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Reg.No. MHA/364/2000.

Dated: 12-09-2022.

SEARCH REPORT

A – Brief Details Of Property

- 1 (i) Name of the Property:- “PORIANTY OR
PORIANTOY or 1/4th of the property PORIANTY.
- (ii) Property surveyed under Survey Number :- 421/3.
- (iii) Area :- An area of 1,550.00 square meters.
- (iv) Village :- Loutolim.
- (v) Taluka :- Salcete.
- (vi) District :- South Goa.
- (vii) State :- Goa.

B – Documents Perused

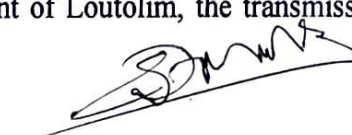
- 2 (i) Copy of deed of Sale dated 26-04-1984.
- (ii) Copy of translation into English of Registration of
Transmission (Inscription dated 16/12/1963 of
Number 48779.
- (iii) Copy of description No. 44806 dated 02-07-2020
from the office of the Sub-Registrar of Salcete,
Margao.
- (iv) Copy of Description No. 44806 of the said Property



- (v) Copy of Form I & XIV of Survey Number:- 421/3, village Loutolim, Salcete, South Goa, Goa.
- (vi) Copy of survey plan.
- (vii) Copy of Land Use Information No. TPM/Zoning-Infr/Loutolim/421/3/2021/1551 dated 07-04-2021, issued by the Dy. Town planner, Margao.
- (viii) Copy of Deed of Gift dated 07/08/2020.
- (ix) Copy of approved plan for construction of residential Building with shops and compound wall.
- (x) Copy of Corrigendum No. PHCL/DHS/NOC/2022-23/216 dated 30/05/2022, issued by Medical Officer I/C, Primary Health Centre, Loutolim, Goa.
- (xi) Copy of Corrigendum No. TPM/33718/Const/Lout/421/3/ 2022/2292 dated 06-05-2022 issued by the Senior Town Planner, Margao.
- (xii) Copy of Sanad of land conversion No. AC-II/SAL/SG/CONV/38/2021/9800 dated 20-08-2021 issued by the Addl. Collector-II, Margao.
- (xiii) Copy of Technical Clearance Order No. TPM/33718/Const/Lout/421/3/2022/1725 dated 01-04-2022 issued by the Town Planner, Margao.
- (xiv) Copy of Construction Licence No. VP/LOU/2022-23/CL/9/318 dated 10-06-2022 issued by the Village Panchayat of Loutolim.

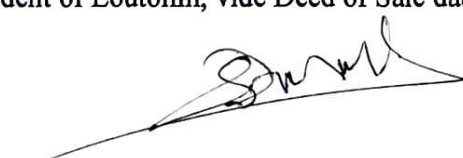
C – Details of Property

3. As per inscription of transmission dated 16/12/1963, presentation serial order No.2, it is inscribed in favour of Brigila Luisinha Dias, married to Camilo Dias, house wife, resident of Loutolim, the transmission of



the property now described under number 44806 at folio 162 overleaf of Book B No. 116 of new series, purchased from Jose Vicente Figueiredo de Albuquerque and his wife Rosa da Conceicao Pinho de Noronha Figueiredo of Margao, situated in the village of Loutolim and is bounded on the East with the property Carvota or Nomoxim of Fabrica Church of Loutolim, public way, eight part of Gorbata of Joaquim Mendes, Carvodem of Ligorio dos Anjos Alvares, fourth part and sixth part of Gina of Joaquim Mendes, Gina do Ligorio dos Anjos Alvares and Roulem of Fr. Joao Roque de Figueiredo; on the West with Magos of Porianty of Comunidade of Loutolim; on the North with Carvota of Nomoxim of Fabrica of Church of Loutolim and on the South with Rovolem of Jose Joaquim de Figueiredo. The said Property is recorded in the Taluka Revenue Office under Matriz No. 291. Presently, as per Survey Records, the said Property is surveyed on the East with sub-divisions 2, 4, 5, 6, 7-A and 7 of survey number 421; on the West with public road; on the North with public road and the property surveyed under survey No. 421/5 and on the South with the property survey No. 421/8 of Loutolim village. This property is hereinafter referred to as the "said Property".

