

# HARSHA G. ARSEKAR

B.A, L.L.B.

## ADVOCATE

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### SEARCH REPORT AND CERTIFICATE OF TITLE

This Report and Certificate of Title is given at the request of 'Arniwa Buildcon Private Limited', a Private Limited Company having its Registered Office at Flat No. S-1, Building-6, Kamat Classic Phase-III, Caranzalem, North Goa 403 002; in relation to the below described plots:-

1. **Name of land:-** Approved sub-divided **Plot No. 84** forming part of the bigger land denominated "Zori" or "Gongrem" or "Cabeceira de Zori" or "Metade de Cabeceira de Zori (Western half)".
2. **Location:-** Situated in the Ward Bacubara of village Raia, within the limits of Village Panchayat of Raia, Taluka and Sub-District of Salcete, District of South Goa in the State of Goa.
3. **Land Registration Description No.:-** The bigger land of which the Plots No. 84 and 84-A forms part is described in the Land Registration Office of Salcete under No. 38225 of Book No. B-91 of the New Series.
4. **Enrolment in Portuguese Land Revenue Roll:-** Not found enrolled.
5. **Survey No.:-** The bigger land is surveyed under Survey No. 169/0 or may be 169/1 of village Raia of Salcete Taluka.
6. **Area:-** The bigger land admeasures 91,525 square

  
Harsha G. Arsekar

meters. The Plot No. 84 admeasures 3,897 square meters.

**7. Boundaries: - (of Plot No. 84)**

**East:** By open space Plot No. A-5;

**West:** By Plot No. 83 and 10 meters wide road;

**North:** By school utility Plot No. 84-A of the third sub-division and undevelopable area of the entire property; and

**South:** By above said 10 meters wide road beyond which lies Plot No. 74 and Plot No. 75 and by Plot No. 77, Plot No. 78 and Plot No. 79.

**8. DOCUMENTS SCRUTINISED:-**

(a) Certified copy issued by the Land Registrar of Salcete at Margao, Goa, in respect of the Land Registration Description No. 38225 of Book-B. No. 91 of new series and Inscription No. 35816 of Book-G. No. 41; along with its true English translation.

(b) Agreement for Sale dated 02-12-1996 executed before the Notary of Margao, Mr. Jose Joey Rodrigues, under his Registration No. 171/12/96.

(c) Agreement dated 12-04-1998 executed before the Notary of Margao, Mr. A. V. Prabhu Dessai under his Registration No. 7031.

(d) Sanad (conversion of use of land) No. SDO/SAL/CONV-31/97/546 dated 15-02-1999 along with the Plan of conversion, issued by the Deputy Collector & Sub-Divisional Officer, Margao, Goa.

(e) Final NOC for Sub-Division No. TPM/Sub-div/Raia/169/0/99/970 dated 25-03-1999 granted by the Town & Country Planning Department, Margao.

(f) Final NOC for sub-division No. VPR/P/99-2000/404 dated 30-07-1999 issued by the Village Panchayat of Raia, along with due

  
Harsha G. Arsekar

approval of the plan there under.

