

TITLE SEARCH REPORT**FOR****SILVA REAL ESTATE AND DEVELOPERS PRIVATE LIMITED****DRAFTED BY:**

**Adv. KAPIL KALIDAS VERNEKAR & ASSOCIATES
ADVOCATES & ATTORNEYS (BGL, LLM.)**

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Name of the Client :

**SILVA REAL ESTATE AND
DEVELOPERS PRIVATE LIMITED**



Dated: 10-12-2025.

To

SILVA REAL ESTATE AND DEVELOPERS PRIVATE LIMITED,
a Company, having its Registered Office at Marshall Residency, Ground
Floor, Church Square, Betalbatim, Salcete Goa, Pincode-403708.

Dear Sir,

REFERENCE: Legal Opinion in respect of the ALL THAT PLOT identified as PLOT- A, admeasuring an area of 1315.00 Sq. Mts, being a portion carved out/dis-annexed from the SAID PROPERTY morefully described in Schedule-B herein above, Commonly Surveyed under survey No. 432/1, situated at Ward No. VI, within the limits of Cuncolim Municipal Council, Taluka of Salcete, District of South Goa, State of Goa.

PRESENT OWNER OF THE PROPERTY: SILVA REAL ESTATE AND DEVELOPERS PRIVATE LIMITED, a Company.

SCHEDULE – A
(DESCRIPTION OF THE LARGER PROPERTY)

ALL THAT immovable property known as “**MORODDA-CARUJEM**”, situated in **ward No. VI**, within the limits of **Cuncolim Municipal Council, Taluka of Salcete, District of South Goa, State of Goa**, described in **Land Registration Office of Salcete under title no. 11223 (old series) dated 29/08/1881** inscribed in the names of **Miguel Moraes and his wife Brigida Fernandes** and now **surveyed under Survey No. 432/1 of Cuncolim Village** and bounded as under:



Bounds of the Larger Property:

East : By Property "Cotta Molla" of Inacio Xavier Coutinho and others presently surveyed under no. 431/1;

West : By Property "Carujem" of the Marquez de Frontiera, Benjamin and Others, presently surveyed under no. 433 and 434;

North : By Public road from Carujem to Cottamoll;

South : By Hillock known as Cachamudivi of Marquez bearing Sr.no. 438 and presently part of property "MORODDA-CARUJEM" bearing survey No. 435/1, belonging to the previous Owners.

SCHEDULE -B

(DESCRIPTION OF THE SAID PROPERTY)

ALL That property on the western side of the SAID LARGER PROPERTY described in **SCHEDULE-A, herein above**, admeasuring an area of 25645.00 Sq. Mts. and bounded as under:

Bounds of the said property:

East: By property Cottamoll bearing Survey No. 431/1 WRD Canal;

West: By Property "Carujem" of the Marquez de Frontiera, Benjamin and Others, presently surveyed under no. 433 and 434;



North : By Public road and Survey no. 394/1;

South: By property "MORODDA-CARUJEM" bearing survey No. 435/1 belonging to the previous owners.

SCHEDULE -C
(DESCRIPTION OF THE SAID PLOT)

ALL THAT PLOT identified as PLOT- A, admeasuring an area of 1315.00 Sq. Mts, being a portion carved out/dis-annexed from the SAID PROPERTY morefully described in Schedule-B herein above, Commonly Surveyed under survey No. 432/1, situated at Ward No. VI, within the limits of Cuncolim Municipal Council, Taluka of Salcete, District of South Goa, State of Goa and bounded as under:

BOUNDS OF THE SAID PLOT:

On The East : By 10.00m Wide Service Road;

On The West : By 8.00m Wide Road;

On The North : By 6.00m Wide Existing Pwd Road; And

On The South : By Survey No 432/1(Part).



**TRACING OF TITLE AND OBSERVATION ON DOCUMENTS
PRODUCED, SCRUTINIZED AND EXAMINED:**

1. I HAVE CAREFULLY PERUSED THE FOLLOWING DOCUMENTS:-

All Photocopies;

1) Photocopy of Land Registration dated: 29-08-1881 in the Office of the Sub- Registrar of Salcete under No. 11223 at page 48 relating to title of Book 5 of Old series.

2) Photocopy of Deed of Succession dated 14-05-1998, drawn before Notary Ex-Officio Salcete, read with Deed of Succession dated 01-10-2013, drawn before Notary Ex Officio Salcete recorded at folio 57 to 58v of Deed book no. 1592.

