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&ASSOCIATES**

GOA OFFICE

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**TITLE SEARCH REPORT**

**FOR**

**R.P.C DEVELOPERS**

**DRAFTED BY:**

**Adv. KAPIL KALIDAS VERNEKAR & ASSOCIATES  
ADVOCATES & ATTORNEYS (BGL, LL.M.)**

Name of the Client :

**M/S. R.P.C BUILDERS & DEVELOPERS.**

Dated: 09-03-2026.



**ADVOCATE**  
**Kapil K. Vernekar**  
BGL, LL.M.  
Off. No. 26, 1st Floor, Midas Touch Bldg.,  
Opp. Margao Sessions Court,  
MARGAO-GOA 403601

To

**M/s. RPC BUILDERS AND DEVELOPERS**, a Partnership firm having its Registered office and principal place of business at Redmica, behind Rosary Church, Fatorda, Margao, Goa, 403602.

Dear Sir,

**REFERENCE: Legal Opinion in respect of the all that Property known as "PROPRIEDAD DE CIMA (LOTE B)", described in the Land Registration Office of Salcete under No. 33775, at pages 35 of Book B No. 87 of New Series and enrolled in the Taluka Revenue Office of Salcete, under No. 1355, Surveyed under Chalta No. 34 of P.T. Sheet No. 44, admeasuring an area of 2100.00 sq mts, Situated at Fatorda, ward of Margao, within the area of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa.**

**PRESENT OWNER OF THE PROPERTY:** M/s. RPC Builders and Developers, a Partnership Firm, represented through its Partners, 1. Mr. Clifford Dias and 2. Mr. Peter Pius D'Cunha.

**SCHEDULE – A**  
**(DESCRIPTION OF THE LARGER PROPERTY)**

All THAT Property known as "PROPRIEDAD DE CIMA (LOTE B)", described in the Land Registration Office of Salcete under No. 34794 of New Series and not enrolled in the Taluka Revenue Office of Salcete, Surveyed under Chalta Nos. 32 and 33 of P.T. Sheet No. 44, admeasuring an area of 1168.00 sq mts, Situated at Fatorda, ward of Margao, within the area of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa and the Said Larger Property is bounded

**BOUNDS OF THE SAID PROPERTY:**

On the East: By property of Mateus Fernandes;

On the West: by drain and presently as per survey records;

On the North: by property of Antonio dos Milagres P. Araujo; and

On the South: by four meters road.



**BOUNDS OF THE SAID PROPERTY AS PER SURVEY RECORDS;**

On the East: By drain and public road;

On the West: by property under Chalta Nos. 7 and 10 of P.T. Sheet No.

43;

On the North: by property under Chalta No. 34 of P.T. Sheet No. 44;  
and

On the South: by drain.

**SCHEDULE – B**  
**(DESCRIPTION OF THE LARGER PROPERTY)**

All THAT Property known as “PROPRIEDADE DE CIMA (LOTE B)”, described in the Land Registration Office of Salcete under No. 33775, at pages 35 of Book B No. 87 of New Series and enrolled in the Taluka Revenue Office of Salcete, under No. 1355, Surveyed under Chalta No. 34 of P.T. Sheet No. 44, admeasuring an area of 2100.00 sq mts, Situated at Fatorda, ward of Margao, within the area of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa and the Said Larger Property is bounded

**BOUNDS OF THE SAID PROPERTY;**

On the East: By land of Sebastiao Fernandes;

On the West: by the land of Salvador Pereira and his wife;

On the North: by portion C of property propriedade de cima of Antonio dos Milagres do Rosario and his wife; and

On the South: by a small portion of 4 mtrs wide reserved by said Salvador do Rosario for road.



