

ADV. APURVA MUKESH NAIK

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TITLE REPORT

Date:08.09.2026

To,
M/s Ambica Realty,
Murida, Fatorda, Margao, Goa.

Sub: Legal Scrutiny Report in respect of all that plot admeasuring an area of 831 sq. Mtrs, surveyed under Survey No. 97/1-P of village Banaulim, Salcete Taluka, forming part of PLOT K, of the property known as "MADUXETILEM" or "PEDDA GRANDE", of Madhu Shetilem or Peda Grande, situated at Cana-Benaulim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete at Margao under No. 41588 at Folio 176 reverse of Book B-107 new series and enrolled in the Land Revenue Office of Salcete under Matriz No. 1700, surveyed under No. 97/1 of Village Cana-Benuialim.


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MAH/5241/2003
Mob: 8407944350

Sir,

I have scrutinized the documents submitted to me by you, and also considered the information provided and representations made by you, and after such scrutiny, I am pleased to submit my title report as under: -

LEGAL SCRUTINY REPORT

Sr. No . 1	Details of the Present Title Holder	M/s AMBICA REALTY, represented by its sole proprietor, Mr. Shrinivas Dattatraya Thorwat.
Sr. No . 2	Description of the Subject Plot of Land	All that that plot admeasuring an area of 831 sq. Mtrs, surveyed under Survey No. 97/1-P of village Benaulim, Salcete Taluka, forming part of PLOT K, of the property known as "MADUXETILEM" or "PEDDA GRANDE", of Madhu Shetilem or Peda Grande, situated at Cana-Benaulim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete at Margao under No. 41588 at Folio 176 reverse of Book B-107 new series and enrolled in the Land

		<p>Revenue Office of Salcete under Matriz No. 1700, surveyed under No. 97/1 of Village Cana-Benuaim.</p> <p>a) The Subject Plot of Land admeasuring an area of 831 sq. Mtrs, surveyed under Survey No. 97/1-P of Village Benaulim, Salcete Taluka, Goa,</p> <p>As an independent plot, the Subject Plot of Land is bounded as under: -</p> <table><tr><td>East:</td><td>By 6 meters road;</td></tr><tr><td>West:</td><td>By the property of Comunidade;</td></tr><tr><td>North:</td><td>By road and</td></tr><tr><td>South:</td><td>By remaining property of Survey No. 97/1.</td></tr></table>	East:	By 6 meters road;	West:	By the property of Comunidade;	North:	By road and	South:	By remaining property of Survey No. 97/1.
East:	By 6 meters road;									
West:	By the property of Comunidade;									
North:	By road and									
South:	By remaining property of Survey No. 97/1.									

**Sr No. 3:- DESCRIPTION OF THE DOCUMENTS
SCRUTINISED:-**

Sl. No	Nature of Document
01	Land Registration No. 45802, at Folio 176 reverse of Book B-107 new series inscribed in the name of Ema Benvinda das Dores Correia Gomes
02	Matriz No. 1700 enrolled in the Land Revenue Office of Salcete
03	Inventory Proceedings No. 51/1986, in the Court of the Comarca Judge of Salcete and Quepem, at Margao, initiated by Flavia Augusta Clotildes Correia Gomes on the death of Mrs. Ema Gomes Rebelo.
04	Deed of Succession dated 25.05.2001, recorded at Page 31 onwards Deed of Book No. 1425.
05	Deed of Partition dated 17.11.2012 executed before Sub-Registrar of Salcete under Book No. 1, Document Registration No. MGO-BK1-06299, CD No. MGOD64 on 20.11.2012
06	Deed of Rectification dated 01.08.2013 registered before the Sub-Registrar of Salcete under Reg. No. MGO-BK1-04142-2013, CD No. MGOD70 on 02.08.2013.