3) Photocopy of Misc. Civil Application No. 18/2022 & 66/2022(F), under Judgment dated 10-02-2022 in First Appeal No. 51 and 74 of 2012, passed by Hon'ble High Court of Bombay at Goa Misc. Civil Application No. 18/2022 & 66/2022(F), under Judgment dated 10-02-2022 in First Appeal No. 51 and 74 of 2012, passed by Hon'ble High Court of Bombay at Goa.

4) Photocopy of Deed of Relinquishment of Illiquid and undivided rights drawn on 30-11-2021, passed in the Judicial Division of Salcete at Margao Goa.

5) Photocopy of Deed of Relinquishment of Illiquid and undivided rights drawn on 30-11-2021, passed in the Judicial Division of Salcete at Margao Goa.

6) Photocopy of Form I & XIV dated: 16-10-2023 under Survey No. 432 and Sub-Division No. 1.

7) Photocopy of Land Zoning Certificate under Letter no. TPM/990/ZON- CUN/432/1/2022/5312, dated 07-11-2022, Issued by Town and Country planning Department South-Goa District Office Government of Goa Margao Goa.



8) Photocopy of Conversion Sanad Dated: 24-03-2023, issued by the Office of the Collector, South Goa District Margao Goa under ref. No. CAD1SAL12-22-179-334, thereby converting an area of 10548.00 Sq. Mtrs.

9) Photocopy of Deed of Sale dated: 31-07-2025, duly Registered at the Office of the Sub-Registrar of Salcete Margao Goa under Reg. No. MGO-1-3652-2025, Book 1 Document, Dated:01-08-2025.

10) Photocopy of General Power of Attorney dated: 02-09-2023, duly executed and Notarized before Notary Vinod Pundalik Halarnkar at Margao Goa under Reg. No. 27002/2023, dated: 02-09-2023.

11) Photocopy of Technical Clearance Order dated: 07-11-2025, issued by the Office of the Town and Country Planning Department Margao Goa under Ref. No. TPM/36910/Cunc/432/1/2025/8481.

12) Photocopy of Construction Licence dated: 20-11-2025, issued by the Office of the Cuncolim Municipal Council, under Ref. No. CMC/Tech-Sec/CL/2025-26/4014/31.

13) Photocopy of Approved Plan.

2. **ON RELAYING UPON INFORMATION GIVEN ARE AS TRUE I OBSERVED THAT:**

AND WHEREAS the SAID LARGER PROPERTY "MORODDA-CARUJEM", was registered under Land Registration dated:29-08-1881 in the Office of the Sub- Registrar of Salcete under No. 11223 at page 48 relating to title of Book 5 of Old series, as enlisted at serial No. 1 above, in the names of Miguel Moraes and his wife Mrs. Brigida Fernandes.



And it is seen that the SAID LARGER PROPERTY was originally owned and possessed by Miguel Moraes and his wife Brigida Fernandes and upon their demise the SAID TOTAL PROPERTY devolved unto Luis Santana Moraes and his wife Rofina Almeida and thereafter onto Marcelino Piedade Moraes and his wife Maria Consolacao de Souza alias Conceicao Moraes and subsequently inherited by Frank Moraes and his wife Joana L.P. Moraes and after their death unto their Legal Heirs namely Mr. Mario Moraes married to M. Jennifer E. P. Moraes and his family inherited the same and are in peaceful use and physical possession of the entire property known as "MORODDA-CARUJEM" bearing Survey No. 432/1 of Cuncolim, Village, Salcete and is presently admeasuring area of 34,175.00 Sq. Mts as per Survey Records.

AND it transpires from the document vide Deed of Succession dated 14-05-1998, drawn before Notary Ex-Officio Salcete, read with Deed of Succession dated 01-10-2013, drawn before Notary Ex Officio Salcete recorded at folio 57 to 58v of Deed book no. 1592, as enlisted at serial No. 2 above, executed on demise of Frank Moraes and his wife Joana L.P. Moraes respectively, the legal heirs namely 1). Mr. Mario Moraes married to M. Jennifer E. P. Moraes, 2). Mrs. Myra Bernadette Morais married to Mr. Crowin Coutinho and Miss. Michelle Margarida Moraes became entitled to the estate of late Frank Moraes and his wife Joana L.P. Moraes and the contents of Birth Certificate dated 16-10-1987 of Marcelino Piedade Moraes issued by Civil Registrar Salcete, further show clear relationship and succession link of Mr. Mario Moraes and others to the Said Total Property vis-à-vis to the estate of late Miguel Moraes and his wife Brigida Fernandes, both residents of Cuncolim, Salcete Goa.



