



Serial No. 1310
 Presented at the Office of the
 Sub-Registrar of Sales
 between the hours of 3 pm
 and 4 pm on 14-6-1994.

Received fees for: Rs..... Pa.....
 Registration 3050-00
 Copying (Folios) 40 60-00
 Copying endorsements 3-00
 Postage
 Total Rs. 3113-00

✓ *Lucio Fernandes*

[Signature]
 SUB-REGISTRAR
 MARGAO

[Signature]
 SUB-REGISTRAR
 MARGAO

DEED OF SALE

This DEED OF SALE is made at MARGAO on
 the SIXTH day of the month of JUNE of the Year



Mr. No. 10 *Allegre* Date of birth *6. 2. 94*
Value of *...* *...*
Name of *...*
Residence *...*
For there is *...*
Additional *...*

Signature of the *...*

Hides
Signature of *...*

- 2 -

One Thousand Nine Hundred Ninety-Four
(6/6/1994) BETWEEN (1) Mr. MENINO JOSE



5000Rs.



- 3 -

LEAO JOANES, alias Mr. MENINO JOSE JOANES, son of the late Mr. Joaquim Conceicao Joanes, aged 72 years, retired, married, Indian National, AND HIS WIFE (2) Mrs. MARIA ROSA PIEDADE JOANES, daughter of the late Domingo Rebelo, aged 58 years, housewife, Indian National, both resident at House No. 103, Pedda Grande, Benaulim, Salcete, Goa, hereafter called "THE VENDORS"



Date of issue 6.6.99
 Name Manuel Fernandes
 Address Navelim
 Additional address 53014/
 Signature of the Government [Signature]
 Signature of Purchaser [Signature]

- 4 -

(which expression shall unless repugnant to
 the context include their heirs and legal
 representatives) OF THE ONE PART and
 Mr. INACIO FERNANDES, son of the late Manuel
 Fernandes, aged 40 years, married, Commercial
 employee, Indian National, resident at Ratvaddo,
 Navelim, Salcete, Goa, hereafter called "THE
 VENDEE" (which expression shall unless repug-





- 5 -

nant to the context include his heirs, assigns and legal representatives) OF THE OTHER PART, and WITNESSES:

WHEREAS at Seraulim of Salcete Taluka there is a property known as "ZOINA SANTUGODALEM" alias "FOIT GODOLE", which bears Land Registration no. 20,728 at Book B New and Revenue no. 290 and comprises Survey nos. 2/4 and 3/4 and admeasures 8050 sq. ms. (eight thousand fifty square metres)



No. 1700 Place of vend Uganda Date of issue 6.6.94
 Value of vend 1000
 Name of the purchaser J. J. J.
 Residing at 1700
 As there is no
 Additional entry
 Signature of the Uganda vendor
 Signature of the Uganda purchaser

- 6 -

and is bounded on the East by the property of
 Constancio Piedade Souza, on the West by the
 property of the heirs of Luciano Alvares and
 Francisco Antonio Gonsalves, on the North by
 the property of Piedade Xavier de Menezes and
 the said Gonsalves and on the South by the pro-
 perty of Visnum Poi Raiturcar and his wife, Loc-
 ximin Poinim, and adjacent to the same there is
 a property known as "ZOINA SANTUGDALEM", which
 bears Revenue no. 292 and Land Registration
 no. 316 at Book B New;





- 7 -

WHEREAS by deed dated 23/6/1910, drawn by the Notary Public, Constancio Roque Bernardo Salvador da Costa, from Margao, the said properties were purchased by Joaquim Conceicao Joanes, father of THE VENDOR No.1, and the said two properties are adjacent to each other and constitute one unit, fully described in the SCHEDULE I below, and as such unit the entire property is bounded on the East by the property of Constancio Piedade de Souza, on the West by the property of the heirs of Luciano Alvares and said



10
 6.6.99
 Date of issue
 Value of property
 Name of the vendor
 Residing at
 As the land is
 Additional survey
 Signature of the Vendor
 Signature of Purchaser

- 8 -

Francisco Antonio Gonsalves, on the North by
 the property of Piedade Xavier de Menezes and
 said Francisco Antonio Gonsalves and on the
 South by the property of the heirs of Luciano
 Alvares and nullah and is today crossed by the
 public road;

WHEREAS the said Joaquim Conceicao Joanes
 and his wife expired leaving behind THE VENDOR
 No.1 and a daughter as his sole heirs;



2000Rs.