07	Order dated 27.01.2023 bearing Case No. 3/ISLR/PART/SAL/BENA/03/22/219 passed by the Inspector of Survey and Land Records, Salcete Goa.
08	Deed of Sale dated 27.06.2024, registered in the Office of Sub-Registrar, under Reg. No. MGO-1-3522-2024, Book -1 Document.
09	Survey Form I&XIV of the Said Porperty bearing Survey No. 97 of Sub Division No. 1-P of Benaullim Village of Salcete Taluka along with the Survey Plan.
10	SANAD dated 26.09.2024, bearing Ref. No. CCSAL09-24-369/3551 issued by the Office of the Collector, South Goa
11	Construction License issued by Office of VillagePanchayat Cana-Benaullim, Salcete, bearing Licence No. VPCB/27/2026-2027 dated 28.08.2026
12	Land Use Zoning Certificate issued by the Town and Country Department, South Goa, Margao, Goa, bearing Ref. No. TPM/6387/Zon-Inf/Benaullim/97/2024/2736 dated 24.04.2024
13	Nil Encumbrance Certificate dated 01.12.2000 to 31.12.2025, bearing Certificate No. NEC/2/2026/59

Sl. No. 04: - TRACING OF TITLE

1. **Land Registration No. 41588, at Folio 176 reverse of Book B-107 new series:** This document shows that the Subject Property stands in the name of Ema Benvinda das Dores Correia Gomes.
2. **Matriz No. 1700 enrolled in the Land Revenue Office of Salcete :** This document shows that the Subject Property is enrolled in the Land Revenue Office of Salcete under Matriz No. 1700.
3. **Inventory Proceedings No. 51/1986, in the Court of the Comarca Judge of Salcete and Quepem, at Margao, initiated by Flavia Augusta Clotildes Correia Gomes on the death of Mrs. Ema Gomes Rebelo:** This document shows that on the death of Ema Gomes Rebelo, Inventory Proceedings were initiated by Flavia Augusta Clotildes Correia Gomes, wherein 50% share in the Said Property was allotted to Mrs. Ida Quiteria Joana Correia Gomes, widow of Luis Caetano Franciso Jose Faleiro, and 1/8th share each was allotted to Mr. Joaquim Filipe Clemete and his wife Mrs. Maria de Lurdes Correia de Sacramento Clemente, Maria Celesitai de Jesus Clemente, Teresa de Jesus Clemente and her husband Mr. Jose Vincente Otolino Dias and Maria Ana de Visitacao Clemente and her husband Mr. Luis Miguel de Santa Rita Vaz in the Said Property.

4. **Deed of Succession dated 25.05.2001, recorded at Page 31 onwards Deed of Book No. 1425:-** This document shows that on the death of Ida Quitéria Joana Correia Gomes, this Deed of Succession of Deed was drawn, wherein, Mr. Lourenco Filipe Quintiliano Faleiro married to Regina Faustina Goes Faleiro, Nicolau Sebastiao Antonio Heitor Faleiro married to Cheryl Maria Aramita Julia Diminica Chesrose Faleiro and Mr. Caetano Povedade Fernando Orbelino Faleiro married to Alina Cacilda Figueiredo Faleiro were declared as the legal heirs of Mrs. Ida Quitéria Joana Correia Gomes.
5. **Deed of Partition dated 17.11.2012 executed before Sub-Registrar of Salcete under Book No. 1, Document Registration No. MGO-BK1-06299, CD No. MGOD64 on 20.11.2012:** This document shows that the Said Property is divided into 11 Plots denominated as Plot 'A' to 'K'.
In this Deed of Partition, PLOT 'K' having an area of 1760 sq. Mtrs along with everything situated therein is allotted to Mr. Nicolau Sebastiao Antonio Heitor Faleiro and his wife Mrs. Cheryl Maria Aramita Julia Dominca Chesrose Faleiro and Mr. Caetano Pidedade Fernnado Orbelino Faliero and his wife Mrs. Alina Cacilda Figueiredo Faleiro.
This document at page No.17 of the operative part of the deed highlights that, Mr. Lourenco Filipe Quintiliano Faleiro and his wife Mrs. Regina Faustina Goes Faleiro have already been suitably compensated with extra property in the earlier Deed of



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Partition dated 15.11.2011 duly registered in the office of the Sub-Registrar of Salcete at Margao under Registration No. MGO-BK1-06099-2011, Book No. I dated 15.11.2011 as such they have agreed that they shall relinquish all the rights in the properties forming a subject matter of this document.

