parcel of the larger Plot identified under No.9 admeasuring an area of 897.00 square meters independently and separately surveyed under Chalta No. 112 of P.T. Sheet No. 125 of Vasco City which by itself is a part of the bigger property



known as Dumoleachi Numochi or Nelly situated at Vaddem within the limits of Mormugao Municipal Council Taluka and Sub District of Mormugao South Goa District Goa not described in the Land Registration Office of Salcete but enrolled in the Taluka Revenue Office under Matriz No. 108 totally admeasuring an area of 8560:00 square meters and the entire property shall be hereinafter referred to as the Said Entire Plot.

The aforesaid bigger property earlier belonged to Mr. Caetano Francisco Manuel Joaquim Mariano Acacio da Gama and his wife and upon his death the bigger property was allotted to his wife being Mrs. Silvia da Gama in Inheritance Proceeding in the Judicial Court of Salcete at Margao (Inventario Organologico) in the year 1937.

The aforesaid Mrs. Silvia da Gama inter alia sold Plot No. 3 and Plot No. 9 being part and parcel of the Said Entire Plot vide Deed of Sale dated 28.05.1975 registered in the Office of the Sub Registrar of Mormugao under No. 162 at pages 284 to 288 of Book No. I, Volume No. 23 dated 30.06.1975 unto and in favour of Mr. Manuel D' Cunha.

Mr. Manuel D' Cunha have sold the other portions of the aforesaid Plot No. 3 and 9 and still are owners in possession of the Said Plot being distinct and well demarcated portion/plot of land admeasuring an area of 514:50 (Five Hundred Fourteen Point Fifty) square meters of the aforesaid plot identified under No. 9 admeasuring an area of 897.00 square meters independently and separately surveyed under Chalta No. 112 of P.T. Sheet No. 125 of Vasco da Gama City.

Vide Deed of Sale dated 25-05-2007, registered under registration no. 747 at pages 231 to 246, Book No. I, Volume No. 693, dated 29-05-2007 Mr. Manuel D' Cunha and his wife Mrs. Santana Rodrigues sold the said plot admeasuring an area of 514.50 square meters surveyed under Chalta No. 112(part) of PT Sheet No. 125 of Vasco City being part and parcel of the larger Plot identified under No. 9 to Mr. Umesh V. Desai.

PROPERTY NO. 2

Miss Vinette Francisca De Souza is the exclusive owner in possession and otherwise entitled to All That one of the sub divided plot identified under plot no.10 admeasuring and area of 600.00 (Six Hundred) square meters being part and parcel of the larger property which is the southern portion of the larger property identified under Plot B totally admeasuring an area of 3933.50 square meters of the property known as Aforamento Lote No. 16 or Aforamento situated at Vaddem within the limits of Mormugao Municipal Council Sub District of Mormugao, South Goa, Goa described in the Land Registration office under No. 44537 and enrolled in the Taluka Revenue Office under Matriz No. 378 surveyed under Chalta No. 32 of P.T Sheet No. 96 of Vasco



City admeasuring an area of 6809 square meters (hereinafter referred to as the Said Plot).

The aforesaid larger property earlier belonged to Shri Pedro Nolasco de Souza which is further confirmed as the same is seen inscribed in his name as per the document being inscription and Description of the bigger property registered in the land registration office of Salcete under No. 44537.

Upon the death of Shri Pedro Nolasco de Souza and his wife the Inventory Proceeding was instituted under No 33 of 1981 filed in the court of Civil Judge Senior Division at Vasco da Gama Goa whereby the aforesaid portion of the property identified under plot B was allotted separately and exclusively unto and in favour of Miss Vinette Francisca De Souza .

Miss Vinette Francisca De Souza secured necessary permission for the development and sub division of the aforesaid Plot B into several plots from the competent authorities as seen from the Development Permission vide Order under No. MPDA/1-0-47/86-87/726 dated 25.07.86 issued by the Mormugao Planning & Development Authority which includes the said Plot.

Vide Deed of Sale dated 29-05-2006, registered under registration no. 733 at pages 134 to 147, Book No. I, Volume No. 574, dated 01-06-2006 Miss Vinette Francisca De Souza sold the Plot no. 10 admeasuring 600.00 square meters surveyed under Chalta No. 32 of P.T Sheet No. 96 of Vasco City to Mr. Umesh V. Desai.

PROPERTY NO. 3

Shri Arjun Shriram Shet was the owner in possession of all that distinct and well demarcate portion/plot of land identified as Plot B admeasuring an area of 550:00 (Five Hundred Fifty) square meters (hereinafter referred to as the Said Plot) being part and parcel of the property Dumoleachi Numochi or Nelly situated at Vaddem Vasco da Gama within the limits of Mormugao Municipal Council Taluka and Sub District of Mormugao District of South Goa State of Goa not described in the land registration Office of Salcete not enrolled in the Taluka Revenue office under matriz No. 108 and surveyed under Chalta no.98 of P.T Sheet No. 125 of Vasco City totally admeasuring an area of 2160:00 (Two Hundred One Hundred Sixty) square meters (though Form D mentions the area of 2204:00 square meters) of the larger property entire property admeasuring an area of 8560:00 square meters and the entire property shall be hereinafter referred to as the Said property.