4. The owners of the said Property namely Brigila Luisinha Dias and her husband Camilo Dias sold the said Property to Mr. Mariano Fernandes married to Fatima Venancia Pereira, both resident of Loutolim, vide Deed of Sale dated

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26-04-1984, registered in the office of the Sub-Registrar of Salcete, Margao, Goa, under No. 1867, at folios 361 to 366 of Book I of Volume No. 311 on 21-08-1984.

5. Thereafter, said Mariano Fernandes and his wife Fatima Venancia Pereira gifted the said Property to Mrs. Fatima Gaonkar, wife of Mr. Domingos Gaonkar, alias Domnic Gaonkar, both resident of Raia, vide Deed of Gift dated 07-08-2020 registered in the office of the Sub-Registrar of Salcete, under Book:- Document Registration Number :- MGO-1-2093-2020 on 17-08-2020.
6. On request of said Mrs. Fatima Gaonkar, the Deputy Town Planner, Margao issued Land Use Zoning Information vide his letter bearing No. TPM/Zoning-Infr/Lout/421/32/221/1552 dated 07-04-2021 stating that "As per Regional Plan for Goa 2021, the plot under reference falls in 'Settlement Zone'.
7. The Medical Officer, Primary Health Centre, Loutolim, Goa, issued NOC vide letter No. PHCL/DHS/NOC/222-2023/75 dated 21-04-2022 for construction of residential building with shops, which was later corrected vide CORRIGENDUM bearing No. PHCL/DHS/NOC.2022-23/26 dated 30-05-2022 to read as "proposed construction of residential building with shops and compound wall".
8. The Town and Country Planning Department issued Technical Clearance Order under No. TPM/3378/ Const/Lout/421/3/2022/1725 on 01-04-2022 for construction of residential building with shops, but was subsequently



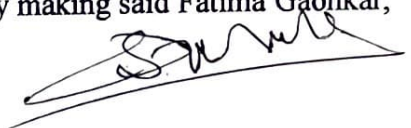
corrected vide CORRIGENDUM No. TPN/ 33718/Const/ Lout/42/3/ 2022/2292 dated 06-05-2022 to read as "for construction of residential building with shops and compound wall".

9. The Addl. Collector of South Goa District. Margao, issued Land Conversion Sanad vide his letter No. AC-II/SAL/SG.CONV/38/2021/9800 dated 2-08-2021, for conversion of the entire area of 1550.00 square meters of said survey No. 421/3 of Loutolim village.

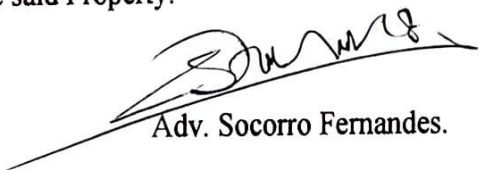
10. Finally, the Village Panchayat of Loutolim, based on the above clearances and NOCs given by the Government Departments and the approval of construction plan granted by the Town and Country Planning Department, issued Construction License to Mrs. Fatima Gaonkar vide License No. VP/LOU/222-23/CL9/318 dated 10-06-2022.

D – Opinion

11. On the perusal of the documents at hand, I am of the considered view and opinion that Fatima Gaonkar wife of Mr. Domigos Gaonkar, resident of Raia, has been validly gifted the said Property by the DONORS namely said Mr. Mariano Fernandes and his wife Mrs. Fatima Fernandes alias Fatima Venancia Pereira, vide the Deed of Gift dated 07-08-2020, surveyed under survey No. 421/3 of Loutolim village, admeasuring an area of 1.550.00 sq. mtrs, registered in the Land Registration Office under registration no. Book:- 1 Document Registration Number:- MGO-1-2093-2020, thereby making said Fatima Gaonkar,



the absolute owner in possession of the said property, with clear and undisputable title to the said Property. In the SCHEDULE-A of the Deed of Gift dated 07-08-2020 the Matriz number is wrongly mentioned as No. 298 which is in fact the matriz number of the property known as "Ramaginaikalem or Rovollem". As per the description of the said Property "Porianty or Poriantoy or 1/4th of the property Porianty" under No. 44806, the Matriz number is correctly mentioned as No. 291. Therefore, I take the matriz no. as No. 291 of the said Property. Thus Mrs. Fatima Gaonkar and her husband Mr. Domingos Gaonkar are the present full owners in possession having clear and absolute title to the said Property.



Adv. Socorro Fernandes.