

PRASAD .U. DESSAI.

BA, LL.B

CHAMBER NO. S-2, UPPER GROUND FLOOR, CHASE INTERNATIONAL, VASCO-DA-GAMA, GOA.
PHONE: 09226371551

Date: 01/05/2018

This Certificate **MR. MOSES SEBASTIAN FERNANDES**, s/o. Mr. Rosario A. Fernandes, r/o. Demane, Cuncolim, Salcete, Goa, in respect of the Plot No. 4 admeasuring an area of 525 sq.mtrs., hereinafter referred to as the **SAID PLOT** and forming part of the property denominated "**CODDUO**" or "**DIMANTE**", situated at Cuncolim, within the limits of Cuncolim Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the former Land Registration Office of Quepem now transferred at Salcete under No. 2729 at pages 50 of 'Boo B2 New but not enrolled in the Land Revenue Office for Matriz Predial and surveyed under Survey No. 390/2 of Cuncolim Village and hereinafter referred to as the **SAID PROPERTY** and the **SAID PLOT** is bounded as follows:-

On the North : by way of monsoon waters (Regueiro);

On the South : by the 8 meters access road;

On the East : by the property of Menino Fernandes and others and open space of the said property, and;

On the West : by Plot No. 3 of the said property.



PRASAD .U. DESSAI.

BA, LL.B

CHAMBER NO. S-2, UPPER GROUND FLOOR, CHASE INTERNATIONAL, VASCO-DA-GAMA, GOA.
PHONE: 09226371551

Documents referred for the same are as under

1. Deed of Sale Dated 08/04/1988.
2. Form I and XIV of Survey No. 390/2.
3. Survey Plan.
4. Sanad bearing No. IRC/CONV/277/34 dated 12/03/1985.
5. Nil Encumbrance Certificate dated 15/01/2019
6. Technical Clearance Order dated 06/07/2017 bearing No. TPM/29382/Cunc/390/2/2017/2628.
7. Approved Revised Plan bearing Order No. TPM/29382/Cunc/390/2/2018/5983 dated 15/10/18.
8. Technical Clearance Order bearing No. TPM/29382/Cunc/390/2/2018/5983 dated 15/10/18.
9. Revised and Renewal of Construction License dated 04/01/2019 bearing No. CMC/TECH/LIC/2018-19/2652.
10. NOC from Primary Health Centre Balli dated 09/08/17 bearing No. PHC/Balli/NOC/734.
11. Order dated 14/06/17 bearing No. TPM/29382/Cunc/390/2/17/2340 issued by Town and Country Planning Department, Margao, Goa.

The title history of the property

Smt. Maria Julia Patrocinia Coutinho alias Maria Julia Coutinho and her husband Mr. Casimiro Rosa De Lima Noronha, both r/o.



PRASAD .U. DESSAI.

BA, LL.B

CHAMBER NO. S-2, UPPER GROUND FLOOR, CHASE INTERNATIONAL, VASCO-DA-GAMA, GOA.
PHONE: 09226371551

Cuncoim, Salcete, Goa came in possession of the 6/8th of the **SIAD PROPERTY** by virtue of Deed of Auction dated 19/01/1974 duly registered in the office of Sub-Registrar of Salcete under No. 110 at pages 264 to 267 of Book No. I, Volume No. 120 dated 02/02/1974 by way of auction occurred in the Court of the Civil Judge Senior Division, Quepem and the remaining 2/8th of the **SIAD PROPERTY** belonged to them by way of Inventory Proceedings.

Smt. Maria Julia Patrocinia Coutinho alias Maria Julia Coutinho and her husband Mr. Casimiro Rosa De Lima Noronha sub-divided the **SIAD PROPERTY** into various plots and has carried out the necessary development works by providing the said sub-divided plots with necessary access, roads, open space, etc.

That Mrs. Soccorina Fernandes and her husband Mr. Moses Sebastian Fernandes purchased the Plot No. 4 admeasuring an area of 525 sq. mtrs. by way of Deed of Sale dated 08/04/1988 duly executed before the Sub-Registrar of Salcete under No. 156 at pages 41 to 50 of Book No. I, Volume No. 61 dated 31/01/1989 and thus they became the owners-in-possession of the **SAID PLOT**.

PRASAD .U. DESSAI.

BA, LL.B

CHAMBER NO . S-2, UPPER GROUND FLOOR, CHASE INTERNATIONAL, VASCO-DA-GAMA, GOA.
PHONE: 09226371551


Mrs. Soccorina Fernandes and her husband Mr. Moses Sebastian Fernandes have applied to various Departments for the development of the **SAID PLOT** by way of construction of a Residential building.

The **SAID PLOT** is not mortgage with any Bank or Financial Institution as is clear from the Nil Encumbrance Certificate produced by Mrs. Soccorina Fernandes and her husband Mr. Moses Sebastian Fernandes.

Certificate:

I hereby certify that I have personally searched and verified the information furnished in this report. The statements and other information given in this report are correct and true.

I certify that the Mrs. Soccorina Fernandes and her husband Mr. Moses Sebastian Fernandes have clean, clear and marketable title to the **SAID PLOT UNDER SCRUTINY.**


PRASAD .U. DESSAI
ADVOCATE