And thereafter upon the Subsequent to their death the said property has always been in open, peaceful and continuous possession of the ancestors of the Owners namely Mr. Mario Moraes and his wife M. Jennifer E. P. Moraes and Miss. Michelle Moraes and Mrs. Myra Bernadette Morais married to Mr. Crowin Coutinho now in use and physical possession by way of inheritance and title possession.

And thereafter the said Mrs. Myra Bernadette Morais and her husband Mr. Crowin Coutinho Relinquished all their illiquid and undivided rights title interest in the property left by their late parents/Parents in Law i.e. late Mr. Frank Moraes and his wife Mrs. Joana Lactancia Piedade Coutinho E Moraes alias Joanita Moraes, relinquished in favour of other Co-heirs namely Mr. Mario Moraes and his wife M. Jennifer E. P. Moraes and Miss. Michelle Moraes, as witnessed by the Deed of Relinquishment of Illiquid and undivided rights drawn on 30-11-2021, passed in the Judicial Division of Salcete at Margao Goa, as enlisted at serial No. 3 above.

And thereafter the said Mr. Mario Moraes and his wife M. Jennifer E. P. Moraes and Miss. Michelle Moraes thus who became the Lawful Owners in possession of the said Property.

AND WHEREAS the promulgated survey records of Form I and XIV of Survey No. 432/1 of Cuncolim Village are presently recorded in names of Owners namely Mario Moraes and M. Jennifer E. P. Moraes by Survey Revenue Authority and vide Misc. Civil Application No. 18/2022 & 66/2022(F), under Judgment dated 10-02-2022 in First Appeal No. 51 and 74 of 2012, passed by Hon'ble High Court of Bombay at Goa, as enlisted at serial No. 4 above it is mentioned at para 33 and 34 of its Judgment, the relevant contents of the Title Deed No. 11223 (Old Series) recorded in the name of Miguel Moraes, the



Landlord of Cuncolim are reproduced, thereby confirming the chain and linkage of the Said Miguel Moraes to Frank Moraes and now to the Owners namely Mr. Mario Moraes and Mrs. Jennifer E. P. Moraes and Miss. Michelle Moraes.

AND WHEREAS the said property "MORODDA-CARUJEM" bearing survey no. 432/1 is recorded in the names of the Owners namely Mario Moraes and M. Jennifer E. P. Moraes in Occupants Column of Form I & XIV dated: 16-10-2023 under Survey No. 432 and Sub-Division No. 1, as enlisted at serial No. 4 above of Promulgated Records with an area of 34,175 sq. mts. Comprising of Eastern and Western Plots and the name of property is "MORODDA- CARUJEM" is shown under Bharad Category.

AND WHEREAS it was held that Owners namely Mario Moraes and M. Jennifer E. P. Moraes and Miss. Michelle Moraes, have established their link with the Original Owners – Miguel Moraes and Brigida Fernandes and also the identity/ ownership of land bearing Survey No. 432/1 with its Land Registration No. 11223 of old series.

AND WHEREAS Owners namely Mario Moraes and M. Jennifer E. P. Moraes and Miss. Michelle Moraes have developed the portion of the "SAID TOTAL PROPERTY" i.e. the SAID PROPERTY by carving several plots therein, located towards Eastern side of the water Canal by incurring a huge expenditure and Sub- Divided the same into several small plots well demarcated at loco with loose stones wall.



AND it Transpires from the document as enlisted at serial No. 5 above vide Land Zoning Certificate under Letter no. TPM/990/ZON- CUN/432/1/2022/5312, dated 07-11-2022, Issued by Town and Country Planning Department South-Goa District Office Government of Goa Margao Goa, the Said Property is earmarked "Settlement Zone" and also the Office of Superintending Engineer of Water Resource Dept. Margao, Circle 4, WRD, vide his Letter no. SE-IV/WRD/F-166/91/2013-14, dated 30-05-2013, had granted Permission/ NOC for development of the Said Property bearing Survey no. 432/1 of Cuncolim Village unto the previous Owners namely Mario Moraes and M. Jennifer E. P. Moraes and Miss. Michelle Moraes, since the same is in the possession, occupation and ownership.