**TRACING OF TITLE AND OBSERVATION ON DOCUMENTS  
PRODUCED, SCRUTINIZED AND EXAMINED:**

**1. I HAVE CAREFULLY PERUSED THE FOLLOWING DOCUMENTS:-**

All Photocopies;

1. Photocopy of Book of Registration of Transfers under No. 27029 and Land Description under No. 34794, at pages 161v of Book B. No. 89 of New Series.
2. Photocopy of the Deed of Sale and Acquittance, dated: 30-11-1933, executed before the Notary Mr. Francisco V. Teodono de Miranda, at Salcete.
3. Photocopy of Deed of Sale, dated; 08-09-1934, duly executed before the Judicial Division at Notarial Office before Notary Mr. Francisco V. Teodono de Miranda, at Salcete, recorded at pages 51 reverse till page 53 of Book No. 472.
4. Photocopy of Deed of Sale, dated: 20-03-1992, duly registered in the Office of the Sub-Registrar of Salcete, at Margao, under Reg. No. 1144, at pages 501 to 532, of Book No. I, Vol. No. 231, Dated: 04-06-1992.
5. Photocopy of Deed of Partnership, dated: 08-01-2004, duly executed and Notarized before Notary Ms. Surexa P. Lotlecar, under Reg. No. 133/2024, dated: 13-01-2024, at Salcete, Margao.
6. Photocopy of Certificate of Registration of Firm, dated: 14-01-2004, under Reg No. 6, Volume No. 22, issued by the Registrar of Firm, Salcete.
7. Photocopy of the Judgement and Order, dated: 29-04-2006, vide Civil Misc. Application No. 28/06/A, under Portuguese Civil Code, passed by the Court of Civil Judge, Senior Division, at Margao.
8. Photocopy of the Power of Attorney, dated: 23-05-2006, duly executed and Notarized before Notary Ms. Philomena De Silva, under Reg. No. 5475/06, dated: 23-05-2006.



9. Photocopy of the Deed of Rectification, dated: 19-04-2007, was duly executed and Registered in the Office of the Sub-Registrar of Salcete, at Margao, under Reg. No. 3561, at pages 93 to 106, of Book No. I, Vol. No. 2559, dated: 27-07-2007.
10. Photocopy of the Power of Attorney, dated; 28-06-2007, duly executed and Notarized before Notary Mr. A.V. Prabhhu Dessai, under Reg. No. 9743/07, dated: 28-06-2007.
11. Photocopy of the Deed of Sale, dated: 24-08-2007, duly executed and Registered before the Office of the Sub-Registrar of Salcete, at Margao, under Reg. No. 4254, at pages 68 to 90, of Book No. I, Vol. No. 2617, Dated: 10-09-2007.
12. Photocopy of the Conversion Sanad, dated; 19-09-2008, vide Ref. No. AC-II/SAL/CONV/79/2008, issued by Office of the Collector, South Goa, District Margao-Goa.
13. Photocopy of the Development Order, dated: 15-12-2008, under Ref. No. SGPDA/P/4774/2176/08-09, issued by the South Goa Planning and Development Authority, Margao.
14. Photocopy of the Construction License, dated: 16-02-2009, vide License No. A/177/08-09, issued by the Office of the Margao Municipal Council.
15. Photocopy of the Completion Order, dated: 05-01-2012, vide Ref. No. SGPDA/4774/2064/11-12, issued by South Goa Planning and Development Authority.
16. Photocopy of the Occupancy Certificate, dated: 24-01-2012, under Ref. No. 3(OC)1/11-12/TECH/165, issued by the Office of the Margao Municipal Council.
17. Photocopy of Deed of Succession, drawn on 30-07-2009, executed before the Office of the Civil Registrar cum Sub Registrar, at Special Notary Salcete, recorded at Folio 73 to 75 of Deed book No. 1540.
18. Photocopy of the Deed of Succession, drawn on 17-01-2011, executed before the Judicial Division of Salcete, at Margao, recorded at Folio 28v to 29 of Deeds Book No. 1558.



