

MILTON R. A. FERNANDES

Office :- Flat no. 1B-4, Block B, First floor, Block -B L&L Correia's, Behind KFC Margao Goa-403601
 Email: milton777797@gmail.com office no: 0832-2700145

Ref: - 0103/2020-21

Date:- 29/10/2020

To,

Edwin Anthony Gonsalves

H.no.112/A,

Mazilvaddo, Deussua,

Chinchinim, Salcete South-Goa.

Sub: All that Plot of Land admeasuring 1125 sq.mtrs, presently forming a part of the property surveyed under survey no.186 sub division 3, of the village panchayat Dramapur of Salcete Taluka, which property is more particularly described as "OLLY MORDY" or FIRGUEM MURDY or MANDOPA, described in the land registration office of salcete under no.43,074 New series, enrolled in the land revenue office of Salcete under Matriz no.1,898, more particularly described in the SCHEDULE "A" hereunder and hereinafter referred to as the "Entire property"

Sir,

I have scrutinised the documents submitted to me by you and also considered the information provided by you and after such scrutiny, I am pleased to submit my report as under:-

LEGAL SCRUTINY REPORT

Sr. No.1	Name, Fathers name and address of the Title Holder and Developer	Ownership Rights in favour of : Mr. Edwin Anthony Gonsalves S/o Eduardo R. Gonsalves and resident of H.no.112/A. Mazilvaddo, Deussua, Chinchinim, Salcete South Goa
Sr. No.2	Description of the subject land	All that property admeasuring 1125 sq.mtrs. and surveyed in the record of rights under Survey no.186 sub division 3 of Dramapur village of Salcete Taluka, Forming part of the said entire property described in the SCHEDULE A being plot no.7 and forming an independent and separate

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	property. East :by plot no.12 of entire property of ludovlco barreto West : by plot no.2 of entire property of Jose Souza and plot no.1 of said entire property of Antonio Rosario Crasto North :by Mariano Colaco and brothers South : by public road of 10 mts.
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Sr No.3 :-DESCRIPTION OF THE DOCUMENTS SCRUTINISED:-

Sr. No.	Whether original/Xerox	Nature of Document
A	Photocopy	Land Registration: land registration bearing no.43, 074 New series enrolled in the Land Revenue office of salcete under Matriz no.1,898.
B	Photocopy	Inscription: The Inscription bearing no.45656 of Book G no.53 at follios 37V.
D	Photocopy	TCP Approval for subplots: Approved sub-division of plots from Town planning committee, Government of Goa under letter no.DJ/1052/1013/69 dated 19 th august 1969.
E	Photocopy	Deed of Sale: Dated 30 th November 1970 registered in the office of the Sub-Registrar of salcete, Margao under no. 1385 at pages 359 to 363 of book no. I Vol. No.67 dated 21 st December 1970.
F.	Photocopy	Deed of Succession: deed of Succession drawn on 16 th april 2019 by special notary and Jt. Civil registrar cum sub registrar II, salcete , Margao recorded at follos 49 to 50 of Deed of Book no.1664.
G	Photocopy	Court Consent Decree: consent Decree passed in Regular Civil Suit No. 125/2012/III by Ad-Hoc Addl. Senior Civil Judge, South Goa.

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H	Photocopy	Deed of Sale: Dated 18.03.2020, registered in the office of the Sub-Registrar vide Registration no.-MGO-1-1244-2020 Book-1 dated :8.05.2020
I	Photocopy	Certificate of Nil Encumbrance on Property dated 15/09/2020 issued by the Civil Registrar of Salcete.
J	Photocopy	Technical Clearance Order issued by the Town and Country Planning Department bearing Ref No:32530/Dramapur/186/3/2020/3716 dated 20/08/2020
K	Photocopy	Construction Licence No. VP/N/Const.1.21/2020-21 dated 11/09/2020.

Sr. No.4 :- TRACING OF TITLE

- I. There exists a landed property named 'OLLY MORDY" or FIRGUEM MURDY or MANDOPA, situated at Dramapur, within the area of village panchayat of Dramapur, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the land registration office of the Salcete under no.43, 074 New series, enrolled in the Land Revenue office of salcete under Matriz no.1,898, more particularly described as under hereinafter referred to as "entire property"
 - a. East : by boundaries of village Aquem and Dicarpale and properties of Conceicao Barretto and others
 - b. West: by property Mandopa Moroda of Francisco Monte da silva and others.
 - c. North: by properties of said Conceicao Barreto and others.
 - d. South: by properties of Jose da Costa and Benedita Esperanca Zenobia da Costa.
- II. The said entire property originally belonged to Mr. Conceicao Mariano Barreto Navelim in whose name same has been inscribed in the land registration office of salcete under Inscription no.45656 of Book G no.53 at follios 37V.

