



Monisha Viegas
Advocate

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8/8/2025

TITLE REPORT

M/S TULIP DWELLINGS PRIVATE LIMITED through its director Mr. Prince Agnelo Joven De Silva has produced before me the several documents for the purpose of investigation into the title of the property surveyed under No. 141/10 of village Camurlim, Salcete Taluka and the building to be constructed thereon with a request to furnish Search report.

I have gone through and examined the documents and I have observed as follows:-

1. NAME OF THE PROPERTY:-

Property surveyed under No. 141/10 of village Camurlim has an area of 1400.00 sq.mts forming part of the larger landed property named GOLCHEMBATA, situated at Naquelim in the Village of Camurlim, Raia, within the Jurisdiction of Village Panchayat of Camurlim Taluka and Sub- District of Salcete, District of South Goa, Goa State, not described in the Land Registration Office, but enrolled in the Taluka Revenue Office under Matriz No. 979, 998 and 1000 and the said property surveyed under No. 141/10 of village Camurlim is bounded as under:



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On or towards the East: Presently by the property under Survey No. 140/5 of Village Camurlim,

On or towards the West: Presently by the property under Survey No. 141/8 of Village Camurlim,

On or towards the North: Presently by the PWD road and,

On or towards the South: Presently by the property under Survey No. 140/3 of Village Camurlim.

2. **NATURE:-**

This property falls under classification of settlement zone-III and village having VP-II status and permissible F.A.R 60.

3. **LOCATION:-**

Property is situated at Naquelim in the Village of Camurlim, Raia, within the Jurisdiction of Village Panchayat of Camurlim Taluka and Sub- District of Salcete, District of South Goa,

4. **DESCRIPTION NUMBER IN THE LAND REGISTRATION OFFICE OF SALCETE:-**



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This property is not described in the Land Registration Office of Salcete as seen from the records of the inventory proceedings bearing no. 38/1972 and the deed of gift and acceptance dated 7th February 1975

5. **DESCRIPTION NUMBER IN THE LAND REVENUE OFFICE:-**

Landed property named GOLCHEMBATA is described in the Land Revenue Office under matriz No. 979, 998 and 1000.

6. **SURVEY NUMBERS:-**

This property is surveyed under Survey No. 141 sub-division 10 of village Camurlim of Salcete Taluka.

7. **BOUNDARIES OF THE ENTIRE PROPERTY:-**

North	:	Presently by the PWD road
South	:	Presently by the property under Survey No 140/3 of Village Camurlim.
East	:	Presently by the property under Survey No. 140/5 of Village Camurlim,
West	:	Presently by the property under Survey No. 141/8 of Village Camurlim,



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8. AREA:-

The entire survey holding 141/10 of Camurlim village admeasures an area of 1400 sq metres

9. DOCUMENTS PERUSED:-

- a) Photocopy of matríz certificate from the Land Revenue Office under matríz No. 998, 1000 and 979.
- b) Copy of Inventory Proceedings bearing No. 38/72, instituted after the demise of said Mons Gregorio Magno Antao, before the Court of Civil Judge Senior Division of Panjim, Goa
- c) Copy of the deed of gift and acceptance date 7/2/1975 registered in the office of the Sub Registrar of Salcete under number 11 on at pages 164 to 169 of book I, volume 137 on 14/3/1975
- d) Deed of Succession dated 18/04/2006, drawn before the office of the Notary Ex-Officio of Salcete at Margao at folios 96v to 98 of Book of Deed No. 1492
- e) Deed of sale dated 25/6/2021 executed in the office of the Sub Registrar of Salcete at Margao registered under Book -1 document, bearing registration number MGO-1-1927-2021 dated 28/6/2021.



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- f) Photocopy of the Survey Plan of Survey No. 10 sub-division 141 of village Camurlim of Salcete Taluka.
- g) Land use/zoning information dated 25/3/2022 issued by the Town and Country Dept. Govt. Of Goa, Salcete, Goa.
- h) Nil Certificate of Encumbrances No. NEC/2/2025/1834 issued by the Sub-Registrar of Salcete for the period from 27/7/2020 TO 28/7/2025.
 - i) Form I and XIV of the property bearing Survey No. 141 sub-division 10 of village Camurlim of Salcete Taluka.
 - j) Conversion Sanad issued by the office of the Collector of South Goa dated 25/4/2024
 - k) Technical clearance order dated 3/11/2023 issued by the Town and Country Planning Department South Goa bearing no. TPM/34224/Camurlim/141/10/2023/6001.
 - l) Technical clearance order dated 21/1/2025 issued by the Town and country planning department South Goa bearing no. TPM/34224/Camurlim/141/10/2025/525.
 - m) Approved construction plan NOC issued by the primary health center , Loutolim, Salcete Goa dated 23/11/2023
 - n) Permission for land filling issued by the Town and country planning department South Goa bearing no. TPM/34224/Camurlim/141/10/2025/4493 dated 17/6/2025.
 - o) Construction license bearing no. VP/C/05/2025-2026 dated 5/7/2025
- p) **SCRUTINY OF DOCUMENTS:-**



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i) Matriz certificate from the Land Revenue Office under matriz No. 998, 1000 and 979 along with its English translation.