- 9 -

AND WHEREAS the said properties are registered in favour of the said Joaquim Conceicao Joanes under no. 11936 at Book G 15;

AND WHEREAS the said daughter, Mrs. Maria Purificacao Joanes Fernandes, prior to her marriage executed a Deed dated 31/12/1930, drawn by the Notary Carlos Caetano D'Souza, at Margao, and agreed to transfer to THE VENDOR No.1, her brother, all her right, share and interest whatsoever which was allotted to her in the inventory proceedings held



No. 10
 Date of issue 6.6.70
 Name of the person 1000
 Address 1000
 Additional 1000
 Signature of the person 1000
 Signature of the person 1000

- 10 -

on the death of the said Joaquim Conceicao
 Joanes and received the full price therefor
 in the amount of Rs.1,500/- (Rupees one thou-
 sand five hundred only);

AND WHEREAS therefore the said Mrs.Maria
 Purificacao Joanes Fernandes has no right, share
 or interest whatsoever in the said property and
 the said property exclusively and absolutely
 belongs to THE VENDORS;





- 11 -

AND WHEREAS in the Record of Rights by virtue of a sheer mistake, the name of Joaquina Benedita Fernandes, now deceased, has been entered in the same as occupant, when the said Joaquina Benedita Fernandes, has never been co-occupant or co-owner of the said property along with THE VENDOR No.1 at any time and the inclusion of the name of the said Joaquina Benedita Fernandes as co-occupant is a sheer mistake and the fact of the said entry remained unknown to THE VENDORS until recently;



- 12 -

AND WHEREAS THE VENDORS, for the purpose of selling the said property have sub-divided the said property in loco into four plots, as



20 Rs.



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shown on the plan hereto annexed, namely, a) Plot A, admeasuring 3000 sq. ms. (three thousand square metres), fully described in the SCHEDULE II below, b) Plot B, admeasuring 3502 sq. ms. (three thousand five hundred two square metres), fully described in the SCHEDULE III below, c) Plot C, admeasuring 1473 sq. ms. (one thousand four hundred seventy-three square metres), fully described in the SCHEDULE IV below and Plot which bears Survey no. 3/4, admeasuring 75 sq. ms. (seventy-five square metres) and is fully described in the SCHEDULE V below;



H. No. 100 Title of vend Allegro Date of issue 6-6-99
 Value of vend 5000
 Name of vend João
 Residing at Nova
 At there is no other
 Additional thing
 Signature of the Basoficio vendor
 Signature of Purchaser Hdeis

- 14 -

AND WHEREAS THE VENDEE, already made
 aware of the said entry in the Record of Rights
 in favour of Joaquina Benedita Fernandes and of
 the said claim albeit false by one of the heirs
 of Joaquina Benedita Fernandes of co-ownership
 and demand for partition of the same, has agreed
 to purchase the said property and to take it as
 his exclusive responsibility and liability to
 deal directly with the heirs of the said Joaquina
 Benedita Fernandes as to the deletion of the said
 entry in the Record of Rights in the name of Joa-
 quina Benedita Fernandes and with the said claim



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of co-ownership and demand for partition, without THE VENDORS being in any way liable or answerable for the same;

AND WHEREAS THE VENDORS have agreed to sell to THE VENDEE Plot C, fully described in the SCHEDULE IV below and the plot which bears Survey no. 3/4, fully described in the SCHEDULE V below, for the total price of Rs. 3,00,000/- (Rupees three lakhs only);

AND WHEREAS THE VENDORS on 4/1/1994 granted written permission to THE VENDEE to erect a farm house in the said plot for the purpose of dwelling and also for keeping agricultural implements of THE VENDEE in the same;



NOW THIS DEED WITNESSES AS FOLLOWS:-

1. In pursuance of the said agreement and in consideration of the price of Rs. 3,00,000/- (Rupees three lakhs only) (the receipt whereof THE VENDORS do hereby acknowledge the said amount having been paid by PAY ORDER and wherefor THE VENDORS do hereby grant full discharge), THE VENDORS do hereby TRANSFER BY WAY OF SALE the said Plot C and the plot bearing Survey no. 3/4, fully described in the SCHEDULES IV and V below TO HOLD the same to THE VENDEE ever hereafter as his own absolutely;

2. The market value of both the plots hereby sold is Rs. 3,00,000/- (Rupees three lakhs only), that is to say, the market value of Plot C is



Rs. 2,90,000/- (Rupees two lakhs ninety thousand only) and the market value of plot bearing Survey no. 3/4 is Rs. 10,000/- (Rupees ten thousand only);

3. THE VENDORS do hereby covenant with THE VENDEE as follows:-

- a) That THE VENDORS' title in the plots of land hereby sold is perfect and unimpeachable and that THE VENDORS do have the right, power and authority to sell the same without any let or hindrance;
- b) That this sale is made free from any encumbrance or charge whatsoever;



