

16/09/2021.

To,  
Mr. Alivio Faria,  
H. No.142, Near Railway Bridge,  
Alto-Dabolim, Goa.

Sir,

**SEARCH REPORT/TITLE CERTIFICATE**

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

**SCHEDULE OF THE PROPERTY**  
**SCHEDULE-I**

All that property known as "ZAMIPEDAR" admeasuring an area of 68,600.00 sq. mtrs. situated at Quelossim village, Village Panchayat of Cortalim, Taluka of Mormugao, District of South Goa, State of Goa, described in the Land Registration Office under No.23,123 but not enrolled in the Taluka Revenue Office and which property is recorded in the recent survey records of Quelossim under the name of BHAKOTEM bearing Survey Nos.131 sub-division Nos.1 to 26 and No.132/1 of Quelossim village and is bounded as under :-

- On the North : By rivulet of Comunidade and property "Mugrubata" of Cypriano Torrado;
- On the South : By the property 'Colder' of heirs of Roque Vicente Sebastiao de Filipe Luca under No.23,123 of Book No.59 of new series;
- On the East : By the property of "Maina" and "Dando" described under No. 1408 and 1409 of old series; and
- On the West : By top of hill.





**SCHEDULE-II**

All that plot bearing No.74 admeasuring an area of 550.00 sq. mtrs., surveyed under Survey No.131/4, 5, 6 and 132/1 of Quelossim village being part and parcel of the property more particularly described in Schedule-I hereinabove and the said plot is bounded as follows :-

On the North : By 8.00 mtrs. wide internal road;  
On the South : By Plot No.81;  
On the East : By 10.00 mts. wide internal road; and  
On the West : By Plot No.75.

**DOCUMENTS PRODUCED FOR VERIFICATION**

1. Form I and XIV in respect of the property surveyed under No.131/4, 5, 6 and 132/1 of Quelossim village.
2. Survey Plan in respect of the property surveyed under No.132/1 to 26 and 132/1 of Quelossim village.
3. Land Description Certificate No.23123 of Book 59.
4. Will recorded at folio 37 of Book of Wills No. 7 of the Assistant Notary Irineu Constancio Roque da Costa with office at Margao, Goa.
5. Deed of Succession and Declaration dated 03/07/1991 recorded in the office of the Notary Public Ex-officio of the judicial division of Salcete, Margao.
6. Deed of Rectification of previous Deed of Declaration for Succession recorded in the office of Notary public Ex-officio of Judicial division of Salcete at Margao under No.1370 at pages 98v onwards of Book of Deeds dated 14/09/1995.
7. Judgement and Order passed by the Court of Joint Mamlatdar of Mormugao Taluka in Case Nos.JT/TNC/COR/09/92, JT/TNC/COR/10/92, JT/TNC/COR/12/92.
8. Partnership Deed of Kesarval Real Estate dated 13/11/1999.
9. Certificate of Registration of Kesarval Real Estate dated 06/09/1985 issued by Registrar of Firms, Salcete, Goa.





10. Special Power of Attorney dated 17/05/1991 executed in favour of Mr. Agnelo De Souza.
11. Deed of Sale dated 30/03/1992 duly registered with the Sub-Registrar of Mormugao at Vasco-Da-Gama under No.414 at pages 428 to 484 of Book No. I, Volume No. 75 dated 05/08/1992.
12. Conversion Sanad under No.11/1/97/DTC/MOR/22/94 dated 28/02/1996 issued by Dy. Collector/ SDO, Mormugao, Goa.
13. Final NOC for sub-division under No.DH/2060/5/TP-96/634 dated 24/12/1996 issued by Town and Country Planning Department, Mormugao, Goa.
14. Final NOC for sub-division under No.VPCQ/4/96-97/1281 dated 30/12/1996 issued by Office of the Village Panchayat of Cortalim-Quelossim.
15. Approved sub-division Plan.
16. Deed of Sale dated 03/01/1997 duly registered with the Sub-Registrar of Mormugao at Vasco-Da-Gama under No.12 at pages 404 to 440 of Book No.I, Volume No.196 dated 03/01/1997.
17. Deed of Rectification dated 15/02/2010 duly registered with the Sub-Registrar of Mormugao at Vasco-Da-Gama under No.291 at pages 286 to 296 of Book No. I, Volume No.1055 dated 17/02/2010.
18. Irrevocable Power of Attorney executed by Mrs. Judith Doreen Lourdes Vaz Noronha in favour of Mr. Peter Elwood Noronha alias Jose Pedro E De Noronha alias Jose Pedro Elwood De Noronha under duly executed before the Consulate General of India, at Dubai and adjudicated on 27/07/2021 before the Addl. Collector of North Goa, Panaji.
19. Deed of Sale dated 12/08/2021 duly registered with the Sub-Registrar of Mormugao at Vasco-Da-Gama under Book – 1 document, Reg. No. MOR-1-1180-2021, dated 12/08/2021.
20. Construction Licence under No.VP/Q/Const licence/06/2021-22/335 dated 17/08/2021 issued by Village Panchayat of Cortalim-Quelossim.
21. Technical Clearance Order No.DH/6633/5/MTP/2021/578 dated 05/08/2021 issued by Town and Country Planning Department, Mormugao, Goa.
22. N.O.C under No.PHC/CORT/NOC/CONST/21-22/473 dated 05/08/2021 issued by Primary Health Centre, Cortalim-Goa.
23. Approved Construction Plan.
24. Nil Certificate of Encumbrance on Property under No.464 of 2021 dated 08/09/2021 for the period from 07/01/1997 to 07/09/2021.





