

20/08/2022

To,
Mr. Marcus Dias,
R/o. F-2, Second Floor, Melissa Port View,
El-monte Theatre, Desterro,
Vasco-Da-Gama, Goa.

Dear Sir,

SEARCH REPORT/TITLE CERTIFICATE

At your request, I am herewith submitting the search report of the property described hereinbelow.

DESCRIPTION OF THE PROPERTY

SCHEDULE-I

All that property known as 'GINA DE CASA', situated at Sancoale, within the area of Village Panchayat of Sancoale, Taluka of Mormugao, District of South Goa, State of Goa, not described in the Land Registration Office of Salcete nor enrolled in the Taluka Revenue Office of Mormugao but surveyed under Survey No.44/6-A of Sancoale Village, totally admeasuring 24,475.00 sq. mtrs. and is bounded as under :-

- On the North : By property under Survey No.44/6 of Sancoale village;
- On the South : By property under Survey No.44/7 of Sancoale village;
- On the East : By property under Survey No.45/1 of Sancoale village;
- On the West : By public road belonging to PWD.

SCHEDULE-II

All that distinct, separate, well delineated Plot admeasuring an area of 4,849.00 sq. mtrs., being part and parcel of the property, more particularly described in Schedule-I hereinabove and is bounded as under :-

On the North : By property under Survey No.44/6 of Sancoale village;
On the South : By property under Survey No.44/7 of Sancoale village;
On the East : By property under Survey No.45/1 of Sancoale village;
On the West : By public road belonging to PWD.

DOCUMENTS PRODUCED FOR VERIFICATION

1. Form III of the property bearing survey No.44/6 of Sancoale Village.
2. Form I & XIV of the property bearing survey No.44/6-A of Sancoale Village.
3. Survey plan of the property bearing survey No.44/6-A of Sancoale Village.
4. Deed of Succession dated 23/10/2000 drawn before Ex-officio Notary of Salcete under page No.27v of Deeds Book 1419 dated 27/10/2000.
5. Order dated 08/06/2008 passed in Case No.LRC/ PART/35/2007/198 before the Court of Deputy Collector/SDO Mormugao Vasco.
6. Corrigendum Order dated 19/05/2009.
7. Power of Attorney dated 18/04/2012 executed before Adv. K. S. Angle, Margao, Goa under Reg. No.4532.
8. Power of Attorney dated 26/08/2011 executed before Notary Public, State of New York and duly stamped u/s.32 of the Indian Stamp Act before Addl. Collector, South Goa at Margao-Goa.
9. Deed of Sale dated 19/10/2016 duly registered before Sub-Registrar of Mormugao at Vasco-Da-Gama under Book-1 Document, Reg. No.MOR-BK1-01915-2016, CD No.MORD17 dated 21/10/2016.



10. Conversion Sanad under No.COL/SG/CONV/48/2012/9953 dated 04/10/2013 issued by Office of the Collector, South Goa District, Margao, Goa.
11. Development Permission Order under No.MPDA/7-M-108/2019-20/1222 dated 04/12/2019 issued by Mormugao Planning and Development Authority, Vasco-Da-Gama-Goa.
12. Construction Licence under No.VP/S/21/2022-23/1133 dated 07/07/2022 issued by the Village Panchayat of Sancoale.
13. Approved Construction Building Plans.
14. Nil Certificate of Encumbrance on Property under No.---- of 2016 dated 29/08/2016 for the period from 22/11/1968 to 26/08/2016.
15. Nil Certificate of Encumbrance on Property under No.806 of 2017 dated 08/08/2017 for the period from 01/04/2015 to 04/08/2017.
16. Nil Certificate of Encumbrance on Property under No.715 of 2022 dated 12/07/2022 for the period from 19/10/2022 to 18/07/2022.

DEVOLUTION OF THE PROPERTY

From the documents produced for verification it reveals that there exists a larger property admeasuring an area of 29,300.00 sq. mtrs., surveyed under Survey No.44/6 of Sancoale village, situated at Sancoale, Goa, hereinafter referred to as the "said property".

The said property is originally seen recorded in the name of Mr. Domingo Minguel Carvalho and Mr. Joao Teotonio F. Mascarenhas as holders in title as per Form-III issued by the Inspector of Survey & land Records, Records of Rights, Margao Goa, as well as their names are appearing in the Name of the Occupant Column in Form I & XIV of the property surveyed under No.44/6 of Village Sancoale, issued by the Land Records.