- (g) Deed of Sale dated 09-12-2003 duly registered in the office of the Sub-Registrar of Salcete at Margao, Goa, under No. 4127 at pages 326 to 352 of Book No. I, Volume No. 1571 on 30-12-2003.
- (h) Final NOC for Sub-Division (Revised Plan) No. TPM/SUB-DIV/Raia/169/0/09/801 dated 24-12-2008 granted by the Town & Country Planning Department, Margao, Goa.
- (i) Final NOC for sub-division (Revision) No. VPR/55/2009-10/1444 dated 13-11-2009 issued by the Village Panchayat of Raia, along with due approval of the plan there under.
- (j) Deed of Sale dated 24-05-2018 duly registered in the Office of the Sub-Registrar of Salcete at Margao, Goa, under No. MGO-BK1-02344-2018, CD No. MGOD124 on 24-05-2018.
- (k) Technical Clearance Order No. TPM/Sub-div/Raia/169/0/99/19/376 dated 15-01-2019 granted by the Town & Country Planning Department, Margao, Goa.
- (l) Final NOC for sub-division (Revision) No. VP/R/2018-2019/36 dated 01-03-2019 issued by the Village Panchayat of Raia, along with due approval of the plan there under.
- (m) Deed of Sale dated 22-03-2019 duly registered in the Office of the Sub-Registrar of Salcete at Margao, Goa, under No. MGO-1-560-2019 on 27-03-2019.
- (n) Certified copy of the Form No. I & IV of property bearing Survey No. 169/0 or may be 169/1 of village Raia of Salcete Taluka, issued by Government of Goa, Citizen Service Centre, Salcete, Goa.
- (o) Certified copy of the Plan of Survey No. 169/0 or may be 169/1 of village Raia, issued by the Inspector of Surveys & Land Records, Margao, Goa.
- (p) Nil Certificate of Encumbrances No. \_\_\_\_\_ dated \_\_\_\_\_

  
Harsha G. Arsekar

issued by the Sub-Registrar of Salcete, Margao, Goa, in respect of the Plot No. 84 admeasuring 3,897 square meters, forming part of the property bearing Survey No. 169/0 or may be 169/1 of village Raia of Salcete Taluka, for the period from 01-11-1965 up to \_\_\_\_\_.

**9. SCRUTINY OF DOCUMENTS:-**

- (a) It is seen from the Land Registration records mentioned at **Para 9 (a)** above that the property denominated "Zoi" or "Gongrem" or "Cabeceira de Zoi" or "Metade de Cabeceira de Zoi (Western half)", is inscribed with effect from 05-08-1942 under Inscription No. 35816 of Book-G. No. 41 of the Land Registration Office of Salcete, in the name of one Mr. Matias Miguel Fernandes and Mr. Felix Antonio Terezinho Fernandes, both then un-married.
- (b) From the document of **Agreement of Sale dated 28-11-1996** mentioned at **Para 9 (b)** above, it is seen that the above said registered owners have agreed to sell the bigger property in favour of M/s. C & C Constructions, a proprietary concern of Shri. Erasto Panteleao Cancio Mascarenhas.
- (c) In turn, vide the **Agreement for Sale dated 02-12-1996** mentioned at **Para 9 (c)** above, said M/s. C & C Constructions have agreed to sell the entire property in favour of M/s. Ramraj Enterprises.
- (d) Consequently, said M/s. Ramraj Enterprises has obtained Order for conversion for use of land from one purpose to other in terms of the Goa Land Revenue Code, 1968, for an area of 61,553 square meters, as seen from the document of **Conversion Sanad** mentioned at **Para 9 (d)** above
- (e) From the documents mentioned at **Para 9 (e)** and **Para 9 (f)** above, it is seen that the Town & Country Planning Department, Margao, Goa, and the Village Panchayat of Raia, have granted their Final NOC for sub-division of the entire property.