19. Photocopy of Judgement and Order, dated: 09-09-2011, vide Case No. 07/11, Passed before the Court of the Inspector of Survey and Land Records City Survey Margao.
20. Photocopy of Deed of Sale, dated: 19-09-2011, duly executed and registered before the Office of the Sub-Registrar of Salcete at Margao, under Reg. No. MGO-BK1-05001-2011, of Book-1 Document, CD Number MGOD54, dated: 19-09-2011.
21. Photocopy of Conversion Sanad, dated: 27-11-2012, under Ref. No. COL/SG/CONV/56/2012/12858, issued by the Office of the Office of the Collector, Margao, South Goa.
22. Photocopy of the Deed of Retirement of Partner, dated; 29-09-2016, duly executed and Notarized before Notary Mrs. Anjali K. Nale, under Reg. No. 17879, dated; 29-09-2016.
23. Photocopy of the Development Permission Order dated: 20-08-2024, bearing Ref. No. SGPDA/P/4774/700/24-25, duly issued by the South Goa Planning & Development Authority Margao-Goa.
24. Photocopy of the Development Permission Order dated: 11-08-2025, bearing Ref. No. SGPDA/P/4774/765/24-25, duly issued by the South Goa Planning & Development Authority Margao-Goa.
25. Photocopy of the Construction Licence, dated; 05-09-2025, vide Licence No. CONST/LIC/MARGAO/2025-2026/59, issued by the Margao Municipal Council.
26. Photocopy of the Form-D, dated: 17-09-2024, Surveyed under Chalta No. 34 of P.T. Sheet No. 44, issued by the Goa Land Revenue of Margao City.
27. Photocopy of the Digitally signed Nil Encumbrance Certificate, under Certificate No. NEC/2/2026/579, from period 19-09-2011 to 01-03-2026, issued by the Office of the Sub-Registrar Office of Salcete, at Margao.



2. **ON RELAYING UPON INFORMATION GIVEN ARE AS TRUE I OBSERVED THAT:**

1. **AND WHEREAS** the said First Larger Property, described in Schedule-A hereinabove was originally owned and purchased by one Mr. Eduardo Fernandes and his wife Mrs. Maria Santana Fernandes from Mr. Salvador do Rosario Pereira lais Rosario Salvador Pereira and his wife Mrs. Lucinda Margarida Monteiro, by virtue of Public Deed, drawn on 01-04-1935, at pages 34 to 36v of Book No. 477, executed before Notary Mr. Francisco Xavier Teodoro de Miranda, which can be transpired from Book of Registration of Transfers under No. 27029 and the said Property stands described in the land Description under No. 34794, at pages 161v of Book B. No. 89 of New Series, wherein stands inscribed in the name of Mr. Eduardo Fernandes, as enlisted at Serial No. 1 above.

2. And thereafter upon the demise of the said above landowners the said Mr. Eduardo Fernandes and his wife Mrs. Maria Santana Fernandes, leaving behind their legal heirs namely 1. Mr. Joseph Filipe Fernandes alias Joseph Fernandes, and his wife 2. Mrs. Sabina Fernandes, 3. Mrs. Luciana Fernandes alongwith her husband 4. Mr. Mariano Rodrigues, 5. Mrs. Diana Geraldine Rodrigues and her husband 6. Mr. Aleixo Piedade Rodrigues, 7. Mrs. Florinda Fernandes and her husband 8. Mr. Sebastian Rosario Fernandes alias Rosario Fernandes, 9. Mrs. Rosy Fernandes and her husband Mr. Anthony Piedade Fernandes, 11. Mrs. Pauline Fernandes and her husband 12. Mr. Joseph Francisco Fernandes, 13. Mrs. Dorothy Mary Fernandes and her husband 14. Mr. Michael Ignatius Fernandes, executed Deed of Sale, dated: 20-03-1992, duly registered in the Office of the Sub-Registrar of Salcete, at Margao, under Reg. No. 1144, at pages 501 to 532, of Book No. 1. Vol. No. 231, Dated: 04-06-1992, as enlisted at Serial No. 4 above, who all sold the said Property, described in Schedule-A hereinabove, to Mr. John Braganza, thus who acquired the title rights and possession of the Said Larger Property.

3. And in the above Deed of Sale, dated: 20-03-1992, the above landowners have executed various Power of Attorneys, dated: 11-04-1986, 06-12-1986, 06-10-1986 and 06-12-1986.