- c) That whensoever reasonably required THE VENDORS shall, at the cost of THE VENDEE, do all that should be necessary or convenient to ensure that THE VENDEE peaceably holds and enjoys the plots of land hereby sold to him;
- d) That in the event THE VENDEE is ever dispossessed from the plots of land hereby sold to him or any part thereof BY REASON OF ANY DEFECT IN THE TITLE OF THE VENDORS, THE VENDORS shall fully compensate THE VENDEE and shall save THE VENDEE from loss;
- e) That it shall be the exclusive responsibility and liability of THE VENDEE to deal with the



- 19 -

heirs of Joaquina Benedita Fernandes whose name has been entered in the Record of Rights as co-occupant of the said entire property and to seek the deletion of the said name or to otherwise settle the matter with the said heirs in such manner as THE VENDEE may think fit and proper and that THE VENDORS shall not in any manner be liable or answerable as to the deletion of the said name or to the said settlement with the heirs of the said Joaquina Benedita Fernandes.

SCHEDULE I

ALL THAT LAND which is an agricultural land and is known as "ZOINA SANTUGODALEM" or "FOIT GODOLE",



situated at Seraulim of Salcete Taluka and Sub-District, District of South Goa, State of Goa, within the jurisdiction of the Panchayat of Seraulim, and comprises Land Registration nos. 20728 and 316 at Book B New and Revenue nos. 290 and 292 and Survey nos. 2/4 and 3/4 and admeasures 8050 sq. ms. (eight thousand fifty square metres) and is BOUNDED on the East by the property of Constancio Piedade Souza, on the West by the property of the heirs of Luciano Alvares and Francisco Antonio Gonsalves, on the North by the property of Piedade Xavier de Menezes and the said Gonsalves and on the South by the property of Visnum Poi Raiturcar and his wife. It includes also the portion which now bears Survey no. 3/4 and admeasures 75 sq. ms. (seventy-five square



metres) which is bounded on the East by the property of Conceicao Piedade Souza, on the West by the road, on the North by the property of Piedade Xavier de Menezes and is triangular in shape.

The said Plot bearing Survey no. 3/4 is in the Survey records known as "Capsantana".

SCHEDULE II

PLOT A of the property fully described in the SCHEDULE I hereinabove which is as shown on the plan hereto annexed and admeasures approximately three thousand square metres (3000 sq. ms.) and is BOUNDED on the East by the plot of Joaquina Benedita Fernandes and by the public road, on the West by the property of Francisco Antonio Gonsalves and by Survey no. 2/5 of Joaquina Benedita Fernandes, on the North by the property of Piedade Xavier de Menezes and on the South by the said plot



which bears Survey no. 2/5 and belongs to Joaquina Benedita Fernandes and by Plot B of the same property.

SCHEDULE III

PLOT B of the property fully described in the SCHEDULE I hereinabove which is as shown on the plan hereto annexed and admeasures approximately 3502 sq. ms. (three thousand five hundred two square metres) and is BOUNDED on the East by a part of Survey no. 2/5 of Joaquina Benedita Fernandes and by public road, on the West by the property of Conceicao Piedade de Souza, on the North by Plot A, fully described in the SCHEDULE II hereinabove and Survey no. 2/5 of Joaquina Benedita Fernandes and on the South by Survey no. 2/6 of Luciano Alvares and by Plot C of the same property.



SCHEDULE IV

PLOT C of the property fully described in the SCHEDULE I hereinabove which is as shown on the plan hereto annexed and admeasures 1473 sq. ms. (one thousand four hundred seventy-three square metres) approximately and is BOUNDED on the East by the public road, on the West by Survey no.2/6 of Luciano Alvares, on the North by Plot B of the same property and on the South by the nullah.

SCHEDULE V

THAT PLOT of the property fully described in the SCHEDULE I hereinabove which bears Survey no.3/4 and is triangular in shape and admeasures appro-



ximately seventy-five square metres (75 sq. ms.)
and is BOUNDED on the East by the property of
Conceicao Piedade Souza, on the West by the public
road and on the North by the property of Piedade
Xavier de Menezes.

IN WITNESS WHEREOF this deed is made on
the day first above mentioned and the parties
hereto sign hereunder in the presence of Witnesses.