The entire landed property named GOLCHEMBATA is described in the Land Revenue Office under No. 998, 1000 and 979. The boundaries of the properties described under no. 998, 1000 and 979 indicate that the two properties bearing the same name are contiguous property and the said property surveyed under survey number 141/10 of village Camurlim along with other survey holdings namely 141/5 and 141/9 bears the said Matriz numbers.

ii) Inventory Proceedings bearing No. 38/72, instituted after the demise of said Mons Gregorio Magno Antao, before the Court of Civil Judge Senior Division of Panjim, Goa

The SAID PROPERTY originally belonged to Late Mons Gregorio Magno Antao, who died as a Bachelor. There was Inventory Proceedings bearing No. 38/72, instituted after the demise of said Mons Gregorio Magno Antao, before the Court of Civil Judge Senior Division of Panjim, Goa the said property among other assets were allotted to Ananias Jose Do Rosario Antao married to Rosa Clarina Maria Magdalena Furtado, wherein the property surveyed under No. 141/9 of village Camurlim has an area of 225.00 sq.mts and survey no. 141/10 of village Camurlim has an area of 1400.00 sq.mts, identified by their matriz numbers respectively and was enlisted as Item No. 12.



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- iii) Copy of the deed of gift and acceptance date 7/2/1975 registered in the office of the Sub Registrar of Salcete under number 11 on at pages 164 to 169 of book I, volume 137 on 14/3/1975

There is a deed of gift and acceptance dated 7/2/1975 executed between Ananias Jose Do Rosario Antao married to Rosa Clarina Maria Magdalena Furtado, as donors and Derek Joseph Vivian Arthur Antao and Joy Rae Antao alias Joy Ray Lucy Severintes Antao, Ms. Carmen Deirdre Antao Alias Carmen Deidry Jenifer Penelope Beatrice Antao, as DONEES whereby several properties including the property named GOLCHEMBATA, situated at Naquelim in the Village of Camurlim, Raia, within the Jurisdiction of Village Panchayat of Camurlim Taluka and Sub- District of Salcete, District of South Goa, Goa State, not described in the Land Registration Office, but enrolled in the Taluka Revenue Office under Matriz No. 998 and 1000 shown at nos. 5 and 6 of the said gift deed surveyed under survey numbers 141/5, 9 and 10 of village Camurlim, was gifted to the DONEES therein.

- iii) Deed of Succession dated 18/04/2006, drawn before the office of the Notary Ex-Officio of Salcete at Margao at folios 96v to 98 of Book of Deed No. 1492.



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The above stated deed of succession was executed upon the death of A R Antao alias Ananias Jose Do Rozario Antao alias Ananias Jose Rosario Do Antao and Rose Antao alias Rosa Clarinda Maria Magdalena Furtado alias Rosa Clarina Maria Magdalena Furtado and also upon the death of his other children namely Derek Joseph Vivian Arthur Antao and Joy Rae Antao alias Joy Ray Lucy Severintes Antao.

By the said deed , Ms. Carmen Deirdre Antao Alias Carmen Deidry Jenifer Penelope Beatrice Antao, daughter of Late A.R Antao alias Ananias Jose Do Rozario Antao, has been declared as a sole and universal/absolute successor of her deceased parents and siblings.

In view of the said Succession she was the absolute and lawful owner in occupation, enjoyment and possession of the said landed property being one of the assets of her late parents and siblings.

iv) Deed of sale dated 25/6/2021 executed in the office of the Sub Registrar of Salcete at Margao registered under Book -1 document, bearing registration number MGO-1-1927-2021 dated 28/6/2021.

Vide the said deed of sale M/S TULIP DWELLINGS PRIVATE LIMITED, a company incorporated under the



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Companies Act. 1956, having its registered office at F-2, Delano Apts, Bolepand Road, Opp. New Govt. BDO (KTC Bus Stand) Margao Goa, through its directors purchased the said property surveyed under survey number 141/10 of Camurlim Village from the said Ms. Carmen Deirdre Antao Alias Carmen Deidry Jenifer Penelope Beatrice Antao

v) Photocopy of the Survey Plan of Survey No. 141 sub-division 10 of village Camurlim of Salcete Taluka.

vi) Land use/zoning information dated 25/3/2022 issued by the Town and Country Dept. Govt. Of Goa, Salcete, Goa.

