

06/02/2026

To,
M/s. Venture Building Dreams,
Prop.: Mr. Kamla Prasad Yadav,
1st Floor, Above Hotel Jai Hind,
Pereira Building, Next to Vasco Railway Station,
Vasco-Da-Gama, Goa.

Sir,

TITLE REPORT

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

SUBJECT MATTER AND DESCRIPTION OF THE PROPERTY

SCHEDULE-I

ALL THAT property known as "AFRAMENTO" admeasuring an area of 1847.00 sq. mtrs., situated in Dabolim, within the limits of Village Panchayat of Chicalim, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa, registered in the Land Registration Office at Salcete at Margao, under No.44390, at folio 139 of Book B No.115 of the New Series and surveyed under Survey No.58/3-I of Dabolim Village.

SCHEDULE-II

ALL THAT Sub-divided plot being distinct, separate, well-defined under Plot 'B' admeasuring an area of about 545.00 sq. mtrs. being part and parcel of the larger property more particularly described in schedule-I hereinabove and is bounded as under:



On the North : By 8.00 mtrs. wide road;
On the South : By 10.00 mtrs. wide road;
On the East : By 8.00 and 10.00 mtrs. wide road; and
On the West : By plot No. A and C.

DOCUMENTS EXAMINED

1. Form I & XIV in respect of the property surveyed under Survey No. 58/3/I of Dabolim village.
2. Survey Plan in respect of the property surveyed under Survey No. 58/3/I of Dabolim village.
3. Land Description under No.44390, at folio 139 of Book B, No.115 of the New Series.
4. Judgment dated 28/07/1988 passed by the Court of Civil Judge Senior Division at Vasco-Da-Gama in the Inventory Proceedings No.15/1987.
5. Conversion Sanad bearing No.11/1/96/DYC dated 24/07/1997 issued by the office of the Deputy Collector/SDO, Mormugao, Vasco-Da-Gama.
6. Development Permission Order (Provisional) under No.VPDA/9-V-23/02-08/1670 dated 30/01/2003 issued by the Vasco Planning and Development Authority.
7. Development Permission Order (Final) under No.VPDA/9-V-23/02-03/1831 dated 24/02/2003 issued by the Vasco Planning and Development Authority.
8. Deed of Sale dated 16/06/2003 duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Registration No. 745 at pages 32 to 54, Book No.1, Volume No.397 dated 24/07/2003.
9. NOC for height under No.46/2101/2023/873 dated 15/12/2023 issued by the Headquarters Goa Naval Area, Vasco-Da-Gama, Goa.
10. Development Permission Order under No.MPDA/9-S-271/2025-26/480 dated 03/07/2025 issued by the Mormugao Planning and Development Authority.



11. Construction Licence No.VP/CHI/11/Const/2025-26/37/1588 dated 09/09/2025 issued by Village Panchayat of Chicalim.
12. NOC under No.DHS/2025/DHS0901/O0016/135 dated 12/08/2025 issued by the Primary Health Centre, Cortalim.
13. Approved Construction/building plan.

DEVOLUTION OF THE PROPERTY

From the documents produced for verification it reveals that there exist a property "Aforamento" situated in Dabolim within the limits of Village Panchayat of Chicalim, Sub-District of Mormugao and registered in the Land Registration Office at Salcete at Margao, under No.44390 at folio 139 of Book B No.115 of the New Series, surveyed under Survey No.58/3-I of Dabolim Village admeasuring an area of 1847.00 sq. mtrs. which is more particularly described in the SCHEDULE-I hereinabove and herein after referred to as the "SAID PROPERTY".

The Said property was originally owned by Shri. Paulo Joel Vales and his wife Smt. Santana Vales and upon their death the said property was allotted to Mr. Domingos A. Vales and his wife Mrs. Greta M. Vales in Inventory Proceedings No.15/1984 filed in the Court of the Civil Judge Senior Division at Vasco-Da-Gama which was confirmed vide Judgement dated 28/07/1988.

By an Order dated 02/02/1993 passed in Case No.LRC/PART/18/90, Ld. Deputy Collector partitioned the said property and was allotted a separate Survey Number as No.58/3-I of Dabolim Village and names of Mr. Domingos A. Vales and his wife Mrs. Greta M. Vales are recorded as occupants in Form I and XIV and as such they became the absolute owners of the said property.



The Office of the Deputy Collector/SDO, Mormugao, Vasco-Da-Gama, Goa issued Conversion Sanad bearing No.11/1/96/DYC dated 24/07/1997 for conversion of an area admeasuring 1847.00 sq. mtrs. surveyed under Survey No.58/3-I for the purpose of Residential use.

Vasco Planning and Development Authority issued Development Permission Order (Provisional) under No.VPDA/9-V-23/02-08/1670 dated 30/01/2003 and Development Permission Order (Final) under No.VPDA/9-V-23/02-03/1831 dated 24/02/2003 for Sub-Division of Land.

By a Deed of Sale dated 16/06/2003, duly registered before the Sub-Registrar of Mormugao under Registration No.745 at pages 32 to 54, Book No.I, Volume No.397 dated 24/07/2003 said Mr. Domingos A. Vales and his wife Mrs. Greta M. Vales sold the Sub-Divided plot being Plot 'B' admeasuring an area of 545.00 sq. mtrs. (hereinafter referred to as the said plot) to Mr. Saiad Siraj Ahmed and as such said Mr. Saiad Siraj Ahmed became the absolute owner of the said plot.

The Headquarters Goa Naval Area Vasco-Da-Gama, Goa issued a NOC for height under No.46/210/1/2023/873 dated 15/12/2023; Mormugao Planning and Development Authority issued Development Permission Order under No.MPDA/9-S-271/2025-26/480 dated 03/07/2025; Village Panchayat of Chicalim issued Construction Licence under No.VP/CHI/11/Const/2025-26/37/1588 dated 09/09/2025 and Primary Health Centre issued NOC under No.DHS/2025/DHS0901/O0016/135 dated 12/08/2025 and for construction of Residential Building and Compound wall and as such the proposed construction undertaken by said Mr. Saiad Siraj Ahmed is legal in nature.



N. A. PERMISSION

Conversion Sanad bearing No.11/1/96/DYC dated 24/07/1997 issued by the Office of the Deputy Collector/SDO/Mormugao, Vasco-Da-Gama, Goa

ENCUMBRANCES, IF ANY

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

OPINION

On considering what has been stated by me hereinabove and the documents produced before me at Sr. No.1 to 14, I am of the opinion that Mr. Saiad Siraj Ahmed has acquired clear and marketable title over the said plot being Plot 'B' admeasuring an area of 545.00 sq. mtrs., surveyed under Survey No. 58/3/1 of Dabolim village free from encumbrances described in Schedule-II hereinabove and proposed construction of Residential Building on the said plot being Plot 'B' admeasuring an area of 545.00 sq. mtrs., surveyed under Survey No. 58/3/1 of Dabolim village is legal in nature.



Manguirish U. Kenkre
(Manguirish Kenkre)
Advocate