THE VENDORS:

1. *Signature*
Quirino Jose Leao Joanes
2. *M. R. P. Joanes*



THE VENDEE:

Inacio Fernandes

WITNESSES:

1. *B. S. Fernandes*

2. *[Signature]*



- 1- Mr. Menino Jose Leao
Joanes, alias Mr. Menino
Jose Joanes, s/o late Joaquin
Conceicao Joanes, aged 72,
retired, married, and his wife,
- 2- Mrs. Maria Rosa Piedade
Joanes, d/o late Domingo
Rebello, aged 58, housewife,
both s/o Bernardino. -
- 3- Inacio Fernandes, s/o Manuel
Fernandes, aged 40, married,
commercial employee, s/o Flavio,

Executing party

admits execution of the so called

..... Sale

1. *Jose Leao Joanes*

Joanes

1. *Maria Rosa Piedade Joanes M R P Joanes*

Inacio Fernandes



1- Mr. Benigno Santana Fernandez,
married, major age, service, r/o
Havelan, Margao.

and known to the Sub-Registrar
that he is the person who knows
the above executant and identifies
him.

B. Santana
Sub-Registrar, Margao

Sd/- Dated: 14/6/34

SUB-REGISTRAR
MARGAO

registered No. 1987
at pages 271 to 299
Book No. -I Volume No. 29.2
Date 24/6/1934

Sub-Registrar



Date of return 24/6/1934

SUB-REGISTRAR
MARGAO





24

6

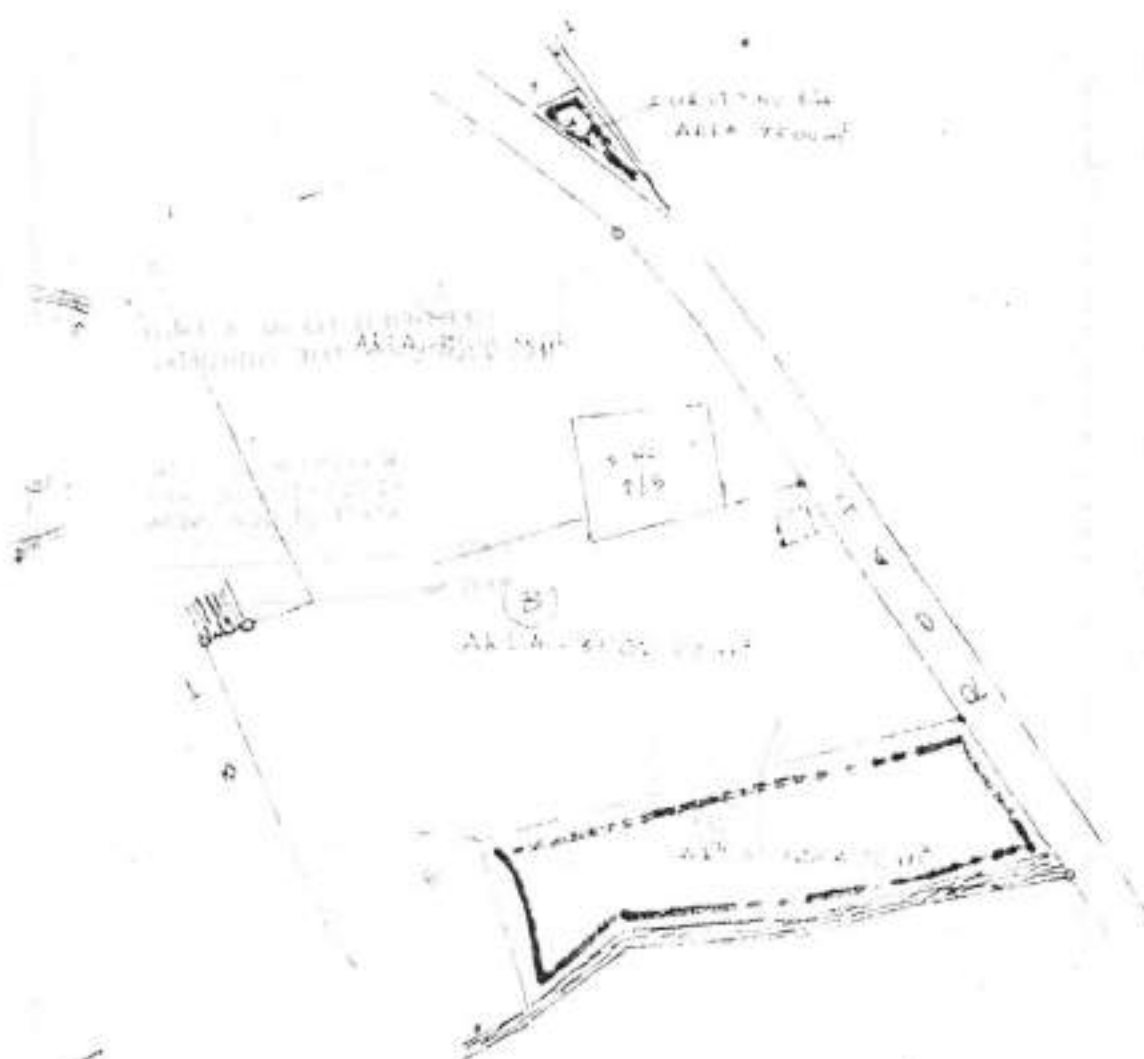
1

C

17-6

C

PLAN
OF THE PROPERTY PLANNED PURSUANT TO
S.A. 200/191 AT SERAULTI SAIGU GOA



THE VENDORS:

