

KAMALAKANT N. PAI

ADVOCATE

B.A. (HONS.), LL.B.

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Off. : 211, Second Floor,
Mapari Audi Plaza,
Behind Salgaocar Chambers
MARGAO - GOA
☎ : 2703544
Res. : F - 1/2, Roshan Apts.,
Opp. Borkar's Super Stores,
Vidyanagar,
MARGAO - GOA
☎ : 2750511

31st May 2022

Date _____

CERTIFICATE OF TITLE AND SEARCH REPORT

This certificate and opinion is given at the request of M/s. PEREIRA REAL ESTATES, having office at Sirvodem, Margao, Goa, in respect of the plot described hereunder:

Description of the plot:

ALL THAT Plot No.1 of Plot L of the property known as PROPRIEDADE DE CIMA (Plot C), situated at Fatorda, Margao, within the area of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.33,088 of Book B 85 of New Series, enrolled in the Land Revenue Office of Salcete under Matriz No.2082. The said Plot No.1 having an area of 1060 sq.mts and forms part of property surveyed under Chalta No.27 of P.T.Sheet No.43 and forming an independent and separate property is bounded on the east by Plot No.2 of said Plot L i.e. same property, on the west by internal road, on the north by Plot K of entire property and on the south by existing road.

Documents scrutinised:

1. Land Registration records of Inscription and Description dt.17th June 2005;

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2. Certificate of extract of records of Inv,Proc No.4/1984 from the Court of the Civil Judge, Sr. Dvn, Margao;
3. Special Power of Attorney dt.25th August 2006 executed by Smt. Alina Araujo Vaz in favour of Mr. Pio Pereira executed before the Notary Adv.K.S.Angle of Margao on 13th September 2006 in respect of Plot L;
- 4) Judgement and Order dt.09th June 2000 passed by Inspector of Survey and Land Records, Margao City Survey, Margao in Case No.827/98;
- 5) Deed of Transfer dt. 20th January 2020 registered in the office of the Sub-Registrar of Salcete, Margao under No.MGO-1-382-2020 dt. 29th January 2020;
- 6) Conversion Sanad under No.AC-I/SG/CONV/54/2012/13090 dt. 21.12.2016 issued by Addl. Collector I, South, Margao;
- 7) Development permission under No.SGPDA/P/5991/1233/1778 dt. 16.11.2017 issued by South Goa Planning and Development Authority, Margao;
- 8) Development Permission under No.SGPDA/P/5549/51/22-23 dt.13.04.2022 issued by South Goa Planning and Development Authority, Margao;
- 9) Construction Licence No.A/07/2022-2023 dt. 29.04.2022 issued by Margao Municipal Council;
- 10) Approved plans;
- 11) Agreement for Development dt. 28th April 2022 executed before the Notary Noel Parras D'Cruz of Margao under Reg.No.3079/2022;

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12) Power of Attorney dt.28th April 2022 executed before the Notary Noel Parras D'Cruz of Margao under Reg.No.3078/2022;

13) Nil encumbrance certificate dt.04th May 2022;

SCRUTINY OF RECORDS:

From Certificate of inscription and description it is clear that there exists an immovable property known as PROPRIEDADE DE CIMA (Plot C), situated at Fatorda, Margao, within the area of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa which is described in the Land Registration Office of Salcete under No.33,088 of Book B 85 of New Series, enrolled in the Land Revenue Office of Salcete under Matriz No.2082 and 2/3rd part thereof, forming an independent and separate part is inscribed in the name of Smt., Maria Emilia Eliza Andrade e Araujo, widow from Margao in whose name the same has been inscribed in the Land Registration records under Inscription No.49956 of Book G 60.

From the records of Inventory Proceedings No.4/1984 it is clear that on the death of said Maria Emilia Eliza Andrade e Araujo said inventory proceedings was initiated in the Court of the Civil Judge, Sr. Dvn, Margao, wherein the said property was listed under Item No.2 and for the purpose of partitioning the same to her heirs, the same was partitioned into twenty four plots and said Plot L among other plots were allotted to said Smt. Alina Araujo Vaz alias Maria Quiteria Alina Araujo Vaz towards her share.

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From Special Power of Attorney given by said Alina Araujo Vaz referred under Sr.No.3 in documents scrutinised above, she has authorised said Mr.Pio Pereira to develop the said Plot L and dispose/sell of the same as he thinks fit and proper.

From Development permission under No. SGPDA/P/5991/1233/1778 dt. 16.11.2017 issued by South Goa Planning and Development Authority, Margao it is clear that said Plot L has been sub-divided into two plots/parts, one being above described Plot No.1 and other being portion reserved for mundkars;

From Deed of Transfer dt. 20th January 2020 registered in the office of the Sub-Registrar of Salcete, Margao under No.MGO-1-382-2020 dt. 29th January 2020 it is clear that said Smt. Alina Araujo Vaz alias Maria Quiteria Alina Araujo Vaz with intervention of said Mr. Pio Pereira conveyed and transferred said Plot No.1 of Plot L to Miss Marie Gizel Blanche Pereira;

From Development Permission under No. SGPDA/P/5549/51/22-23 dt.13.04.2022 issued by South Goa Planning and Development Authority, Margao read with Construction Licence No.A/07/2022-2023 dt. 29.04.2022 issued by Margao Municipal Council, Approved plans and conversion sanad it is clear that a building with lower ground floor, upper ground floor with upper three floors with compound wall has been approved for construction in the said Plot No.1 of Plot L.

From Agreement for Development dt. 28th April 2022 executed before the Notary Noel Parras D'Cruz of Margao under Reg.No.3079/2022 read with Power of Attorney dt.28th April 2022 executed before the Notary Noel Parras D'Cruz of Margao under Reg.No.3078/2022 it is clear

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that said Miss Marie Gizel Blanche Pereira allowed M/s. Pereira Real Estates to develop the said Plot No.1 of Plot L described hereinabove by constructing building complex therein as per approved plans, permissions and licences and dispose of the premises therein along with proportionate share in land to their customers and executed Power of attorney in favour of partner of said developer to sign and execute all such Agreements, sale deeds and other documents.

From Nil encumbrance certificate it is clear that the said plot is free from all encumbrances, charges, liens whatsoever.

I have also verified the Land Registration records and records maintained by Sub-Registrar of Salcete, Margao and found that the said plot is free from all encumbrances, charges, liens what soever.

CONCLUSION AND OPINION:

From the documents discussed above I certify and opine that -

- a) Said Miss Marie Gizel Blanche Pereira is sole owner and possessor of the said Plot No.1 of Plot L described hereinabove and her title to the said plot is free, clear and marketable;
- b) M/s. Pereira Real Estates as per said Agreement for Development with said Miss Marie Gizel Blanche Pereira entitled to develop the said plot by constructing building complex therein and dispose of the premises therein alongwith proportionate

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share in land and receive the amount/consideration thereof;

- c) Any person/s purchasing any premises in said proposed building in said plot with proportionate share in land with Agreement with said Developer and duly confirmed by said owner, Miss Marie Gizel Blanche Pereira, will acquire clear title to the same.

Margao, 31st May, 2022


(KAMALAKANT N. PAI)

Advocate