6. **Deed of Rectification dated 01.08.2013 registered before the Sub-Registrar of Salcete under Reg. No. MGO-BK1-04142-2013, CD No. MGOD70 on 02.08.2013:-** This document shows that area of certain properties from A to K were not properly mentioned and has been corrected, however, no changes have been made with respect to property K, which is the Subject Matter.
7. **Order dated 27.01.2023 bearing Case No. 3/ISLR/PART/SAL/BENA/03/22/219 passed by the Inspector of Survey and Land Records, Salcete Goa: -** This document shows that Plot K bearing Survey No. 97/1 is further sub-divided and has obtained a new Survey No. 97/1-P of Benaullim Village in Salcete Taluka.
8. **Deed of Sale dated 27.06.2024, registered in the Office of Sub-Registrar, under Reg. No. MGO-1-3522-2024, Book -1 Document:-** This document shows that Mr. Caetano Piedade Fernando Orbelino Faleiro married to Mrs. Alina Cacilda Figueiredo Faleiro alias Alina Cacilda Faliero, Mr. Nicolau Sebastiao Antonio Heitor Faleiro alias Heitor Luis Faleiro married



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to Mrs. Cheryl Maria Aramita Julia Dominca Chesrose Faleiro alias Cheryl Faleiro sold the Subject Property to M/s Ambica Realty, represented by its sole proprietor Mr. Shrinivas Dattatraya Thorwat.

9. **Survey Form I & XIV of the Said Property bearing Survey No. 97 of Sub Division No. 1-P of Benaulim Village of Salcete Taluka along with the Survey Plan:** - This document shows that the name of M/s. Ambica Realty is recorded under the Occupants Colum in respect of Plot K admeasuring an area of 831 sq. mtrs bearing Survey No. 97/1-P of Benaulim Village.
10. **SANAD dated 26.09.2024, bearing Ref. No. CCSAL09-24-369/3551 issued by the Office of the Collector, South Goa:** This document shows that the Office of Collector, South Goa has permitted the use of the Said Plot for Residential purposes.
11. **Construction License issued by Office of VillagePanchayat Cana-Benaulim, Salcete, bearing Licence No. VPCB/27/2026-2027 dated 28.08.2026:** This document shows that the Village Panchayat of Cana-Benaulim has granted license for construction of Residential Building and Compound Wall in Survey No. 97/1-P of Benaulim Salcete Goa.
12. **Land Use Zoning Certificate issued by the Town and Country Department, South Goa, Margao, Goa, bearing Ref. No. TPM/6387/Zon-Inf/Benaulim/97/2024/2736 dated 24.04.2024:**

This document shows that as per Regional Plan 2021, plot bearing Survey No. 97/1-P, admeasuring an area of 831 Sq. mtrs of Benaullim Village falls in "Settlement Zone", having VP-2 status with permissible FAR 60.

13. **Nil Encumbrance Certificate dated 01.12.2000 to 31.12.2025, bearing Certificate No. NEC/2/2026/59:** - This document shows that there are no acts or encumbrances affecting the said plot have been found.

Final Certificate of Title	<p>After scrutiny of the above cited documents and based on the representations made to me and information given to me by the Partners of M/s AMBICA REALTY, I am of the opinion that: -</p> <p>1. At present M/s AMBICA REALTY, is the title holder of the Subject Plot of Land and it has obtained the Sanad bearing Survey No. 97/1-P of Benaullim Village of Salcete Taluka, admeasuring an</p>
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	<p>area of 831 sq mtrs for the purpose of Residential use in the Subject Plot of Land.</p> <p>2. At present M/s AMBICA REALTY, has a clean, clear and marketable title to the Subject Plot of Land.</p>
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I have along with my report enclosed the photo copies of all documents, which have been cited by me in my report. The said documents shall form a part of my report.



Apurva Mukesh Naik

Advocate

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