

SHRI. SANDEEP B. DESSAI

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ADVOCATE & NOTARY

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OFFICE: First Floor, Municipal Building, Fish Market, Chaudi, Canacona, Goa.

RESIDENCE: Shantaye Ashray, House No. 127, Murida, Cuncolim, Salcete - Goa.

Date: 17/11/2020

TITLE SEARCH REPORT OF THE PROPERTY/PLOT

TITLE SEARCH REPORT IN RESPECT OF THE
PROPERTY/PLOT DESCRIBED HEREINBELOW
BELONGING TO FUTURISTIC CONSTRUCTION AND
LEGAL OPINION OF TITLE AS ITS OWNERSHIP
VALIDITY AND MARKETABILITY

Dear Sir,

Having been engaged by **FUTURISTIC CONSTRUCTION** represented by its Partners (1) **Mr. GILERT VALENTO GOMES** S/o late Mr. Inacio Joaquim Gomes, 36 years, Business, R/o H. No. 174, Borda, Margao, Goa, and (2) **Mr. POLLIE FALEIRO** S/o late Mr. Paulo Faleiro, Age 34 years, Business, R/o H. No. 816, Chandrawaddo, Fatorda, Salcete, Goa, for preparing the Title verification and Search in respect of the Plot mentioned in detail herein under, belonging to **FUTURISTIC CONSTRUCTION**, I, Advocate Sandeep B. Dessai, having my office at D-101, 1st Floor, Osia Complex, S.G.P.D.A. Market, Above State Bank of India, Margao, Goa, do hereby wish to give and certify my Report as under:



Description of the Property/Plot under reference:

SCHEDULE

(DISCRIPTION OF THE PROPERTY/PLOT)

ALL THAT the Plot of land identified as Plot No. 5 surveyed under Chalta No. 22 of P.T. Sheet No. 6 of Margao City Survey having an area of 759 sq. mts. which Plot of land is forming part and parcel of the larger Property named as "XIRA" (Gleba De Horte) situated at Chandrawaddo, Ward No. 4, within the limits of Margao Municipal Council, Margao City, described in the land Registration Office of Salcete under No. 43939 of New Series and not enrolled in the Revenue Records (Matriz) of Margao, Salcete and surveyed under Chalta No.7 of P.T. Sheet No.6 of Margao City Survey. In terms of Survey Records, the said Plot is bounded as under:-

On the North: By the Property surveyed under Chalta No. 21 of P.T. Sheet No.6;

On the South: By Public Road;

On the East: By the Property surveyed under Chalta No. 8 of P.T. Sheet No. 6;

On the West: By the Property surveyed under Chalta No. 7 of P.T. Sheet No. 6 of Margao City Survey. Hereinafter referred to as the "**SAID PLOT**".



LIST OF DOCUMENTS SCRUTINIZED AND EXAMINED:

1. Photocopy of the Form No. D of the Property surveyed under Chalta No. 22 of P.T. Sheet No. 6 of Margao City Survey dated 26/08/2020;
2. Photocopy of the Survey Plan;
3. Photocopy of the Deed of Partition dated 13/05/1985;
4. Photocopy of the Deed of Succession dated 23/02/2009;
5. Photocopy of the Inscription and Description together with English Translation.
6. Photocopy of the Partnership Deed dated 21/12/2019;
7. Photocopy of the Agreement for Sale Cum Development dated 16/10/2020
8. Photocopy of the Two Power of Attorney dated 30/01/2020 & 06/01/2020 respectively.

TRACING THE CHAIN OF TITLE OF THE PARTIES TO THE PROPERTY:

WHEREAS there exist a larger Property named as “**XIRA**” (Gleba De Horte) situated at Chandrawaddo, Ward No. 4, within the limits of Margao Municipal Council, Margao City, described in the land Registration Office of Salcete under No. 43939 of New Series and not enrolled in the Revenue Records (Matriz) of Margao, Salcete and surveyed under Chalta No.7 of P.T. Sheet No.6 of Margao City Survey which larger Property is hereinafter referred to as the “Said Property”.

AND WHEREAS the said Property was originally owned and possessed by **Constantino Faleiro alias Costao Faleiro**.



AND WHEREAS upon the death of said Constantino Faleiro alias Costao Faleiro, his wife Mrs. Lucilia Pereira Faleiro alias Uxila Faleiro alias Ursula Pereira and his legal heirs portioned and divided all his estate including the said Property by way of Deed of Partition dated 13/05/1985, duly presented on 14/05/1985, registered in the office of Sub Registrar of Salcete at Margao, Goa under Reg. No. 787 at Pages 198 to 210 of Book No. I, Volume No. 336 and registered on 04/06/1985.

AND WHEREAS vide aforesaid Deed of Partition dated 13/05/1985 registered in the office of Sub Registrar of Salcete at Margao, Goa under Reg. No. 787 at Pages 198 to 210 of Book No. I, Volume No. 336 and registered on 04/06/1985, the said Property was described in Item No. 2 of first Schedule thereon. The said Property was divided and partitioned into 5 sub plots and out of the said Five Sub Plots, the Plot No. 5 described in the Third Schedule thereon was allotted to Mr. Paulo Faleiro and his wife Mrs. Remediana Colaco.