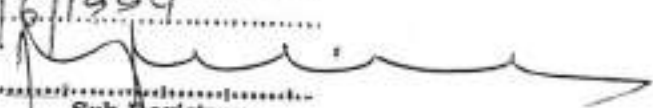
Quemiro Jose Leao Joanes

THE VENDEE:

Imais Fernandes



Registered No. 1787
at pages 271 to 299
Book No. 5 Volume No. 370
Date 24/6/1994


Sub-Registrar



CERTIFIED TO BE A TRUE
COPY OF THE ORIGINAL


RAVINDRA F. AYIR
ADVOCATE & NOTARY
STATE OF GOA, INDIA

DATE 13/11/2012
REG. No. 1075462



OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT

Room No.415, Fourth Floor,
Matanhy Saldanha Administrative Complex, Margao- Goa.
Phone No: 0832-2794423 Fax No: 0832- 2794402
Email: cols.goa@nic.in

No.AC-1/SAL/SG/CONV/24/2015//1633 Date: 25 / 11 / 2015

READ: Application U/s 32 of Land Revenue Code, 1968

- Ref:** 1) 5/SGF/CONV/12/15-16/548 dated 02/06/2015 of
Dy.Conservator of Forest, South Goa Division, Margao
2) TPM/27389/Serau/2/4-A/2015/2002 dated 28/04/2015
of Town Planner, Margao
3) MAM/SAL/CONV/39/2015/44 dated 03/07/2015 of
Mamlatdar of Salcete.
4) No.2/SSLR/75/2015/1442 dated 08/07/2015 of
Superintendent of Survey & Land Records, Margao
4) Affidavit Cum Indemnity Bond Executed before Ravindra F.
Ayir, Notary, Margao Reg. No.10474 dated 03/11/2015.



S A N A D

S C H E D U L E - II

See Rule 7 of the Goa, Daman & Diu Land Revenue

(Conversion of Use of Land non-agricultural Assessment Rules, 1969)

Whereas, an Application has been made to the Collector of South Goa (hereinafter referred to as "the Collector" which expression shall include any Officer whom the Collector shall appoint to exercise and perform his duties and powers under this grant) under Section 32 of the Goa, Daman & Diu Land Revenue Code, 1968 (hereinafter referred to as "the said Code" which expression shall, where the context so admits include the Rules and Orders there under) **Mr. Inacio Fernandes, r/o. 1st floor ACI Building, Ratwado Navelim, Salcete-Goa**, being the occupant of the plot registered under **Survey No: 2/4-A, of Seraulium Village of Salcete Taluka** (hereinafter referred to as the "applicant" which expression shall, where the context so admits include his heirs,

executors, administrators and assigns) for the permission to use the plots of Land (hereinafter referred to as the "said plot") described in the Appendix I hereto, forming **Survey No: 2/4-A, of Seraulim Village, of Salcete Taluka** admeasuring area **1473.00Sq.mts.** be the same a little more or less for the purpose of **Residential** use only.

And Whereas, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey No. 2/4-A, Seraulim Village of Salcete Taluka -Goa is approved.

Now, this is to certify that the permission to use for the said plot is hereby granted subject to the provisions of the said Code and Rules there under and on the following conditions namely:

1. Leveling and clearing of the Land: The Applicant shall bound to level and clear the Land sufficiently to render suitable for the particular non-agricultural purpose for which the permission is granted and to prevent non-sanitary conditions.
2. Assessment: The Applicant has paid the non-agricultural assessment when fixed by the Collector under the said Code and Rules there under with effect from the date of this Sanad.
3. Use: The Applicant shall not use the said land and building erected or to be erected thereon for any purpose other than granted purpose, without the previous sanction of the Collector.
4. Liability for rates: The applicant shall pay all taxes, rates and cesses leviable on the said land.
5. Penalty Clause: (a) If the applicant contravenes any of the foregoing conditions the Collector may, without prejudice to any other penalty to which the applicant may be liable under the provisions of the said Code continue the said plot in the occupation of the applicant on payment of such fine and assessment as he may direct.
(b) Notwithstanding anything contained in Sub-Clause (a) it shall be Lawful for the Collector to direct the removal or



alteration of any building or structure erected or use contrary to the provisions of this grant within such time as specified in that behalf by the Collector and on such removal or alteration not being carried out and recover the cost of carrying out the same from the Application as an arrears of land revenue.