4. And it transpires from the Document enlisted at Serial No. 17 above, by virtue of Deed of Succession, drawn on 30-07-2009, executed before the Office of the Civil Registrar cum Sub Registrar, at Special Notary Salcete, recorded at Folio 73 to 75 of Deed book No. 1540, that the said Mr. John Braganza, expired leaving behind his widow Mrs. Liliana Braganza alias Liliana Piedade Braganza alias Liliana de Piedade Pereira alias Liana Piedade Braganza, as his moiety sharer and two daughters namely 1. Miss. Meryl Leanne Braganza and 2. Miss. Kimberly Joanne Braganza, as his sole and universal heirs and there being no other person or heir of the deceased Late Mr. John Braganza, witnessed by this Deed of Succession, drawn on 30-07-2009.

5. And thereafter a Deed of Rectification, dated: 19-04-2007, was duly executed and Registered in the Office of the Sub-Registrar of Salcete, at Margao, under Reg. No. 3561, at pages 93 to 106, of Book No. I, Vol. No. 2559, dated: 27-07-2007, as enlisted at Serial No. 9 above, that in the above Deed of Sale by inadvertence the Land Registration number was not registered in the Land Registration of Salcete, wherein the Land Registration number is registered in the Office of Salcete, which stands rectified by this Deed Its is observed that in the Deed of Rectification the said Miss. Kimberly (MINOR) was not made a party.

6. And it is seen that by virtue of Deed of Sale, dated: 24-08-2007, duly executed and Registered before the Office of the Sub-Registrar of Salcete, at Margao, under Reg. No. 4254, at pages 68 to 90, of Book No. I, Vol. No. 2617, Dated: 10-09-2007, as enlisted at Serial No. 11 above, that the said Mrs. Liliana da Piedade Pereira alias Liliana Braganza, Miss. Meryl Leanne Braganza, and Miss. Kimberly Joanne Braganza sold the Said Property, described in Schedule-A hereinabove to M/s. RPC Builders and Developers, a Partnership Firm, represented through its Partners, 1. Mr. Clifford Dias, 2. Mr. Tome Romaldo Rego and 3. Mr. Peter Pius D'Cunha, wherein in this Deed, the said Mr. Clifford Dias and Mr. Peter Pius D'Cunha, constituted P.O.A in favour of Mr. Tome Romaldo Rego, vide Power of Attorney, dated; 28-06-2007, duly executed and Notarized before Notary Mr. A.V. Prabhhu Dessai, under Reg. No. 9743/07, dated: 28-06-2007, for the execution of this Deed, as enlisted at Serial No. 1103 above, who thus became lawful Owners of the Said Property.



7. And it transpires from Power of Attorney, dated: 23-05-2006, duly executed and Notarized before Notary Ms. Philomena De Silva, under Reg. No. 5475/06, dated: 23-05-2006, as enlisted at Serial No. 8 above, the said Miss. Meryl Leanne Braganza, constituted their P.O.A in favour of her mother Mrs. Liliana da Piedade Pereira alias Liliana Braganza, on her behalf to sign, sell and to do all the necessary things pertaining to the Said Property which is valid and enforceable by law, which was used in the above Deed of Sale, dated: 24-08-2007.

8. And whereas Miss. Kimberly Joanne Braganza, was minor and therefore vide Judgement and Order Dated: 29-04-2006, in Civil Misc. Application No. 28/06/A, filed under Portuguese Civil Code, passed by the Court of Civil Judge, Senior Division, at Margao, as enlisted at Serial No. 7 above, Mrs. Liliana Da Piedade Pereira alias Liliana Braganza her mother was authorized to sell the minor's right/share, which stands utilized in the above Deed of Sale.

9. And it is seen from Deed of Partnership, dated: 08-01-2004, duly executed and Notarized before Notary Ms. Surexa P. Lotlecar, under Reg. No. 133/2024, dated: 13-01-2024, at Salcete, Margao, as enlisted at Serial No. 5 above, that the said 1. Mr. Peter Pius D'Cunha, 2. Mr. Clifford Dias and 3. Mr. Tome Romaldo Rego, formed a Partnership Firm under the name and Style of "**M/s. RPC BUILDERS & DEVELOPERS**", and the said Firm stands registered in the Books of the Registrar of Firms under Certificate of Registration of Firm, dated: 14-01-2004, under Reg No. 6, Volume No. 22, issued by the Registrar of Firm, Salcete, as enlisted at Serial No. 6 above.