AND WHEREAS subsequently the Plot No. 5 of the said Property is independently surveyed under Chalta No. 22 of P.T. Sheet No. 6 of Margao City Survey having an area of 759 sq. mts. in the name of Mr. Paulo Faleiro more particularly described in the Schedule above hereto hereinafter referred to as the "Said Plot".



AND WHEREAS the said Paulo Faleiro expired on 14/12/2008 leaving behind his wife Mrs. Remediana Colaco as Moiety Share Holder and his four children namely (a) Mrs. Anita Savina Faleiro married to Mr. Antonio Paulo Fernandes, (b) Miss Sharon Faleiro (Spinster) (c) Mrs. Flavia Faleiro married to Mr. Angelo Fernandes and (d) Mr. Pollie Faleiro as his legal heirs which has been confirmed and declared by document of Deed of Succession drawn on 23/02/2009 drawn before the Notary Ex-Officio of Salcete at Margao, Goa recorded at Folio 42 V to 43 of Deed Book No. 1535.

AND WHEREAS pursuant to aforesaid Deed of Succession drawn on 23/02/2009 drawn before the Notary Ex-Officio of Salcete at Margao, Goa recorded at Folio 42 V to 43 of Deed Book No. 1535 Mrs. Sharon Faleiro married to Mr. Manuel Xavier and Mr. Pollie Faleiro married to Mrs. Velankia Miranda.

AND WHEREAS by virtue of Agreement for Sale Cum Development dated 16/10/2020 executed before the Sub-Registrar of Salcete at Margao, Goa under Reg. No. MGO-1-2764-2020 dated 21/10/2020, the **FUTURISTIC CONSTRUCTION** represented by its Partners (1) **Mr. GILERT VALENTO GOMES** S/o late Mr. Inacio Joaquim Gomes, 36 years, Business, R/o H. No. 174, Borda, Margao, Goa, and (2) **Mr. POLLIE FALEIRO** S/o late Mr. Paulo Faleiro, Age 34 years, Business, R/o H. No. 816, Chandrawaddo, Fatorda, Salcete, Goa, has purchased the above said Plot from the



OWNERS Mrs. Remediana Faleiro, Mrs. Anita Savina Faleiro, Mr. Antonio Paulo Fernandes, Mrs. Sharon Faleiro Xavier, Mr. Maneul Xavier, Mrs. Flavia Faleiro e Fernandes, Mr. Angelo Fernandes, Mr. Pollie Faleiro and Mrs. Velankia Miranda and became lawful Owners in Possession, Occupation and Enjoyment of the said Property/Plot.

**LEGAL OPINION AND CERTIFICATE OF CLEAR
MARKETABLE TITLE**

From the scrutiny of the documents enlisted herein above and search of relevant records and site inspection carried-out by me, I have found and contended that the title of the Applicant in respect of the Plot No. 5 surveyed under Chalta No. 22 of P.T. Sheet No. 6 of Margao City Survey, described in the Schedule above is having a clean, clear valid and readily marketable title.

I FURTHER CERTIFY THAT:-

- a. There are no claims of minors or any other person/persons, institutions, firms or companies in respect of the said Property/Plot;
- b. There are no liabilities created by any person or persons on the said Property/Plot of whatsoever kind or nature.
- c. There are no prior mortgages, charges, claims, encumbrances and liens of whatsoever nature in respect of the said Property/Plot.



- d. There is no Act nor any law in force in the State of Goa which prohibits creation of a charge in form of mortgage in respect of the nature and kind of the said Property/Plot or otherwise, situated in the State of Goa.

I CERTIFY THAT:-

- i. I certify that I have taken the necessary searches of the registration before the Sub-Registrar of Salcete at Margao, Goa, Survey Office of Margao, Goa, in respect of the said Property/Plot.
- ii. I am satisfied and confirm hereby that the Applicant **FUTURISTIC CONSTRUCTION** is the lawful owner in possession, occupation and enjoyment of the above said Plot No. 5 surveyed under Chalta No. 22 of P.T. Sheet No. 6 of Margao City Survey.
- iii. From the detailed study of all the title documents placed before me, I certify and endorse that the Applicant **FUTURISTIC CONSTRUCTION** is the lawful owner in possession, occupation and enjoyment of the above said Plot No.5 surveyed under Chalta No. 22 of P.T. Sheet No. 6 of Margao City Survey, have got a clean, clear, valid and perfectly marketable title to the said Property/Plot.

I HAVE CONCLUDED THE SEARCH OF THE CONCERNED REGISTRATION BEFORE THE RESPECTIVE AUTHORITIES IN RESPECT OF THE SAID PROPERTY/PLOT.



FINAL CERTIFICATE:-

As per observations and Conclusion stated hereinabove, I certify that the said **FUTURISTIC CONSTRUCTION** represented by its Partners (1) **Mr. GILERT VALENTO GOMES** S/o late Mr. Inacio Joaquim Gomes, 36 years, Business, R/o H. No. 174, Borda, Margao, Goa, and (2) **Mr. POLLIE FALEIRO** S/o late Mr. Paulo Faleiro, Age 34 years, Business, R/o H. No. 816, Chandrawaddo, Fatorda, Salcete, Goa, derives a valid clear marketable and unencumbered title in the subject Property/Plot as stated herein above.

Yours faithfully



Adv. Sandeep B. Dessai

SANDEEP B. DESSAI
M.A., LL.B.
ADVOCATE & NOTARY
MARGAO - GOA