

Sr. No. 1	Name, Fathers name and address of the Title Holder and Developer	M/s ELITE BUILDERS AND DEVELOPERS , a partnership firm, registered in the office of the Registrar of Firms, Salcete, under Registration No. MGO-F267-2017, established on 27.07.2017 and registered on 01.08.2017, holder of Income Tax Pan Card No. AAGFE5910P, , having its business address at Lea Majestic, Shop No. 17, Nagmoddem, Navelim, Salcete, Goa,
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		represented herein by its two partners: - (i) Shri Savio Bronson Teixeira (ii) Shri Sanzil D’ Costa
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Sr. No. 2	Description of the Subject Land.	<p>The Subject Land comprises of Plot designated as PLOT NO. B-2, admeasuring 1560 sq.mtrs, surveyed under Survey No. No. 385 / 1 - A-1 of village Benaulim of Salcete Taluka, which is a separated portion of the larger property named as “VANCHI BATTA” also known by the name “VANXE BATTA CANDOIR CANTEIROS QUE” or “VANXEMBATTA”, situated at village Benaulim, within the limits of the village panchayat of Benaulim, Taluka of Salcete, District of South Goa, State of Goa, described in the Land Registration Office under No. 16035 new series, enrolled in the Land Revenue Office under Matriz No. 1656.</p> <p>As an independent plot, the subject land is bounded as under:-</p> <table><tr><td>East:</td><td>By the property bearing Survey</td></tr></table>	East:	By the property bearing Survey
East:	By the property bearing Survey			

				No. 385/1-A and Plot B-1
			West:	By the property bearing Survey No. 385/1-D
			North:	By the drain, road and property bearing Survey No. 386/7-A
			South:	By the property bearing Survey No. 385/2-A

**Sr No. 3:- DESCRIPTION OF THE DOCUMENTS
SCRUTINISED:-**

Sl. No	Nature of Document
01	Deed of Sale dated 29.01.1960, drawn up in the Book of Deeds No. 1085 at folio 35 overleaf onwards of the Notary of Salcete Raul De Santa Rita Vaz, at Margao
02	Certificate of Matriz Bearing No. 1656
03	Deed of Sale dated 16.03.1995, registered in the office of the Sub Registrar of Salcete at Margao under Registration No. 1007 at pages 474 to 525, Book No. I, Vol No. 488 dated 19.05.1995
04	Deed of Succession has been drawn on 14.06.2016 before the Notary Ex Officio of Salcete at Margao and recorded at Folio 23V to 24V of Deed Book No. 1626
05	Judgment and Order dated 04.01.1999 passed by the Sub Divisional Officer Margao in Case No.

	LRC/PART/98/98/R/1040
06	Deed of Sale dated 24.01.2023, registered in the office of the Sub Registrar of Salcete at Margao under Registration No. MGO-1-354-2023 dated 25.01.2023
07	Certificate of Registration of M/s Elite Builders and Developers.
07	Order dated 27th March 2023 passed by the Inspector of Survey and Land Records, Salcete, Goa, in Case No. PISAL03-23-589/737
08	Survey Form I and XIV of the property surveyed under Survey No. 385/1-A-1 of village Benaulim
07	Sanad dated 01.12.2022 bearing Ref No: CAD2SAL10-22-221 issued by the Additional Collector-II, South Goa District, Margao,Goa
08	Technical Clearance Order dated 24.05.2023 bearing Ref No. TPM/34503/Const/Ben/385/1-A-1/B-2/2023/280
09	Construction Licence Bearing No. VPCB/08/2023-2024 dated 07.06.2023 issued by the Village Panchayat of Cana Benaulim.
10	Nil Certificate of Encumbrance on Property dated 06.07.2023

Sl. No. 04: - TRACING OF TITLE

1. There exists a landed property named as “**VANCHI BATTA**” also known by the name “**VANXE BATTA CANDOIR CANTEIROS QUE**” or “**VANXEMBATTA**”, situated at village Benaulim, within the limits of the village panchayat of Benaulim, Taluka of Salcete, District of South Goa, State of

Goa, described in the Land Registration Office under No. 16035 new series, enrolled in the Land Revenue Office under Matriz No. 1656 and surveyed under Survey No. 385/1 of village Benaolim. (Hereinafter referred to as the 'SAID LARGER PROPERTY')

2. Deed of Sale dated 29.01.1960, drawn up in the Book of Deeds No. 1085 at folio 35 overleaf onwards of the Notary of Salcete Raul De Santa Rita Vaz, at Margao, shows that the 'SAID LARGER PROPERTY' was purchased by SHRI PRABHACAR BABURAIA EGDO alias PRABACAR BABURAIA EGDO and SHRI RAMNATH BABURAIA EGDO alias RAMANATA BABURAIA EGDO by.
3. SHRI PRABHACAR BABURAIA EGDO and SHRI RAMNATH BABURAIA EGDO sub-divided the SAID LARGER PROPERTY into three plots designated as PLOT 'A', PLOT 'B' and PLOT 'B-2'.
4. The SAID LARGER PROPERTY is enrolled under Matriz No. 1656 in the proportion of SHRI PRABHACAR BABURAIA EGDO (1/2) and SHRI RAMNATH BABURAIA EGDO (1/2)
5. Deed of Sale dated 16.03.1995, registered in the office of the Sub Registrar of Salcete at Margao under Registration No. 1007 at pages 474 to 525, Book No. I, Vol No. 488 dated 19.05.1995, shows that the said SHRI PRABHACAR BABURAIA EGDO along with his wife SMT SUSHILABAI PRABHACAR EGDO and SHRI RAMNATH BABURAIA EGDO along with his wife SMT SUGANDA RAMNATH EGDO, have sold to **SMT. ANTONETA B. FERNANDES**

alias ANTONIETA BERNARDINA FERNANDES alias ANTONETTE BERNADINA FERNANDES alias ANTONIETA BERNANDINA FERNANDES, the PLOT B-2, admeasuring 6415 sq.mtrs