This property falls under classification of settlement zone-III and village having VP-II status and permissible F.A.R 60

vii) Nil Certificate of Encumbrances No. NEC/2/2025/1834 issued by the Sub-Registrar of Salcete for the period from 27/7/2020 to 28/7/2025.

The Nil encumbrance certificate indicates that there are no encumbrances affecting the said property surveyed under survey number 141/10 of village Camurlim.



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viii) Form I and XIV of the property bearing Survey No. 141 sub-division 10 of village Camurlim of Salcete Taluka.

The survey records dated 9/10/2018 are in the name of Ms. Carmen Deirdre Antao Alias Carmen Deidry Jenifer Penelope Beatrice Antao who is shown as the occupant of the same under mutation no. 25083. Subsequently the present day survey records stand in the name of M/S TULIP DWELLINGS PRIVATE LIMITED as mutated under mutation number 89076.

ix) Conversion sanad issued by the office of the Collector of South Goa dated 25/4/2024

The conversion sanad along with the plan indicate that an area of 1070.88 sq metres of the property bearing Survey No. 141 sub-division 10 of village Camurlim of Salcete Taluka has been converted for the purpose of residential use upon the application for conversion of M/S TULIP DWELLINGS PRIVATE LIMITED

x) Technical clearance order dated 3/11/2023 issued by the Town and Country Planning Department South Goa bearing no. TPM/34224/Camurlim/141/10/2023/6001.

The technical clearance order has been granted to M/S TULIP DWELLINGS PRIVATE LIMITED for the



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purpose of construction of a residential building in the property bearing Survey No. 141 sub-division 10 of village Camurlim of Salcete Taluka.

xi) Technical clearance order dated 21/1/2025 issued by the Town And Country Planning Department South Goa bearing no. TPM/34224/Camurlim/141/10/2025/525.

The revised technical clearance order has been granted for the purpose of construction of a residential building and compound wall in the property bearing Survey No. 141 sub-division 10 of village Camurlim of Salcete Taluka for a period of three years from the date of issuance of a construction license.

xii) Approved construction plan bearing no. TPM/34224/Camurlim/141/10/2025/525.

The construction of the residential building has been approved by the village panchayat of Camurlim and the T.C.P for construction of a stilt floor, lower ground floor, ground floor and first floor .

xiii) NOC issued by the primary health center , Loutolim, Salcete Goa dated 23/11/2023

The NOC has been issued by the Primary health Center for proposed construction of the resident building in the property



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The technical clearance order has been granted for the purpose of construction of a residential building and compound wall in the property bearing Survey No. 141 sub-division 10 of village Camurlim of Salcete Taluka.

- xiv) Permission for land filling issued by the Town and country planning department South Goa bearing no. TPM/34224/Camurlim/141/10/2025/4493 dated 17/6/2025.

Vide the said document, permission has been granted to M/S TULIP DWELLINGS PRIVATE LIMITED for the purpose of land filling/levelling of land for construction of a ramp with respect to the property bearing Survey No. 141 sub-division 10 of village Camurlim of Salcete Taluka. The said permission is enclosed with a plan indicating the construction to be carried out.

- xv) Construction license bearing no. VP/C/05/2025-2026 dated 5/7/2025.

Construction license has been granted to M/S TULIP DWELLINGS PRIVATE LIMITED for the purpose of construction of a residential building and compound wall in the property bearing Survey No. 141 sub-division 10 of village



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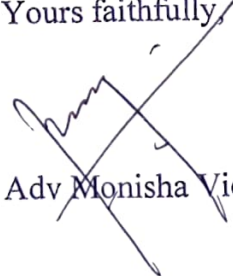
Camurlim of Salcete Taluka, which license is valid for a period of three years from 5/7/2025.

LEGAL OPINION:-

- a) I am therefore of the opinion that the title of M/S TULIP DWELLINGS PRIVATE LIMITED to the said property bearing Survey No. 141 sub-division 10 of village Camurlim of Salcete Taluka and the construction to be undertaken thereon is clear, free and marketable.
- b) I, further certify that there are no acts or encumbrances registered in any of the said public offices which would adversely affect the title of the Title-Holders to the said property bearing Survey No. 141 sub-division 10 of village Camurlim of Salcete Taluka.
- c) I further certify that there are no acquisition or requisition proceedings pending in respect of the said property bearing Survey No. 141 sub-division 10 of village Camurlim of Salcete Taluka

I am returning herewith the documents sent for my perusal. Kindly find the same in order.

Yours faithfully,


Adv Monisha Viegas