10. And thereafter the said M/s. RPC Builders & Developers, obtained Conversion Sanad, dated; 19-09-2008, vide Ref. No. AC-II/SAL/CONV/79/2008, issued by Office of the Collector, South Goa, District Margao-Goa, for the purpose of Residential usage and Development Order, dated: 15-12-2008, under Ref. No. SGPDA/P/4774/2176/08-09, issued by the South Goa Planning and Development Authority, Margao and Construction License, dated: 16-02-2009, vide License No. A/177/08-09, issued by the Office of the Margao Municipal Council, as enlisted at Serial Nos. 12, 13 & 14 above, for the purpose of construction of Residential Building, on Schedule-A hereinabove.



11. And upon the completion of the said Residential Building, the South Goa Planning and Development Authority, issued Completion Order, dated: 05-01-2012, vide Ref. No. SGPDA/4774/2064/11-12 and the Margao Municipal Council, issued Occupancy Certificate, dated: 24-01-2012, under Ref. No. 3(OC)1/11-12/TECH/165, as enlisted at Serial Nos. 15 & 16 above and there exist a Residential building standing thereon on the said Property described in Schedule-A hereinabove.

12. And it is seen from Digitally signed Nil Encumbrance Certificate, under Certificate No. NEC/2/2026/579, from period 19-09-2011 to 01-03-2026, issued by the Office of the Sub-Registrar Office of Salcete, at Margao, as enlisted at Serial No. 27 above, ascertained by the Present Owner namely **M/s. RPC Builders and Developers**, which shows that the said Property is free from liens, Charges, encumbrances and prior mortgages.

### **TITLE CHAIN FLOW OF THE SECOND PROPERTY :**

1. **Whereas** the said second Larger Property, described in Schedule-B hereinabove was originally owned and purchased half of the larger property, by one Mrs. Mateus Fernandes alias Mateuzinho Fernandes e Maria Joaquina Baptista, widow of Late Mr. Piedade Floriano Fernandes from Mr. Salvador do Rosario Pereira alias Rosario Salvador Pereira and his wife Mrs. Lucinda Margarida Monteiro, by virtue of Deed of Sale and Acquittance, dated: 30-11-1933, executed before the Notary Mr. Francisco V. Teodono de Miranda, at Salcete, recorded at pages 36 reverse till page 39 of Book No. 475, as enlisted at Serial No. 2 above, who thus became lawful owner and possession of the said half property acquired.

2. And thereafter vide Deed of Sale, dated; 08-09-1934, duly executed before the Judicial Division at Notarial Office before Notary Mr. Francisco V. Teodono de Miranda, at Salcete, recorded at pages 51 reverse till page 53 of Book No. 472, as enlisted at Serial No. 3 above, the said Maria Joaquina Baptista and her husband Mr. Piedade Floriano Fernandes, sold 1/4<sup>th</sup> of said Second Larger Property to Mr. Mateus Fernandes alias Mateuzinho Fernandes, thus who became lawful owner of the said 1/4<sup>th</sup> property.



3. And subsequently the said Mr. Mateus Fernandes and his wife Mrs. Jancinta Fernandes, both expired leaving behind his sole and universal heirs/children namely 1. Mr. Sebastiao Francisco Fernandes married to Mrs. Sabina Fernandes, 2. Miss. Caetana Maria Fernandes, Spinster, 3. Miss. Liberata Fernandes (spinster) and 4. Miss. Preciosa Fatima da Imaculada Conceicao Fernandes (spinster), which stood witnessed and declared they being the legal heirs of Late Mr. Mateus Fernandes and Late Mrs. Jancinta Fernandes, vide Deed of Succession, drawn on 17-01-2011, executed before the Judicial Division of Salcete, at Margao, recorded at Folio 28v to 29 of Deeds Book No. 1558, as enlisted ay Serial No. 18 above.