AND thereafter the previous Owners namely Mario Moraes and M. Jennifer E. P. Moraes and Miss. Michelle Moraes herein during the past several years developed the property bearing Survey No. 432/1 (part) admeasuring 8,765 sq mts. On the eastern side of water canal constructed by Irrigation department of Selaulim Dam by spending more than 100 Lakhs and Sub-Divided the same into smaller demarcated plots of 400/300 sq. mts and proposed to sell the said Sub-plots to persons of their choice. The approvals to the sub-divided plots has been granted by the TCP authorities. There are three existing residential rooms and a shed in the said property along with a plantation plot (farm house) with a well, which belongs to the previous Owners **namely Mario Moraes and M. Jennifer E. P. Moraes and Miss. Michelle Moraes** and their family members. Besides there are residential houses constructed by the plot owners who have purchased the plots from the previous Owners namely Mario Moraes and M. Jennifer E. P. Moraes and Miss. Michelle Moraes during the past years. The area is well developed with spacious Roads, drainages, water, electric Connections and other utility Services.



AND thereafter the previous Owners namely Mario Moraes and M. Jennifer E. P. Moraes have obtained Conversion Sanad, dated: 24-03-2023, under Ref. No. CAD1SAL12-22-179/334, issued by the Office of the Collector, South Goa, at Margao, for the purpose of **Residential Usage**, Thus, the said property is a SARFAESI Compliance, as enlisted at serial No. 6 above.

And it transpires from the document enlisted at serial No. 7 above, vide Deed of Sale dated: 31-07-2025 duly Registered at the office of the Sub-Registrar of Salcete under, Reg. No. MGO-1-3652-2025, Book 1 Document, dated: 01-08-2025 the said Previous owners namely **Mr. Mario Moraes and M. Jennifer E. P. Moraes and Miss. Michelle Moraes, SOLD** the said PLOT-A, to the present Owners namely **SILVA REAL ESTATE AND DEVELOPERS PRIVATE LIMITED, a Company**, thus who acquired title Ownership in the said PLOT. I Certify that the Said Deed of Sale is validly and legally executed and enforced between the parties, with the appendage of appropriate amount of Stamp duty and Registration fees as in force which stands paid. Thus the title to the Said PLOT of the Present Owner has become absolute and unimpeachable upon the execution of a Valid Sale Deed as above and therefore the Said PLOT have got a **good, valid, clean, clear and marketable title free from any charge, lien, and encumbrance whatsoever.**

And it is seen from the above mentioned Deed of Sale dated: 31-07-2025, that the said **Miss. Michelle Moraes** is represented through her constituted attorney her brother **Mr. Mario Moraes** vide Specific Power of Attorney dated: 25-07-2025, duly executed before the Notary Adv. Sandeep Desai at Margao Goa under Reg. No. 9995/2025, as enlisted at serial No. 8 above.



And Now the present Owner/Builder namely **SILVA REAL ESTATE AND DEVELOPERS PRIVATE LIMITED**, with the intention to develop the said PLOT morefully described in Schedule-C hereinabove by constructing thereon a project consisting of Residential VILLA's and obtained the following Licenses and Permissions as enlisted at Serial Nos. 9, 10 &11 above.

- a) Technical Clearance Order dated: 07-11-2025, issued by the Office of the Town and Country Planning Department Margao Goa under Ref. No. TPM/36910/Cunc/432/1/2025/8481.
- b) Construction Licence dated: 20-11-2025, issued by the Office of the Cuncolim Municipal Council, under Ref. No. CMC/Tech-Sec/CL/2025-26/4014/31.
- c) Approved Plan.

KIDNLY NOTE THE NEW DEVELOPMENT PROPOSED TO BE CONSTRUCTED ON THE PLOT DESCRIBED IN SCHEDULE-C HEREINABOVE.

3. LEGAL OPINION :

In view of the above stated findings I hereby Certify that the present Owner/Vendor have acquired the possessory right and title interest of ownership in respect of the said PLOT under description in Schedule-C herein above and thus title to the said PLOT of the Prospective Purchasers of various premises shall become absolute upon the execution of a **Valid Sale Deed between them as proposed and therefore the said Property has got a good, valid, clean, clear and marketable title free from any charge, lien, and encumbrance whatsoever.**



4. Thus the present Owner/Vendor have acquired the possessory right and title interest of ownership in respect of the said PLOT under description in Schedule-C herein above and thus title to the said PLOT of the Prospective Purchasers of various premises shall become absolute upon the execution of a Valid Sale Deed between them as proposed and therefore the said Property has got a good, valid, clean, clear and marketable title free from any charge, lien, and encumbrance whatsoever. The title history of last 30 years from this date shows the chain of above transactions. The links in the chain of title have been properly established and fortified. All the transactions have been duly verified and scrutinized from the relevant Records of the Registrar of documents from the City Survey of Salcete, Margao, South Goa Town and Country Planning department and Cuncolim Municipal Council.

