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TITLE REPORT

This Title Certificate is prepared at the request of Mr. Gabriel Leao Pinto, resident of House no. 435/E, Guneavaddo, Varca, Salcete, Goa.

The request for scrutiny is pertaining to a landed property known as “NELLY” or “Pedro Nelly 1 addicao” or “Predio Nelly 1st adicao” situated in ward Senaulim of Verna, enrolled in the Land Revenue Office under numbers 1009 and 1020 and not described in the Land Registration Office, surveyed under Survey no. 252/3 of Verna village, admeasuring approximately 1443 square metres, and presently bounded as follows:

East: By public road;

West: By Survey nos. 252/2, 4, 5 and 6 of Verna village;


North: By Survey no. 253/21 of Verna village; and

South: By Survey no. 252/5 of Verna village.

The Client has submitted the following photocopies of the documents on which I have relied to conduct the scrutiny of the above mentioned land parcel:-

1. Translation of Deed of Gift dated 24.07.1961 registered at Folio 50v of Book 788 before Notary Public of Salcete Taluka Antonio Vicente da Fonseca.
2. Inventory proceeding No. 39/1987/B before Court of the Civil Judge Senior Division at Margao, Goa.
3. Matriz Certificate issued by Mamlatdar of Salcete & Head of Taluka Revenue Office, Margao – Goa dated 26.03.2018 having Matriz nos. 1009, 1020 and 1022 and its translation by Adv. Menezes Jose Agnelo F.F.
4. Form I & XIV (Computerised) dated 12.04.2022
5. Technical Clearance Order issued by the Office of the Senior Town Planner, Town & Country Planning Department, South Goa District Office, Margao - Goa under Ref. no. TPN/Const/33315/Ver/252/2022/18 dated 11.04.2022
6. Conversion sanad bearing No. AC-I/SAL/SG/CONV/27/2021/5148 dated 05.04.2022 issued by Additional Collector-I, South Goa District, Margao - Goa.
7. Survey Plan issued by Office of the Superintendent of Survey & Land Records, Margao - Goa dated 12.11.2021

8. Construction Licence issued by Office of the Village Panchayat Verna, Salcete – Goa under Ref. no. VP/V/Const/F.783/2021-2022/113 dated 22.04.2022
9. Deed of Sale dated 11.07.2017 registered under Book 1 Document, Registration No. MGO-BK1-03184-2017, CD number MGOD113 on 11.07.2017 before Office of Sub-Registrar of Salcete Taluka, Margao – Goa.
10. Deed of Rectification dated 08.05.2018 registered under Book 1 Document, Registration No. MGO-BK1-02100-2018, CD number MGOD124 on 08.05.2018 before Office of Sub-Registrar of Salcete Taluka, Margao – Goa.
11. Deed of Rectification dated 21.02.2023 registered before Office of Sub-Registrar of Salcete Taluka, Margao – Goa.
12. Form III issued by Inspector of Survey & Land Records, Record of Rights, South Goa, Margao – Goa dated 11.03.2017.
13. Nil Certificate of Encumbrance on property dated 09.03.2023 issued by Office of Civil-cum-Sub-Registrar of Salcete Taluka, Margao – Goa


ARCHANA G. SENAI BORKER
ADVOCATE

TITLE FLOW:

There exists a property known as “NELLY” or “Pedro Nelly 1 addicao” or “Predio Nelly 1st adicao” situated in ward Senaulim of Verna, enrolled in the Land Revenue Office under numbers 1009 and 1020 and not described in the Land Registration Office, surveyed under Survey no. 252/3 of Verna village, Salcete, Goa admeasuring approximately 1443 square metres. (Hereinafter referred to as the “**SAID PROPERTY**” for the sake of brevity).

Translation of Deed of Gift dated 24.07.1961 registered at Folio 50v of Book 788 before Notary Public of Salcete Taluka Antonio Vicente da Fonseca reveals that the SAID PROPERTY originally belonged to Ermelinda Maria Aleluia das Necessadades Nunes, Fr. Luis Lizardo Paulo das Necessidades Nunes and Maria Rita Severina Assuncao Mascarenhas e Nunes and in lieu of said Deed of Gift dated 24.07.1961 they have gifted inter alia SAID PROPERTY in favour of Alarico Alfredo Roque das Necessidades Nunes.

Matriz Certificate issued by Mamlatdar of Salcete & Head of Taluka Revenue Office, Margao – Goa dated 26.03.2018 having Matriz nos. 1009, 1020 and 1022 and its translation by Adv. Menezes Jose Agnelo F.F.

reveals that Alarico Nunes is the landlord or usufructory of the SAID PROPERTY.