4. And it is seen from Judgement and Order, dated: 09-09-2011, vide Case No. 07/11, Passed before the Court of the Inspector of Survey and Land Records City Survey Margao, as enlisted at Serial No. 19 above, the said above landowners have confirmed their names stands recorded under mutation records bearing Chalta No. 34 of P.T. Sheet No. 44, of the said property.

5. And it transpires from Deed of Sale, dated: 19-09-2011, duly executed and registered before the Office of the Sub-Registrar of Salcete at Margao, under Reg. No. MGO-BK1-05001-2011, of Book-1 Document, CD Number MGOD54, dated: 19-09-2011, as enlisted ay Serial No. 20 above, the said landowners namely Mr. Flaviano Sebastiao Francisco Fernandes alias Flaviano Fernandes and his wife Mrs. Sabina Fernandes, Miss. Caetana Maria Fernandes, Spinster, Miss. Liberata Fernandes (spinster) and 4. Miss. Preciosa Fatima da Imaculada Conceicao Fernandes (spinster), sold the said Second Larger Property, described in Schedule-B hereinabove to **M/s. RPC Builders and Developers, a Partnership Firm, represented through its Partners, 1. Mr. Clifford Dias, 2. Mr. Tome Romaldo Rego and 3. Mr. Peter Pius D'Cunha**, who thus became lawful owner and acquired the title rights and possession of the second Larger Property.



6. And thereafter the Owners/Builders namely M/s. RPC Builders and Developers, with the intention to develop the said Property morefully described in Schedule-A & B hereinabove by constructing thereon a project consisting of Residential Buildings A & B obtained the following Licenses and Permissions as enlisted at Serial Nos. 21, 22, 23 & 24 above.

- a) Conversion Sanad, dated: 27-11-2012, under Ref. No. COL/SG/CONV/56/2012/12858, issued by the Office of the Office of the Collector, Margao, South Goa, Thus, the said property is a SARFAESI Compliance.
- b) Development Permission Order dated: 20-08-2024, bearing Ref. No. SGPDA/P/4774/700/24-25, duly issued by the South Goa Planning & Development Authority Margao-Goa.
- c) Development Permission Order dated: 11-08-2025, bearing Ref. No. SGPDA/P/4774/765/24-25, duly issued by the South Goa Planning & Development Authority Margao-Goa.
- d) Construction Licence, dated; 05-09-2025, vide Licence No. CONST/LIC/MARGAO/2025-2026/59, issued by the Margao Municipal Council.
- e) Approved Plan

7. And it transpires from Form-D, dated: 17-09-2024, Surveyed under Chalta No. 34 of P.T. Sheet No. 44, issued by the Goa Land Revenue of Margao City, as enlisted at Serial No. 25 above, that the said Present Owners/Developers, has mutated its name in the Mutation records under No. 310931.

8. And thereafter vide Deed of Retirement of Partner, dated; 29-09-2016, duly executed and Notarized before Notary Mrs. Anjali K. Nale, under Reg. No. 17879, dated; 29-09-2016, as enlisted at Serial No. 22 above, the said **Mr. Tome Romaldo Rego**, retired from the said Partnership Firm and the said **Mr. Clifford Dias and Mr. Peter Pius D'Cunha**, are the continuing partners of the Said Firm.



### **3. SPECIFIC OBSERVATIONS;**

1. The said Property, described under Schedule- A & B hereinabove, bearing Chalta Nos. 32 and 34 of P.T. Sheet No. 44, was already amalgamated into one Property vide Order, dated: 12-10-2011, under Ref. No. SGPDA/P/4774/1419/11-12, issued by the South Goa Planning and Development Authority. I hereby wish to clarify that by means of the aforesaid order the said properties are technically amalgamated under the provisions of section 44 of the Goa Town and Country Planning Act 1974, however for the purpose of the applicability of the Goa Daman and Diu land revenue code 1968, both the properties continue to hold distinct/separate survey/Chalta Number, i.e the property described in Schedule-A bears Chalta Nos. 32 and 33 of P.T. Sheet No. 44 and the property described under Schedule-B bears Chalta No. 34 of P.T. Sheet No. 44 of city survey of Margao, the said technical amalgamation under section 44 was carried out in order to pave access to the property described in Schedule-A through the property described in Schedule-B hereinabove, for the construction of the existing building standing on Schedule-A property, without prejudice to the ownership rights of the present owners in respect of Schedule-B property.