6. Code provisions applicable: Save as herein provided the grant shall be subject to the provisions of the said Code and Rules there under.

7. The Applicant shall comply with the provisions of Town and Country Planning Act in force in Goa. Any violations of these provisions shall be solely at the cost of the Applicant at his own peril.

8. If any person claims ownership right and succeeds in it, the conversion shall stand automatically revoked.

9. Sanad shall not take away Mundcarial/Tenancy rights of any individual, if any, existing in the said property.

10. Any further development in the plot shall be strictly as per the rules in force.

11. No hill cutting or filling of low-lying area shall be undertaken without prior permission from the Chief Town Planner under section 17A of TCP Act.

12. This Sanad is issued only for change of use of land and shall not be used for any other purpose like proof of ownership of land etc. the applicant shall not use the Sanad for pursuing any illegal or antinational activities on this converted land

13. The right of way of the road serving the plot/property is **15.00mts. and 8.00 mts.** wide hence front setback of minimum **7.50+3.00mts. and 4.00+3.0mts.** Shall be kept from centre line of road.

14. Part portion of the property falls within 30.0mts. from Railway property boundary hence NOC from Railway Authority is required to be obtained at first instance for any development in the said portion of land.

15. The further development/construction in the plot shall be governed as per prevailing rules & regulations in force.

16. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department.
17. If Sanad is obtained by suppression of any vital information, it shall be revoked any time after knowledge of such fact from date of issue.
18. N.O.C from the concern authority shall be obtained before the commencement of any secondary development work in the said land.
19. Adequate arrangement shall be made so as not to affect any drainage portion in the area and flow of natural water.
20. Low lying land, water bodies be protected and should not be harmed due to any activity
21. If this Sanad is inconsistent with any law in force in the state of Goa or any decision of Hon'ble Supreme Court or Hon'ble High Court of Bombay, this Sanad shall be ineffective to extent of such inconsistency.
22. In case inadvertently if there is any mistake in calculating the fees for conversion payable or there is revision of fees before issuance of Challan then the applicant hereby undertakes to pay the difference along with simple interest of 12% per annum calculated from the date of issuance of original Challan till the date of payment thereof. The failure of refusal on part of the applicant or successor interest thereof in affecting the payment shall give the liberty to the undersign to revoke the said Sanad and/or recover the balance as arrears of land Revenue from Applicant.
23. In case of violation of any of the conditions or in case any N.O.C. etc. issued by any Department for effecting conversion is withdrawn, revoked or otherwise the conversion Sanad shall also stand cancelled from such date of withdrawal, revocation or otherwise.
24. In future if any dispute arises regarding the ownership, title, etc, than the applicant shall be solely responsible and the Collector or any other authorized officer on his behalf shall be



at liberty to revoke the Conversion Sanad granted without giving any notice/reasons.

Appendix-I

Length & Breath		Total Superficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
25.50 Mts.	78.00 Mts.	1473.00 Sq.mts	Sy. No: 2/4-A Seraulim Village of Salcete Taluka.	North: Sy. No.2/4 South : Nala East: Road West : Sy. No: 2/6

Conversion is Sanctioned for Residential purpose with permissible F.A.R 60% based reports/NOC/Affidavit referred at page no: 1 The applicant has credited Rs.116367/- as Conversion fees (Rupees one Lakh Sixteen Thousand Three Hundred Sixty Seven only) vide challan no AC-1/58/2015-16 dated 30/10/2015.

In witness whereof the Collector of South Goa District, Margao has hereunto set his hand and sent seal of his Office on behalf of the Government of Goa and the Applicant **Mr. Inacio Fernandes, r/o 1st floor ACI Building, Ratwado Navelim, Salcete-Goa**, hereunto set his hand this 25th day of November 2015.

Inacio Fernandes
Mr. Inacio Fernandes (applicant)

Signature and designation of the witnesses:

1. *Cridone. M. Fernandes* *ddy*
2. *Mevilton. C. Fernandes* *Mds*



(L.S.R. Pereira)
(L.S.R. Pereira)
Additional Collector-I
South Goa District,
Margao- Goa.

We declare **Mr. Inacio Fernandes**, who has signed this sanad is, to our personal knowledge, the person he represents himself to be, and that he has affixed his signature hereto in our presence.