The said Mr. Joao Teotonio F. Mascarenhas expired on 29/12/1994 and his wife Mrs. Maria Angela Marcilia Silveria Da Mascarenhas expired on 27/01/2000 leaving behind their legal heirs viz. 1. Mrs. Maria Augusta Herminia Mascarenhas married to Mr. Joaquim Honorato de Jose Velho and 2. Mrs. Maria Helena Doroteia Mascarenhas married to Mr. Alexandre Francisco Araujo as their only legal heirs which was confirmed vide Deed of Succession dated 23/10/2000 drawn before Ex- Officio Notary of Salcete under page No.27v of Deeds Book 1419 dated 27/10/2000 and accordingly their names were included upon mutation in the Occupant column in the Form I & XIV of the property surveyed under No.44/6 of Village Sancoale.

Said Mrs. Maria Augusta Herminia Mascarenhas and Mrs. Maria Helena Dorotia Mascarenhas filed suit for partition before Dy. Collector/ SDO, Mormugao at Vasco-Da-Gama under case No.LRC/PART/35/07 and by Order dated 08/06/2008 the Inspector of Survey & Land Records, City Survey, Vasco-Da-Gama, Goa partitioned the area admeasuring 24,475.00 sq. mtrs. from survey No.44/6 and by the Confirmation Order dated 11/11/2008 and Corrigendum dated 19/05/2009 the area in the area adjustment statement was corrected in column No.4 & 6 from 2,44,75 to 2,40,31 and column No.7 & 9 was corrected to 00.04.44 and a new survey number was allotted to the said portion of the land i.e. 44/6-A, (hereinafter referred to as the "said plot"). Thereafter separate Form I and XIV were issued in the name of Mrs. Maria Augusta Herminia Mascarenhas and Mrs. Maria Helena Doroteia Mascarenhas.

By virtue of Power of Attorney executed before K. S. Angle in Salcete Taluka Margao Goa Reg. No.4532 dated 18/04/2012, said Mrs. Antonieta Dias and Mr. Marcus Dias was empowered to carry out the development of the said property surveyed under survey No.44/6-A along with other properties.



Said Mrs. Maria Augusta Herminia Mascarenhas obtained Conversion Sanad from Office of the Collector, South Goa District, Margao, Goa under No.COL/SG/CONV/48/2012/9953 dated 04/10/2013 for conversion of an area of 3,964.00 sq. mtrs. into non-agricultural use.

By a Deed of Sale dated 19/10/2016 duly registered before Sub-Registrar of Mormugao at Vasco-Da-Gama under Book-1 Document, Reg. No.MOR-BK1-01915-2016, CD No.MORD17 dated 21/10/2016, said Mrs. Maria Augusta Herminia Mascarenhas and her husband Mr. Joaquim Honorato De Jose Velho and Mrs. Maria Helena Doroteia Mascarenhas and her husband Mr. Alexandre Francisco Araujo (through their duly constituted attorney Mrs. Maria Augusta Herminia Mascarenhas vide Power of Attorney dated 26/08/2011 executed before Notary Public, State of New York and duly stamped u/s.32 of the Indian Stamp Act before Addl. Collector, South Goa at Margao-Goa) sold an area of 4,849.00 sq. mtrs., (more particularly described in Schedule-II hereinabove and hereinafter referred to as the "said plot") to Mr. Marcus Dias and as such said Mr. Marcus Dias became the absolute owner in possession of the said plot.

Said Mr. Marcus Dias have obtained Development Permission Order from Mormugao Planning and Development Authority, Vasco-Da-Gama-Goa under No.MPDA/7-M-108/2019-20/1222 dated 04/12/2019 and Construction Licence from Office of the Village Panchayat of Sancoale under No.VP/S/21/2022-23/1133 dated 07/07/2022 for construction of Commercial/Multi Family Dwelling named as "Melissa Dwellings" Block-C and as such the proposed construction is legal in nature.



ENCUMBRANCES, IF ANY

The Nil Certificate of Encumbrance on property under Nos.---- of 2016 dated 29/08/2016, 806 of 2017 dated 08/08/2017 and 715 of 2022 dated 12/07/2022 has been produced before me which certify that the said property has no encumbrances from 22/11/1968 to 18/07/2022.

OPINION

On perusal of all the documents produced before me for verification listed from Sr. No.1 to 16 and what has been discussed hereinabove I am of the opinion that you Mr. Marcus Dias has acquired clear and marketable title on the said plot described in Schedule-II hereinabove and that the proposed construction undertaken by you is legal in nature.



Manguirish Kenkre

(Manguirish Kenkre)
Advocate