NIYOJ N. N. DESSAI
ADVOCATE

To,
Mr. Rizwan Shaikh,
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 immovable property without any special name situated at Desterro Wado, admeasuring an area of 6385 sq. mtrs., within the limits of Mormugao Municipal Council, Taluka Murmugao, District of South Goa, State of Goa, described in the land registration office of Salcete under No. 9614 new series and inscribed under inscription No. 23825, enrolled in Revenue Office under No 1971, surveyed under Chalta No 7 to 17 of P.T Sheet No 86 of Vasco City, and is bounded as under:

On the North	:	By Hilly land which is a coconut grove belonging to Governent (Fazenda Publica) and at the present under Chalta No 110/75;
On the South	:	By Hilly land partly fallow and partly coconut grove, which belongs to Government (Fazenda Publica)and at present surveyed under Chalta No. 18/86 and 19/86;
On the East	:	By the road leading to the Chapel, known as Capela Nova or Capela de Desterro, and at present known as road or Desterro Wado or Bogda; and
On the West	:	By fallow and hilly land belonging to the Government and at present properties surveyed under Chalta Nos 174/35. 40/85, 39/85, 26/85, 27/85 and 28/85.

SCHEDULE-II

ALL THAT PLOT OF LAND, bearing plot no 3, admeasuring an area of 1038 sq. mtrs., being an independent piece and parcel of the entire property without any special name situated at Desterro Wado, within the limits of Mormugao Municipal Council, Taluka Mormugao, District of South Goa, State of Goa, described in the land registration office of Salcete under No 9614 new series and inscribed under inscription No 23825, enrolled in Revenue office under No. 1971, more particularly described in Schedule-I hereinabove and the said plot is bounded as follows :-

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Chamber : # 3/3, 3rd Floor, Melquiedes Building, Fr. Joseph Vaz Road, Vasco-Da-Gama, Goa – 403 802.
Mob. No. :
Email Id :

On the North	:	By hilly land which is a coconut grove belonging to Governent (Fazenda Publica) and at the present under Chalta No. 110/75;
On the South	:	By 6mtrs wide access road;
On the East	:	By the road leading o the chapel , known as Capela Nova or Capela de Desterro, and at present known as road or Desterro Wado or Bogda; and
On the West	:	By Open Space.

DOCUMENTS PRODUCED FOR VERIFICATION

1. Form D in respect of property surveyed under Chalta No.7 (part) & 8 of PT Sheet No.86 of Vasco city.
2. Survey Plan in respect of property surveyed under Chalta No.7 (part) & 8 of PT Sheet No.86 of Vasco city.
3. Translation of Public Will dated 19.03.1938 executed by Mr. Ascanio Constantino Vicente de Paulo Ribeiro in favor of his two sons Pedro Xavier Victor Claudio Ribeiro and Nicolau Valentino Ambrosio Ribeiro.
4. Deed of Free Gift of Property dated 15.12.1969 executed by Mr. Pedro Xavier Victor Claudio Ribeiro and his wife Mrs. Florence Mary Helen Rebeiro as Donors and Mr. John Vincent Anthony Rebeiro as Donee registered before the Sub-Registrar of Murmugao under No. 254 at pages 79 to 82, Book No.I, Volume No.4 dated 29.12.1969.
5. Deed of Succession dated 21.01.2016 recorded at Folio 32 to 33 v of Deed Book No. 3 executed before Notary Ex-Officio Dharbandora, Goa.
6. Deed of Gratuitous Relinquishment of Illiquid Rights dated 21/01/2016 recorded at Folio 34 to 35 of Deed Book No. 3 executed by 1) Mrs. Lisa Marle Rebeiro, her husband Mr. Christopher Michael Green 2) Ms Kay Ann Ribeiro before the Notary Ex- Officio Dharbandaora , Goa.
7. Deed of Sale dated 01.02.2016 executed by Mrs. Maria Leopoldina Desouza as Vendor and Shri. Shaikh Rizwan as Purchaser duly registered before the Sub-Register of Mormugao under Book-1 Document, Reg. No. MOR-BK1-00182-2016 CD No. MOR12 dated 01.02.2016.
8. Development Permission Order bearing No. MPDA/PER/683/80-81, dated 12.12.1980 issued by the Mormugao Planning and Development Authority.
9. Sanad bearing No. AC-II/MOR/SG/CONV/36/2021/8547 dated 30/07/2021 issued by the Office of the Collector South Goa, District, Margao, Goa.
10. Development Permission Order bearing No. MPDA/1-R-221/2021-22/996 dated 23.09.2021 issued by the Mormugao Planning and Development Authority.
11. NOC under Ref. No. UHCV/NOC/21-22/750 dated 29/09/2021 issued by the Urban Health Centre, Vasco, Goa.
12. Construction License No. 08/2021 dated 19-11-2021 issued by the Mormugao Municipal Council, Vasco da Gama, Goa.
13. Approved Construction Plan.
14. Power of Attorney dated 30/10/2015 executed by Mrs. Maria Leopoldina Desouza in favour of Ms. Michelle Desa before Notary Adv. Ulhas Shirodkar having office at Vasco-da-Gama, Goa under Reg. No.10758/15 dated 09/12/2015.

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15. Nil Certificate of Encumbrance on Property under No. 289 of 2018 dated 02/04/2018.