**DEVOLUTION OF THE PROPERTY**

From the documents produced for verification it reveals that there exists a larger property known as "ZAMIPEDAR" of cultivation of coconut trees and other trees situated at Quelossim village originally belonged to Smt. Lilia Piedade e Silva.

By a Will dated 03/03/1924 recorded at folio No.37 said Smt. Lilia Piedade e Silva bequeathed the abovementioned property to Ana Maria Guilherminhna das Brotas da Silva e Costa reserving right of usufruct in favour of Maria Augusta da Silva.

Mrs. Ana Maria Guilherminhna das Brotas da Silva e Costa expired on 24/01/1965 and her husband Mr. Jose Carlos Ansius dos Remedios Melo expired on 03/09/1986 leaving behind them their sole and universal heirs their five children 1) Mrs. Margarida Maria Ana Floripes de Melo 2) Damasceno G. M. Maria Dionisio de Melo 3) Joe Ana Maria do Carmo Melo 4) Louis Jose Clato Sebastiao de Melo and 5) Maria Lilia Piedade Cardina de Melo all along with their spouses became the owners of the above mentioned property which was confirmed by a Deed of Succession dated 03/07/1991 read with Deed of Rectification dated 14/09/1995 recorded in the office of the Notary Public Ex-officio at Margao under No. 1370 at pages 98v.

Maria Augusta Silva expired on 09/03/1971 as a consequence the right of usufruct stood extinguished.

By a Deed of Sale dated 30/03/1992 duly registered with the Sub-Registrar of Mormugao under No. 414 at pages 428 to 484 of Book No. I, Volume No. 75 dated 05/08/1992 all the above mentioned heirs alongwith their spouses sold the said property to M/s. Keserval Real Estates. M/s Keserval Real Estates developed the said property into plots and named it as "Keserval Spring Valley".





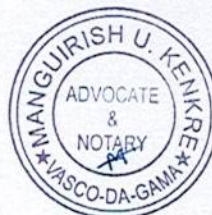
Said M/s. Keserval Real Estates obtained Conversion Sanad from Dy. Collector/ SDO, Mormugao, Goa under No.11/1/97/DTC/MOR/22/94 dated 28/02/1996 for conversion of land admeasuring 66,600.00 sq. mtrs. into non-agricultural use.

Subsequently, said M/s. Keserval Real Estates upon obtaining Final NOC from Town and Country Planning Department, Mormugao, Goa under No.DH/2060/5/TP-96/634 dated 24/12/1996 and Final NOC from Office of the Village Panchayat of Cortalim-Quelossim under No.VPCQ/4/96-97/1281 dated 30/12/1996 subdivided the said property into various sub-plots.

By a Deed of Sale dated 03/01/1997 duly registered with the Sub-Registrar of Mormugao at Vasco-Da-Gama under No.12 at pages 404 to 440 of Book No.I, Volume No.196 dated 03/01/1997 read with Deed of Rectification dated 15/02/2010 duly registered with the Sub-Registrar of Mormugao at Vasco-Da-Gama under No.291 at pages 286 to 296 of Book No. I, Volume No.1055 dated 17/02/2010, said M/s. Keserval Real Estates sold 2 sub-divided plot being Plot No.74 & 75 admeasuring an area of 550.00 sq. mtrs. and 412.00 sq. mtrs. respectively (hereinafter referred to as the "said plots") to Mr. Peter Elwood Noronha.

By a Deed of Sale dated 12/08/2021 duly registered with the Sub-Registrar of Mormugao at Vasco-Da-Gama under Book – 1 Document, Reg. No. MOR-1-1180-2021, dated 12/08/2021 said Mr. Peter Elwood Noronha alongwith his wife Mrs. Judith Doreen Loudres Vaz Noronha alias Judith D. L. Vaz Noronha sold one of the plots being Plot No.74 admeasuring an area of 550.00 sq. mtrs. to Mr. Alivio Faria and as such said Mr. Alivio Faria became the absolute owner of the said Plot No.74.

Said Mr. Alivio Faria has obtained Technical Clearance Order from Town and Country Planning Department, Mormugao, Goa under No.DH/6633/5/MTP/2021/578 dated 05/08/2021 and Construction Licence from Village Panchayat of





Cortalim-Quelossim under No.VP/Q/Const licence/06/2021-22/335 dated 17/08/2021 for construction of residential building named as '**Faria Hills**' and as such the proposed construction of the building project undertaken by you is legal in nature.

**ENCUMBRANCES, IF ANY**


The Nil Certificate of Encumbrance on property under No.464 of 2021 dated 08/09/2021 has been produced before me which certify that the said property has no encumbrances from 07/01/1997 to 07/09/2021.

I have visited the office of the Sub-Registrar of Mormugao at Vasco-Da-Gama and found that there are no written encumbrances of any nature on the said plot described in Schedule-II hereinabove till date.

**OPINION**

On perusal of all the documents produced before me for verification listed from Sr. No.1 to 24 and what has been discussed hereinabove I am of the opinion that you i.e. Mr. Alivio Faria has acquired clear and marketable title on the said plot described in Schedule-II hereinabove and that the proposed construction of the building project to be named as '**Faria Hills**' undertaken by you i.e. Mr. Alivio Faria is legal in nature and you can enter into agreements with the prospective purchasers.



  
(Manguirish Kenkre)  
Advocate