

08th September 2025

CERTIFICATE OF TITLE AND SEARCH REPORT

This certificate and opinion is given at the request of M/s. PEREIRA CONSTRUCTIONS, having office at Sirvodem, Margao, Goa, in respect of the plot described hereunder:

Description of the plot:

ALL THAT Plot V of the property known as PROPRIEDADE DE CIMA (Plot C), situated at Fatorda, Margao, within the area of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.33,088 of Book B 85 of New Series, enrolled in the Land Revenue Office of Salcete under Matriz No.2082. The said Plot V having an area of 3300 sq.mts and surveyed under Chalta No.5 of P.T.Sheet No.34 and forming an independent and separate property is bounded on the east by Plot I of entire property and internal reserved road of the family partition, on the west by Plot W and internal road of the family partition, on the north by property under Chalta No.1 of P.T.Sheet No.34 and on the south by internal road reserved of the family partition.

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Documents scrutinised:

1. Land Registration records of Inscription and Description dt. 17th June 2005;
2. Certificate of extract of records of Inv,Proc No.4/1984 from the Court of the Civil Judge, Sr. Dvn, Margao;
- 3) Judgement and Order dt.09th June 2000 passed by Inspector of Survey and Land Records, Margao City Survey, Margao in Case No.827/98;
- 4) Deed of Sale dt. 09th August 2010 registered in the office of the Sub-Registrar of Salcete, Margao under No.MGO-BK1-04114-2010 dt. 09th August 2010;
- 5) Deed of Rectification dt. 08th December 2022 registered in the office of the Sub-Registrar of Salcete, Margao under No.MGO-1-4668-2022 dt. 12th December 2022;
- 6) Registration certificate of M/s. Pereira Constructions read with Deed of Reconstitution of Partnership dt 28th February 2024.
- 7) Form D and Survey plan;
- 8) Conversion Sanad under No.AC-I/CONV/57/2012/12233 dt. 05.11.2019 issued by Addl. Collector I, South, Margao;
- 9) Development permission under No. SGPDA/P/6916/514/25-26 dt.02.07.2025 issued by South Goa Planning and Development Authority, Margao;
- 10) Construction Licence under No.CONSTLIC/MARGAO/2025-2026/54 dt. 21.08.2025 issued by Margao Municipal Council;



11) Approved plans;

12) Nil encumbrance certificate dt 05/09/2025.

SCRUTINY OF RECORDS:

From Certificate of inscription and description it is clear that there exists an immovable property known as PROPRIEDADE DE CIMA (Plot C), situated at Fatorda, Margao, within the area of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa which is described in the Land Registration Office of Salcete under No.33,088 of Book B 85 of New Series, enrolled in the Land Revenue Office of Salcete under Matriz No.2082 and 2/3rd part thereof, forming an independent and separate part is inscribed in the name of Smt., Maria Emilia Eliza Andrade e Araujo, widow from Margao in whose name the same has been inscribed in the Land Registration records under Inscription No.49956 of Book G 60.

From the records of Inventory Proceedings No.4/1984 it is clear that on the death of said Maria Emilia Eliza Andrade e Araujo said inventory proceedings was initiated in the Court of the Civil Judge, Sr. Dvn, Margao, wherein the said property was listed under Item No.2 and for the purpose of partitioning the same to her heirs, the same was partitioned into twenty four plots and said Plot V among other plots were allotted to said Smt. Alina Araujo Vaz alias Maria Quiteria Alina Araujo Vaz towards her share.

From the Judgement and Order dt. 09th June 2000 passed by the Inspector of Survey and Land Records, City Survey Margao in Case no.827/98 it is clear that

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the said Plot V admeasuring 3300 sq.mts came to be surveyed under Chalta No.5 of P.T.Sheet No.34.

From Deed of Sale dt. 09th August 2010 registered in the office of the Sub-Registrar of Salcete, Margao under No.MGO-BK1-04114-2010 dt. 09th August 2010 read with Deed of Rectification dt. 08th December 2022 registered in the office of the Sub-Registrar of Salcete, Margao under No.MGO-1-4668-2022 dt. 12th December 2022 it is clear that said Smt. Alina Araujo Vaz alias Maria Quiteria Alina Araujo Vaz sold, conveyed and transferred said Plot V to M/s. Pereira Constructions;

From Certificate of Registration of Firm read with Deed of Reconstitution of Partnership dt 28th February 2024 it is clear that said M/s. Pereira Constructions is a registered partnership firm with Mr., Pio Pereira, Mrs.Gracy Fernandes and Smt. Gauri D. Uppar as partners and all partners under Clause seventeen of said Partnership Deed authorised said Mr. Pio Pereira and empowered to him to manage the affairs of the firm and also to sign all documents on behalf of the firm.

From Conversion Sanad under No.AC-I/CONV/57/2012/12233 dt. 05.11.2019 issued by Addl. Collector I, South, Margao read with Development permission under No. SGPDA/P/6916/514/25-26 dt.02.07.2025 issued by South Goa Planning and Development Authority, Margao, Construction Licence under No.CONSTLIC/MARGAO/2025-2026/54 dt. 21.08.2025 issued by Margao Municipal Council and Approved plans it is clear that a building with lower ground floor, upper ground floor with upper three floors has been approved for construction in the said Plot V.

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From Nil encumbrance certificate it is clear that the said plot is free from all encumbrances, charges, liens whatsoever.

I have also verified the Land Registration records and records maintained by Sub-Registrar of Salcete, Margao and found that the said plot is free from all encumbrances, charges, liens whatsoever.

CONCLUSION AND OPINION:

From the documents discussed above I certify and opine that -

a) Said M/s. Pereira Constructions, a registered partnership firm, having office at Sirvodem, Margao, Goa is sole owner and possessor of the said Plot V, surveyed under Chata.No 5 P.T.Sheet No.34, described hereinabove and their title to the said plot is free, clear and marketable;

b) from conversion sanad, development permission, construction licence and approved plans it is clear that said M/s. Pereira Constructions can develop the said plot by constructing a building complex in the said plot;

c) Any person/s purchasing any premises in said proposed building in said plot with proportionate share in land with Agreement with said owner/Developer will acquire clear title to the same.

Margao, 08th September 2025


(KAMALAKANT N. PAI)
Advocate