DEVOLUTION OF THE PROPERTY

From the documents produced for verification it reveals that there exist a property without any special name situated at Desterro Wado, admeasuring an area of 6385 sq. mtrs., within the limits of Mormugao Municipal Council, Taluka Murmugao, District of South Goa, State of Goa, described in the land registration office of Salcete under No. 9614 new series and inscribed under inscription No. 23825, enrolled in Revenue Office under No 1971, surveyed under Chalta No 7 to 17 of P.T Sheet No 86 of Vasco City, hereinafter referred to as the said property and more particularly described in Schedule-I hereinabove.

The said property originally belonged to Ascanio Constantino Vicente de Paulo Ribeiro, who vide Public Will dated 19th March 1938, duly registered in the Office of Notary Public of Bardez at pages 17 of Book No. 24 of Wills, bequeathed the said property to his son Pedro Xavier Victor Claudio Ribeiro.

The said Pedro Xavier Victor Claudio Ribeiro and his wife Smt. Florence Mary Helen Ribeiro vide Gift Deed dated 15th December 1969, registered in the Office of Sub Registrar of Mormugao registered under No. 294 at pages 78 to 82 of Book No. I, Volume 4, dated 29.12.1969 gifted the said property to Shri. John Vincent Anthony Ribeiro.

Said Shri. John Vincent Anthony Ribeiro sub divided the said property into 3 (three) plots, which were identified as Plot No.1, Plot No. 2 and Plot No. 3 after obtaining necessary approval from the Mormugao Planning Authority under their reference No MPDA/PER/683/80-81 dated 12/12/1980.

Shri. John Vincent Anthony Ribeiro expired on 10.05.2015, leaving behind him Mrs. Maria Leopoldina Desouza as his moiety holder, Mrs Lisa Marie Ribeiro married to Mr. Christopher Micheal Green and Miss. Kay Anna Ribeiro as his legal heirs, the said fact has been confirmed by the Deed of Succession, dated 21.01.2016, drawn before Notary Ex-Officio at Dharbandora , Goa, recorded at Folio 32 to 33V of Deed Book No.3.

Thereafter, said Mrs Lisa Marie Ribeiro, Mr. Christopher Michael Green and Miss. Kay Anna Ribeiro vide Deed of Relinquishment dated 21.01.2016, drawn before Notary Ex Officio at Dharbandora, Goa, recorded at Folio 34 to 35 of Deed Book No. 03, relinquished their right title and interest to the inheritance accrued to them upon the death of John Vincent Rebeiro, thereby making Mrs. Maria Leopoldina DeSouza absolute owner of plot described in Schedule II.

Vide Deed of Sale dated 01/02/2016 executed by Mrs. Marie Leopoldina Desouza as Vendor and Shri. Shaikh Rizwan as Purchaser duly registered before the Sub Registrar under Book-1 Document Reg. No. MOR-BK1-00182-2016 CD No. MOR12 dated 01.02.2016, the said plot described in Schedule II hereinabove was sold by Mrs. Maria Leopoldina Dezouza to Shri. Shaikh Rizwan.

Shri. Shaikh Rizwan has caused Mutation and accordingly, the name Shaikh Rizwan is seen recorded in the Form D pertaining to the said plot under 'NAME OF OCCUPANT'.

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Shri Rizwan Shaikh has prepared a development scheme with Consulting Architect registered with the Council of Architects for the preparation of architectural drawings, namely MrKundanPrabhu, and the Consulting Structural Engineer registered with the Institution of Engineers (India) namely MrAbhayKunkoleinkar, for the preparation of the structural designs and drawings of the project.

The said Shri Rizwan Shaikh upon obtaining Conversion Sanad bearing No. AC-II/MOR/SG/CONV/36/2021/8547 dated 30/07/2021 issued by the Office of the Collector South Goa, District, Margao, Goa, Development Permission Order bearing No. MPDA/1-R-221/2021-22/996 dated 23.09.2021 issued by the Mormugao Planning and Development Authority, NOC under Ref. No.UHCV/NOC/21-22/750 dated 29/09/2021 issued by the Urban Health Centre, Vasco, Goa and Construction License No. 08/2021 dated 19-11-2021 issued by the Mormugao Municipal Council, Vasco da Gama, Goa and all other required approvals from the competent authorities drawn up plan for construction of Multi-Family Dwelling Unit and Compound Wall on the said plot and hence, the proposed construction undertaken by you is legal in nature.

ENCUMBRANCES, IF ANY

The Nil Certificate of Encumbrance on the said property has been produced before me which bears Certificate No. 289 of 2018 dated 02/04/2018 for the period from 18/10/1981 to 24/03/2018 which certifies that the said plot described herein above has no encumbrances of any nature from 18/10/1981 to 24/03/2018. However, latest Nil Encumbrance certificate from 24/03/2018 till date may be obtained.

OPINION

On perusal of all the documents produced before me for verification listed from Sr. No.1 to 15 and what has been discussed hereinabove I am of the opinion that Shri Rizwan Shaikh has acquired clear and marketable title over the said Plot in Schedule-II hereinabove and that the proposed construction undertaken by you viz. Shri Rizwan Shaikh is legal in nature and you can safely enter into agreement/deed with any prospective purchasers.

You may however apply and obtain RERA registration.

Date : 14/12/2021.
Place : Vasco-Da-Gama, Goa.

NIYOJ N. N. DESSAI ADVOCATE Vasco-da-Gama, Goa

(Adv. Niyoj N. N. Dessai)