6. **SMT. ANTONETA B. FERNANDES alias ANTONIETA BERNARDINA FERNANDES alias ANTONETTE BERNADINA FERNANDES alias ANTONIETA BERNANDINA FERNANDES** was married to **SHRI AGNELO F. FERNANDES alias AGNELO FARIAS FERNANDES**. The said **SHRI AGNELO F. FERNANDES** expired on 28.05.2016, leaving behind his widow the said **SMT. ANTONETA B. FERNANDES** as his moiety share holder and as his sole and universal heirs his three children namely:
 - a) **SMT ANISHA FARIDA FERNANDES**
 - b) **SMT ANGELA RITA FERNANDES**
 - c) **SHRI ALESTER M XAVIER FERNANDES**
7. Upon the death of the said **SHRI AGNELO F. FERNANDES alias AGNELO FARIAS FERNANDES**, the Deed of Succession has been drawn on 14.06.2016 before the Notary Ex Officio of Salcete at Margao and recorded at Folio 23V to 24V of Deed Book No. 1626.
8. Judgment and Order dated 04.01.1999 passed by the Sub Divisional Officer Margao in Case No. LRC/PART/98/98/R/1040, shows that **SMT. ANTONETA B. FERNANDES** has partitioned the plot purchased by her from the SAID LARGER PROPERTY and at present the plot purchased by her has been allotted distinct **Survey No. 385 / 1-A of village Benaullim**.

9. By Deed of Sale dated 24.01.2023, registered in the office of the Sub Registrar of Salcete at Margao under Registration No. MGO-1-354-2023 dated 25.01.2023, SMT. ANTONETA B. FERNANDES alias ANTONIETA BERNARDINA FERNANDES alias ANTONETTE BERNADINA FERNANDES alias ANTONIETA BERNANDINA FERNANDES along with her children and their respective spouses namely (i) SMT ANISHA FARIDA FERNANDES and her husband SHRI JOSHUA FREDRICK (ii) SMT ANGELA RITA FERNANDES alias ANGELA RITA COSTA and (iii) SHRI ALESTER M XAVIER FERNANDES, unmarried, have sold a plot of land admeasuring 1560 sq.mtrs, denominated as PLOT B-2, forming part of the Survey Holding 385/1-A of village Benaulim of Salcete Taluka, to M/s Elite Builders and Developers.
10. Certificate of Registration of M/s ELITE BUILDERS AND DEVELOPERS:- This document shows that M/s Elite Builders and Developers is a registered Partnership Firm and Shri Savio Bronson Teixeira **and** Shri Sanzil D' Costa are registered as its Partners.
11. **Order dated 27th March 2023 passed by the Inspector of Survey and Land Records, Salcete, Goa, in Case No. PISAL03-23-589/737:- This document shows that at the request of M/s Elite Builders and Developers, the plot purchased by the said Partnership Firm has been partitioned and allotted distinct Survey No. 385/1-A-1.**
12. **Survey Form I and XIV of the property surveyed under Survey No. 385/1-A-1 of village Benaulim shows that the name of Elite Builders and Developers is recorded in the occupants column as the sole occupant.**

- 13. Sanad dated 01.12.2022 bearing Ref No: CAD2SAL10-22-221 issued by the Additional Collector-II, South Goa District, Margao,Goa:- This document shows that the Additional Collector-II, South Goa District, Margao, has allowed the property to be used for residential purpose.
- 14. Technical Clearance Order dated 24.05.2023 bearing Ref No. TPM/34503/Const/Ben/385/1-A-1/B-2/2023/280:- This document shows that the Town and Country Planning Department has granted technical clearance for construction of residential villas and swimming pool in the subject property
- 15. Construction Licence Bearing No. VPCB/08/2023-2024 dated 07.06.2023 issued by the Village Panchayat of Cana Benaulim: This document shows that the Village Panchayat of Benaulum has issued Construction Licence for construction of residential villas and swimming pol in the subject property.
- 16. Nil Encumbrance Certificate dated06.07.2023 issued by the Civil Registrar cum Sub Registrar, Salcete, shows that the sub registrar has certified that there are no encumbrances found affecting the property for the period 01.01.2013 to 03.07.2023.

Final Certificate	After scrutiny of the above cited documents and based on the representations made to me and information given to me by the Partners of M/s ELITE BUILDERS AND DEVELOPERS , I am of the opinion that at present M/s ELITE BUILDERS AND DEVELOPERS is the title holder of the Subject Land and
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	it has obtained the Construction Licence for construction of residential villas and swimming pool in the subject land
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I have along with my report enclosed the photo copies of all documents, which have been cited by me in my report. The said documents shall form a part of my report.

Pritam Da Piedade Morais
Advocate