6. The title history of last more than 30 years from this date shows the chain of above transactions. The links in the chain of title have been properly established and fortified. All the transactions have been duly verified and scrutinized from the relevant Records of the Registrar of documents from the Salcete, City Survey, South Goa Planning and Development Authority and Office of the Cuncolim Municipal Council.

7. CONCLUSION:-

From the scrutiny of the documents enlisted hereinabove in the list of documents, and search of relevant records, I have found and contended that the title of the applicant and the rights of the Owner, in respect of the property described in the Schedule 'A & B' above and the Said PLOT described in Schedule -C, is in accordance with the Plans and terms and conditions approved and contemplated by the S.G.P.D.A. and the Town and Country Planning Department and therefore the Owner, are having a clean, clear valid and readily marketable title and the owners can and are entitled for selling/disposing/alienating the said PLOT described in Schedule -'C' along with the proportionate share in the land to any prospective Purchaser/s and the Owner/developer have an absolute and every right to transfer and dispose off the said property along with the said Property to whomsoever.



FINAL CERTIFICATE

As per my observations :

- a) There are no claims of minors or any other person/persons, institutions, firms or companies in respect of the said PLOT;
- b) There are no liabilities created by any person or persons on the said property of whatsoever kind or nature.
- c) Assessment of Land Revenue Tax as per the present Land Revenue Code in force is not yet finalized in Goa and that it will take its own time for completion.
- d) Provisions of Urban Land Ceiling Act are not applicable in Goa and the ownership of the said plot by the Owners in accordance with the provisions of the Land Reforms Act.
- e) There are no prior mortgages, charges, claims, encumbrances, and liens of whatsoever nature in respect of the said PLOT.
- f) There is no Act nor any law in force in the State of Goa which prohibits creation of a charge in form of mortgage in respect of the nature and kind of the said property or otherwise, situated in the State of Goa.

FURTHER CERTIFY THAT :

- i) I certify that I have taken the necessary searches of the registration before the Sub-Registrar of Salcete, Margao, Survey Office of Salcete, Office of the Cuncolim Municipal Council, South Goa Planning and Development Authority and Town and Country Planning Department in respect of the said Property under description in Schedule-A, B & C, above.



ii) I am satisfied and confirm hereby that the above said Property is perfectly heritable and transferable and all the Statutory provisions as envisaged in the Real Estate Regulation Act (RERA) are complied and therefore this project is fully entitled to be registered with the RERA Authority and the transferors/owners/developers/vendors have every right to transfer the same. All the necessary parties have been joined in the documents perused by me and the same stand duly executed and validly registered before the appropriate authorities as envisaged by the law in force pertaining to transfer of properties, registration and stamp duties have the desired effect. Thereby the facts and event material to the title have been subjectively and satisfactorily proved, and can be kept as security by way of equitable Mortgage and the documents of Title referred hereinabove are perfect and conclusive proof of evidence of Title and if Said Equitable Mortgage is created in the manner required in Law it would satisfy the requirement of creation of Equitable Mortgage in favour of any Financial Institution.

iii) From the detailed study of all the title documents placed before me, I certify and endorse that the owners/developers have got a clean, clear, valid and perfectly marketable title to the said Property and therefore the present applicant have derived a valid clear marketable and unencumbered Title to the Said Property as stated hereinabove.

I HAVE CONDUCTED THE SEARCH OF THE CONCERNED REGISTRATION BEFORE THE RESPECTIVE AUTHORITIES IN RESPECT OF THE SAID PLOT AND ISSUED THE PRESENT TITLE REPORT AT THE REQUEST OF PRESENT OWNER SILVA REAL ESTATE AND DEVELOPERS PRIVATE LIMITED, a Company.

The File and papers forwarded by you to me are returned herewith, kindly acknowledge the receipt thereof.

Place: Margao, Goa.

Date: 10-12-2025.



Kapil K. Vernekar
(ADVOCATE)

ADVOCATE
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