1. *Cridone. M. Fernandes* *ddy*
2. *Mevilton. C. Fernandes* *Mds*

Copy to:

1. The Superintendent of Survey and Land Records, Margao-Goa.
2. The Town and Country Planning Dept., Margao-Goa.
3. The Dy. Conservator of Forest, Margao-Goa
4. The Mamlatdar of Salcete

CC

CC

GOVERNMENT OF GOA
OFFICE OF THE SUPERINTENDENT OF SURVEY & LAND RECORDS
MARGAO - GOA

PLAN (REVISED)

OF THE PROPERTY BEARING SURVEY No. 2/4-A SITUATED AT SERAULIM VILLAGE
OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM
AGRICULTURAL INTO NON AGRICULTURE PURPOSE BY MR. INACIO FERNANDES.

VIDE ORDER NO.AC-1/SAL/SG/CONV/24/2015/4997; DATED:19/05/2015 &
AC-1/SAL/SG/CONV/24/2015/3050; DATED: 25/03/2015 FROM THE ADDITIONAL COLLECTOR-I,
SOUTH GOA DISTRICT, MARGAO-GOA.

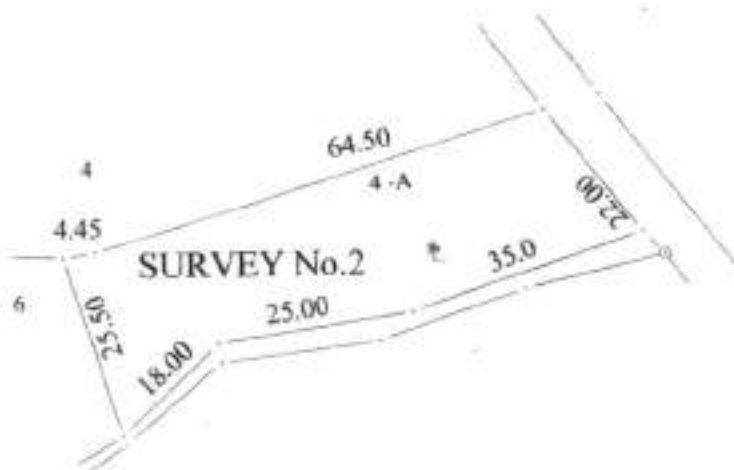


SCALE : 1:1000

AREA TO BE CONVERTED = 1473.00 SQ. MTS.



[Signature]
S.S.&L.R.



[Signature]
SHRI. VIJAY R. PRABHU GAONKAR (F.S.)

PREPARED BY

SURVEYED ON: 17/06/2015

[Signature]
SHRI. JAYESH S. NAIK (H.S.)

VERIFIED BY

File No.: 2/SSLR/75/2015

CC

CC

PRASAD S. NAIK
ADVOCATE & NOTARY

EMAIL: naik_prasad@yahoo.com
Mobile: 9422058561 Tel: 0832-2756345

Chamber:

*R-6, Marelda Residency,
Laymati, Davorlim,
Margao, Salcete, Goa.*

Date: 11/07/2016

To,
The Branch Manager,
Bank of India,
Navelim Branch,
Navelim, Margao, Goa

**SUB: TITLE OPINION IN RESPECT OF PROPOSED
PROJECT OF ROW BUNGALOWS, BUILDING AND
COMPOUND WALL TO BE CONSTRUCTED IN PROPERTY
SURVYED UNDER SURVEY NO. 2/4-A OF VILLAGE
SERAULIM, SITUATED AT SERAULIM, SALCETE, GOA.**

Sir,

As desired by you and on the basis of the title documents forwarded to me pertaining to the abovementioned plot and the other information submitted, I have conducted a detailed search and investigation of the aforesaid plot. I am herewith submitting my report in the prescribed Bank Format.

1. Name(s) and Addresses of the Borrowers:

Not Applicable

2. Title Deeds seen and scrutinized by me are:-

- Xerox Copy of Deed of Sale dated 06/06/1994, registered in the Office of the Sub-Registrar of Salcete under Reg. No. 1787 at pages 271 to 299 of Book No. I, Vol. No. 390 dated 24/06/1994.
- Xerox Copy of Agreement for Transfer and Development dated 13/11/2014.
- Xerox Copy of Form I & XIV of the property bearing Survey No. 2/4-A of Village Seraulim.
- Xerox Copy of Sanad dated 25/11/2015 issued by the Office of the Collector, South Goa District, Margao, Goa.
- Xerox Copy of Technical Clearance Order dated 16/12/2015 issued by the Office of the Senior Town Planner, Town and Country Planning Department, Margao, Goa.