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- III. The said Mr. Conceicao Mariano Barreto and his wife sub-divided the said property into sub-plots after obtaining approval from that Town planning committee, Government of Goa under letter no.DJ/1052/1013/69 dated 19th august 1969.
- IV. Deed of Sale dated 30th November 1970 registered in the office of the Sub-Registrar of salcete, Margao under no. 1385 at pages 359 to 363 of book no. I Vol. No.67 dated 21st December 1970 sold and coveyed the plot no.7 of the said entire property to Mr. Vicente Guilherme Moraes from Navelim. The said plot no.7 of said entire property OLLY MORDY" or FIRGUEM MURDY or MANDOPA, now forms an independent and separate property, having an area of 1125 sq. mts, forms an independent and separate property, surveyed under no.186/3 of Dramapur village of salcete taluka under name "Middi Naweli" more particularly described as under referred to as the "said plot".
 - a. East : by plot no.12 of entire property of Ludovico Barreto.
 - b. West : by plot no. 2 of entire property of Jose Souza and plot no.1 of said entire property of Antonio Rosario Crasto.
 - c. North : by Mariano Colaco and brothers.
 - d. South : by public road of 10 mts.
- V. The said Vicente Guilherme Moraes expired on 25th August 2010 leaving behind his wife and moiety holder, Mrs. Francisca Erasmina Moraes and three sons, Mr. Melvyn Moraes married to Mrs. Diana Moraes, Mr. Roy Moraes married to Mrs. Precilla Moraes and Mr. Chrles Moraes married to Eufemia Moraes and they have been qualified so by virtue of deed of Succession drawn on 16th april 2019 by special notary and Jt. Civil registrar cum sub registrar II, salcete, Margao recorded at follos 49 to 50 of Deed of Book no.1664.
- VI. By virtue of the consent Decree passed in Regular Civil Suit No. 125/2012/III by Ad-Hoc Addl. Senior Civil Judge, South Goa, Margao it was agreed between the parties herein that the said property shall be sold by the parties and the sale proceeds thereof shall be shared equally between the FIRST VENDORS and the SECOND VENDORS and the COMNFIMRING PARTIES shall have no claim therein.

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- VII. Deed of Sale Dated 18.03.2020, Registered in the office of the Sub-Registrar bearing registration no.-MGO-1-1244-2020 Book-1 dated :8.05.2020 before the notary Ramkrishna G. Bale in the office of Salcete, Margao under registration no. 1901/2020 dated 11.05.2020 .the said Edwin Anthony Gonsalves purchased the plot of Land from Mr. Melvyn Moraes and his wife Mrs. Diana Ester Moraes and Mr. Roy Moraes and his wife Mrs. Precila Moraes.
- VIII. Survey Form I & XIV of the property surveyed under survey no.186-3 of Dramapur Village Salcete Taluka : This document shows that the total area of this survey holding is 1125sq.mtrs is recorded in the records of rights in favour of Mr. Edwin Anthony Gonsalves Which is the subject matter of the Title Report, which is hereafter referred to as the 'SUBJECT LAND'.
- IX. Technical Clearance Order issued by the Town and Country Planning Department bearing Ref. No:32530/Dramapur/186/3/2020/3716 dated 20/08/2020 This document shows that it is proposed to construct residential flats in the 'SUBJECT LAND' and for the purpose of such development the Town and country Planning Department has granted its approval.
- X. Construction Licence No.VP/N/Const.1.21/2020-21 dated 11/09/2020 issued by the village Panchayat of Navelim Salcete alongwith approved plans: - A perusal of this document shows that the village Panchayat has issued construction licence for construction of Residential Flats in the Subject Land.
- XI. Certificate of Nil Encumbrance on property Dated: - 15.09.2020 issued by the Civil Registrar of Salcete:-This document shows that the Civil Registrar has certified that there are no encumbrances on the property for the period 08.05.2020 to 14.09.2020.



Final Certificate	After Scrutiny of the above cited documents and based on the representations made to me by Mr. Edwin Gonsalves and information provided to me, I am of the opinion that title holder of the subject land have been conferred in the favour of Mr. Edwin Gonsalves.
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I have along with my report enclosed the photocopies of all documents, which have been cited by me in my report .The said documents shall form a part of my report.

Dated: 29/10/2020
Place: Margao -Goa

MILTON R A FERNANDES

Proprietor

Mr. Milton R. A. Fernandes
B.com. LLB