The Said property earlier belonged to Shri Caetano Francisco Manuel Joaquim Mariana Acacio da Gama and upon his death Inventory Proceedings was instituted in the Court of the Civil



Judge Margao and accordingly the property was allotted unto Smt Silvia da Gama widow of Shri Caetano Francisco Manuel Joaquim Mariano Acacio da Gama.

The aforesaid owner Smt Silvia da Gama sold the part of the Said Property namely being two plots bearing Plot No. 2 admeasuring an area of 500:00 square meters and Plot No.11 admeasuring an area of 1560:00 square meters thus totally admeasuring an area of 2060:00 (Two Thousand Sixty) square meters unto in favour of Mrs. Rafael Maria Menezes vide Deed of Sale dated 27-05-1975 registered in the office of the Sub registrar of Mormugao under No. 157 at pages 215 to 220 of Book No. 1 Volume 24 dated 25-06-1975.

The aforesaid owner Smt. Silvia da Gama sold yet another part of the aforementioned property being two plots identified under Plot No.8 admeasuring an area of 525:00 square meters and Plot No. 12 admeasuring an area of 640:00 square meters thus totally admeasuring an area of 1,165 (One Thousand One Hundred Sixty Five) square meters unto in favour of Shri Domingos Da Mercês Hilario Rodrigues bachelor vide Deed of Sale dated 11-06-1975 registered in the Office of the Sub registrar of Mormugao under No. 180 at pages 321 to 325 of Book no. 1, Volume 23 dated 15-07-1975.

Aforesaid Shri Domingos Das Mercês Hilario Rodrigues sold one of the above plot namely Plot No. 12 admeasuring an area of 600:00 (Six Hundred) square meters (though there is reduction of 40:00 square meters) unto Mrs. Rafael Maria Menezes vide Sale Deed dated 08.02.1979 registered in the office of the Sub Registrar of Mormugao under No. 278 at pages 187 to 198 of Book No. 1 Volume 24 dated 21.09.1988.

By virtue of the aforesaid two deeds Mrs. Rafael Maria Menezes alongwith her husband thus became the absolute owners of the inter alias the aforementioned two plots name plot No.11 admeasuring an area of 1560:00 square meters and Plot 12 admeasuring an area of 600:00 square meters thus totally admeasuring an area of 2160:00 square meters of which the Said Plot being distinct well identified and separate portion identified under letter B admeasuring an area of 550:00 (Five Hundred Fifty) square meters carved out as an undivided share of the said property was sold unto Shri Arjun Shriram Shet vide Deed of Sale dated 24.03.2005 duly registered in the office of the Sub registrar of Mormugao under No.470 at pages 19 to 40 of Book No. 1 Volume 499 dated 08.04.2005.

Vide Deed of Sale dated 14-05-2008, registered under registration no. 821 at pages 287 to 305, Book No. 1, Volume No. 838, dated 19-05-2008 Shri Arjun Shriram Shet and his wife smt. Vidhya Arjun Shet sold the plot B admeasuring 550 square meters



On the North : By P T Sheet no. 96, Chalta No. 31,32 and PT Sheet No. 125 of Chalta No. 145.
On the South : By P T Sheet no. 125, Chalta No. 113.
On the East : By P T Sheet no. 125, Chalta No. 145 and PT Sheet No. 96A of Chalta No. 1.
On the West : By P T Sheet no. 125, Chalta No. 98,112.

Vasco da Gama, Goa.
22-04-2020

(Rajkumar N. Naik)
Advocate



Note : This Title Verification Report is based on the documents supplied by Mr. Umesh Desai. That Advocate Rajkumar N. Naik has/have no personal interest in the above properties nor is he related to Mr. Umesh Desai.

THE TITLE VERIFICATION AND SEARCH REPORT

Having been engaged by Mr. Umesh V. Desai for preparing Property Title Verification and Search Report with respect to the below mentioned properties, I furnish my Search Report as under:

PROPERTY NO. 1

Schedule

All that certain and well described portion of land measuring an area of 515.58 (Five Hundred FORTY FIVE) square meters surveyed under Chalta No. 112 (part of P.T. Sheet No. 125 of Vasco City being part and parcel of the larger plot identified under and measuring an area of 827.85 square meter independently and separately surveyed under Chalta No. 112 of P.T. Sheet No. 125 of Vasco City which by itself is part of the larger property known as Sancti Spiritus or Sancti Spiritus situated at Vasco within the limits of Municipal Council Taluka and Sub District of Mormugao South Goa District. Goa not surveyed in the Land Registration Office of Vasco, but surveyed in the Taluka Revenue Office under Halmir No. 100 totaling measuring an area of 827.85 square meters and bounded as follows:

On the North: Portion of properties with Chalta Nos. 31/32 and 32/36

On the South: Plot of Chalta No. 113 of P.T. Sheet No. 125

On the East: Cane de Outeiro and Chalta No. 32/36

On the West: 60ft wide road and remaining portion of Chalta No. 112 of P.T. Sheet No. 125