- Xerox Copy of Construction Licence No. VP/S/03/2016 dated 21/04/2016 issued by the Office of the Village Panchayat of Seraulim, Salcete, Goa.
- Xerox Copy of Nil Certificate of encumbrance on property dated 21/04/2016 issued by the Office of the Sub-Registrar of Salcete.

3. Description of the immovable property:

The project consisting of Row Bungalows and Building is being proposed to be constructed in the below mentioned land:

All that plot of land identified as Plot-C admeasuring 1473 sq. mts. which itself is a separate and independent property formed out of larger property named ZOINA SANTUGODALEM alias FOIT GODOLE or JOIT GODOLEM, situated at Seraulim Village Taluka and Sub-District of Salcete, District of South Goa, State of Goa, which larger property is described in the Land Registration Office under Nos. 20728 and 316 of Book B New and recorded under Matriz Nos. 290 and 292. The said Plot is presently independently surveyed under Survey No. 2/4-A of Village Seraulim and bounded as under:-

East: By Road;

West: By Survey No. 2/6;

North: By Survey No. 2/4; and

South: By Nullah.

4. Search in Sub-Registrar Office:-

Location of the Property:-

The said plots are situated at Seraulim, within the area and jurisdiction of Village Panchayat of Seraulim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa.

Search and Investigation:-

- From the Deed of Sale dated 06/06/1994, registered in the Office of the Sub-Registrar of Salcete under Reg. No. 1787 at pages 271 to 299 of Book No. I, Vol. No. 390 dated 24/06/1994, it can be seen that Mr. Menino Jose Leao Joanes and his wife Mrs. Maria Rosa Piedade Joanes have sold and transferred in favour of Mr. Inacio



Fernandes the said plot admeasuring 1473 sq. mts. and another admesuring 75 sq. mts.

- From the Agreement for Transfer and Development dated 13/11/2014, it can be seen that Inacio Fernandes and Viola Fernandes have agreed to transfer to Mr. Mevilton Cleston Fernandes the said plot surveyed under Survey No. 2/4-A and pending transfer have permitted the said Mr. Mevilton Cleston Fernandes to develop the same by constructing therein building complex.
- From the Form I & XIV of the property bearing Survey No. 2/4-A of Village Seraulim, it can be seen that the same stands recorded in the name of Inacio Fernandes.
- From the Sanad dated 25/11/2015 issued by the Office of the Collector, South Goa District, Margao, Goa, it can be seen that permission is granted for change in use of land bearing Survey No. 2/4-A of Village Seraulim for residential purpose.
- From the Technical Clearance Order dated 16/12/2015 issued by the Office of the Senior Town Planner, Town and Country Planning Department, Margao, Goa, it can be seen that technical clearance is granted for carrying out construction of Row Bungalows, Building and compound wall in Survey No. 2/4-A of Village Seraulim.
- From the Construction Licence No. VP/S/03/2016 dated 21/04/2016 issued by the Office of the Village Panchayat of Seraulim, Salcete, Goa, it can be seen that licence is granted for construction of Row Bungalows, Building and Compound Wall in Survey No. 2/4-A of Village Seraulim.
- From the Nil Certificate of encumbrance on property dated 21/04/2016 issued by the Office of the Sub-Registrar of Salcete, it can be seen that there are no encumbrances on the said property for the period from 10/01/1996 to 21/04/2016.

5. OPINION:

Based upon the search conducted and the documents scrutinized above, That the plot of land admeasuring 1473 sq. mts. surveyed under Survey No. 2/4-A of Village Seraulim is jointly owned and possessed by Mr.



Inacio Fernandes and his wife Mrs. Viola Fernandes and their title to the same is clean, valid and absolute and marketable.

The said owners have entered into Development Agreement with Mr. Mevilton Cleston Fernandes and based on said Agreement the said Mr. Mevilton Cleston Fernandes has obtained necessary Construction Licence for the proposed construction of Row Bungalows, Building and Compound Wall in the said plot.

Upon execution of necessary Agreements with prospective buyers, the Bank will be in a position to sanction housing loans to prospective buyers of various premises in the said project and thereafter the said premises will be available as security to the Bank towards repayment of loan advanced by the Bank.

CERTIFICATE

I hereby certify that I have searched and verified the information furnished in this report. The title records are found registered in the office of the Sub-Registrar of Salcete. The statements and other information given in this report are correct and true.

I certify that the said plot of land admeasuring 1473 sq. mts. surveyed under Survey No. 2/4-A of Village Seraulim is jointly owned and possessed by Mr. Inacio Fernandes and his wife Mrs. Viola Fernandes and their title to the same is clean, valid and absolute and marketable.