Form III issued by Inspector of Survey & Land Records, Record of Rights, South Goa, Margao – Goa dated 11.03.2017 shows Alarico Nunes is the occupant of property bearing Survey no. 252/3 of Verna village, Salcete, Goa.

Inventory proceeding No. 39/1987/B filed before Court of the Civil Judge Senior Division at Margao, Goa initiated upon the death of said Alarico Nunes alias Alarico Alfredo Roque das Necessidades Nunes reveals that SAID PROPERTY inter alia was devolved in favour of his wife Mrs. Maria Imelda Angelina do Perpetuo Socorro de Ataide Nunes.


Vide Deed of Sale dated 11.07.2017 registered under Book 1 Document, Registration No. MGO-BK1-03184-2017, CD number MGOD113 on 11.07.2017 before Office of Sub-Registrar of Salcete Taluka, Margao – Goa, said Mrs. Maria Imelda Angelina do Perpetuo Socorro de Ataide Nunes, wife of Alarico Nunes sold the SAID PROPERTY in favour of Mr. Gabriel Leao Pinto. Mr. Antonio De Jesus D Ataide Nunes, son of Alarico Nunes and his wife Mrs. Vera Tercia Quadros were made

consenting parties to the said Deed of Sale dated 11.07.2017 and they have given their unconditional consent to the said sale of the SAID PROPERTY.

Deed of Rectification dated 08.05.2018 registered under Book 1 Document, Registration No. MGO-BK1-02100-2018, CD number MGOD124 on 08.05.2018 before Office of Sub-Registrar of Salcete Taluka, Margao – Goa by virtue of which some of the errors in the Deed of Sale dated 11.07.2017 were rectified reveals that said Mrs. Maria Imelda Angelina do Perpetuo Socorro de Ataide Nunes expired on 16.04.2018 and is survived by her only son Mr. Antonio De Jesus D Ataide Nunes married to Mrs. Vera Tercia Quadros.

Subsequent Deed of Rectification dated 21.02.2023 registered before Office of Sub-Registrar of Salcete Taluka, Margao – Goa have further corrected the errors in the Deed of Sale dated 11.07.2017.


The Form I & XIV (Computerised) reveals that the name of Mr. Gabriel Leao Pinto is figuring in the Occupants column of Form I & XIV pertaining to property bearing Survey No. 252/3 of Verna village against Mutation entry number 70635.


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Conversion sanad bearing No. AC-I/SAL/SG/CONV/27/2021/5148 dated 05.04.2022 issued by Additional Collector-I, South Goa District, Margao - Goa has granted the sanad for conversion of the SAID PROPERTY to residential use with (S-3) having permissible FAR 60 to Mr. Gabriel Leao Pinto for area admeasuring 1053 sq. mts.

Mr. Gabriel Leao Pinto has obtained the following licenses and permissions for the purpose of constructing a residential building Block 'A' & 'B' in Survey No. 252/3 of Verna village:


1. Technical Clearance Order issued by the Office of the Senior Town Planner, Town & Country Planning Department, South Goa District Office, Margao - Goa under Ref. no. TPN/Const/33315/Ver/252/2022/18 dated 11.04.2022
2. Conversion sanad bearing No. AC-I/SAL/SG/CONV/27/2021/5148 dated 05.04.2022 issued by Additional Collector-I, South Goa District, Margao - Goa.
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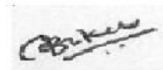
OPINION:

I am therefore of the opinion, based on the documents submitted to me for my scrutiny, that Mr. Gabriel Leao Pinto, resident of House no. 435/E, Guneavaddo, Varca, Salcete, Goa is in possession and enjoyment of the landed property known as “NELLY” or “Pedro Nelly 1 addicao” or “Predio Nelly 1st adicao” situated in ward Senaulim of Verna, enrolled in the Land Revenue Office under numbers 1009 and 1020 and not described in the Land Registration Office, surveyed under Survey no. 252/3 of Verna village, admeasuring approximately 1443 square metres as an owner since 11.07.2017, and therefore, he has clear and marketable title in respect of the SAID PROPERTY.

The previous owners of the SAID PROPERTY Alarico Alfredo Roque das Necessidades Nunes and his family were in possession and enjoyment of the SAID PROPERTY since 1961. Ownership of the previous owners in respect of the SAID PROPERTY is therefore established. The title to the SAID PROPERTY can be traced back for last 61 years.


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From Nil Certificate of Encumbrance on property dated 09.03.2023 issued by Office of Civil-cum-Sub-Registrar of Salcete Taluka, Margao – Goa, it is observed that there is no encumbrance on the SAID PROPERTY till such dated mentioned.



Place: Mapusa – Goa

Date: 12.04.2023

ARCHANA G.S. BORKER

Advocate