  
Harsha G. Arsekar

- (f) It is seen from such Final NOC for sub-division that the **Plot No. 84** admeasuring 6,002 square meters forming part of the bigger property is approved for 'school utility' purpose.
- (g) From the **Deed of Sale** dated **09-12-2003** mentioned at **Para 9 (g)** above it is seen that the registered owners of the bigger property, namely, Mr. Matias Miguel Fernandes along with his wife, Mrs. Bernadette Elizabeth Barreto e Fernandes, and Mr. Felix Antonio Terezinho Fernandes along with his wife, Mrs. Lourdes Mariquinhas Martins e Fernandes, with due consent from M/s. Ramraj Enterprises, have sold the said sub-divided Plot No. 84 formign part of the bigger property, in favour of 'Kalangan', a Society registered under The Societies Registration Act, 1860, having its Registered Office at Shop No. 11, 12 & 13, Palacio De Sant Ana Godinho, Gogol, Margao, Goa 403 602.
- (h) From the documents mentioned at **Para 9 (h)** and **Para 9 (i)** above, it is seen that there has been a revision in the approved sub-division of the bigger property, in terms of which, the earlier Plot No. 84 admeasuring 6,002 square meters is further divided into two smaller plots, being **Plot No. 84** admeasuring **4,946 square meters** and **Plot No. 84-A** admeasuring **1,056 square meters**.
- (i) From the **Deed of Sale** dated **24-05-2018** mentioned at **Para 9 (i)** above, it is seen that the said 'Kalangan' has conveyed the said Plot No. 84 and the Plot No. 84-A forming part of the bigger property, in favour of M/s. Ramraj Enterprises.
- (j) From the documents mentioned at **Para 9 (k)** and **Para 9 (l)** above, it is seen that the said M/s. Ramraj Enterprises has amalgamated the said two Plots No. 84 and 84-A and made the same into one single plot and further sub-divided the same into two new Plots, being **Plot No. 84** having an area of **3,897 square meters** and Plot No. 84-A having an area of 2,106 square meters.

  
Harsha G. Arsekar

(k) From the **Deed of Sale** dated **22-03-2019** mentioned at **Para 9 (m)** above, it is seen that the said M/s. Ramraj Enterprises, through its Partners, have sold the said new **Plot No. 84** having an area of **3,897 square meters**, in favour of 'Arniva Buildcon Private Limited'.

(l) In view of the devolution of rights mentioned hereinabove, **Arniva Buildcon Private Limited** has become owner in possession of the **Plot No. 84** having an area of **3,897 square meters** forming part of the bigger property.

(m) It is seen from the survey records in **Form I & XIV** of the bigger property bearing Survey No. 169/0 of village Raia mentioned at **Para 9 (n)** above that the name of the said Arniva Buildcon Private Limited is not yet recorded in 'Occupier' column. The application for such mutation is already submitted to the competent authority on 19-05-2020 and Notice under FORM X is already issued under Mutation entry Register No 82505 dated 10-06-2020, the same process is required to be followed-up and completed.

(n) From the **Survey Plan** of the bigger property bearing Survey No. 169/0 of village Raia mentioned at **Para 9 (o)** above, extent of the bigger property can be seen. From the approved sub-division plan the extent of the Plot No. 84 can be seen.

(o) From the **Nil Certificate of Encumbrances** mentioned at **Para 9 (p)** above, it is seen that there are no encumbrances over the Plot No. 84 for the period from 01-11-1965 up to \_\_\_\_\_.

#### **10. CONCLUSION:**

In view of the scrutiny of the above documents and searches taken by me in the office of Sub-Registrar of Salcete at Margao, Goa, and also in the Court records, I have to certify and report as follows:-

(a) That the sub-divided Plot No. 84 admeasuring 3,897 square meters forming part of the property bearing Survey No. 169/0 or may be 169/1 of village Raia of Salcete Taluka, belongs to, owned and

  
Harsha G. Arsekar

*Harsha G. Arsekar, advocate.*

*continuation page 7*

possessed by Arniva Buildcon Private Limited, a private limited company having its Registered Office at Flat No. S-1, Building-6, Kamat Classic Phase-III, Caranzalem, North Goa 403 002.

(b) I hereby certify that the title of said Arniva Buildcon Private Limited, to the said Plot No. 84 admeasuring 3,897 square meters forming part of the property bearing Survey No. 169/0 or may be 169/1 of village Raia of Salcete Taluka, under scrutiny herein, is free, clear and marketable.

Margao, Goa.

Date: 18-06-2020

A handwritten signature in black ink, consisting of a stylized 'H' followed by 'Arsekar' written in a cursive script.

(Harsha G. Arsekar)  
Advocate