**2. Area Statement of the existing building as per approved Plan vide Development Order, dated: 15-12-2008, under Ref. No. SGPDA/P/4774/2176/08-09, issued by the South Goa Planning and Development Authority, Margao ;**

- i). a). Area of the Plot admeasuring is 1168.00 sq mtrs.
- b). Area within road widening proposed is 22.40sq mtrs.
- c). Effective area of the Plot is 1145.60 sq mtrs.
- d). Area of road widening is 22.40 sq mtrs.
- e). Covered area of proposed building is 318.48 sq mtrs.
- f). Total Covered area is 318.48 sq mtrs.
- g). Total Coverage is 27.80%.

**ii). Area Statement as per the Amalgamated Approved Plan;**

- a). Total Area of the Plot is 3268.00 sq mtrs.
- b). Deduction for Area within road widening (proposed) is 76.00 sq mtrs.
- c). Net effective area is (1)-(2) is 3192.00 sq mtrs.
- d). Covered area occupied by the existing building is 318.48 sq mtrs.



- e). Plot coverage of the existing building (in%) is 9.97%
- f). Covered area of proposed buildings is 717.42 sq mtrs.
- g). Combined covered area of the existing building to be maintained and that of the proposed building is 1035.90 sq mtrs.
- h). Combined plot coverage of the existing building to be maintained and that of the proposed building (in %) is 32.45%.

**KIDNLY NOTE THAT THE NEW DEVELOPMENT PROPOSED TO BE CONSTRUCTED IS ON THE PROPERTY DESCRIBED IN SCHEDULE-B HEREINABOVE.**

4. Thus the present Owners/Vendors have acquired the possessory right and title interest of ownership in respect of the said Property under description in Schedule-A & B herein above and thus title to the said Property A & B of the Prospective Purchasers of various premises shall become absolute upon the execution of a Valid Sale Deed between them as proposed and therefore the said Property has got a good, valid, clean, clear and marketable title free from any charge, lien, and encumbrance whatsoever. The title history of last 30 years from this date shows the chain of above transactions. The links in the chain of title have been properly established and fortified. All the transactions have been duly verified and scrutinized from the relevant Records of the Registrar of documents from the City Survey of Salcete, Margao, South Goa Town and Country Planning department and Margao Municipal Council.

5. The title history of last more than 30 years from this date shows the chain of above transactions. The links in the chain of title have been properly established and fortified. All the transactions have been duly verified and scrutinized from the relevant Records of the Registrar of documents from the Salcete, City Survey, South Goa Planning and Development Authority and Office of the Margao Municipal Council.



### CONCLUSION:-

From the scrutiny of the documents enlisted hereinabove in the list of documents, and search of relevant records, I have found and contended that the title of the applicant and the rights of the vendor, in respect of the property described in the **Schedule 'B' hereinabove, admeasuring an area of 2100.00 sq mtrs**, is in accordance with the Plans and terms and conditions approved and contemplated by the S.G.P.D.A and the Town and Country Planning Department and therefore the Vendors, are having a clean, clear valid and readily marketable title and the owners can and are entitled for selling/disposing/alienating the said Property described in Schedule -'B' along with the proportionate share in the land to any prospective Purchaser/s and the Owner/developer have an absolute and every right to transfer and dispose off the said property along with the said Property to whomsoever.

### FINAL CERTIFICATE

#### As per my observations :

- a) There are no claims of minors or any other person/persons, institutions, firms or companies in respect of the said Property;
- b) There are no liabilities created by any person or persons on the said property of whatsoever kind or nature.
- c) Assessment of Land Revenue Tax as per the present Land Revenue Code in force is not yet finalized in Goa and that it will take its own time for completion.
- d) Provisions of Urban Land Ceiling Act are not applicable in Goa and the ownership of the said plot by the Owners in accordance with the provisions of the Land Reforms Act.
- e) There are no prior mortgages, charges, claims, encumbrances, and liens of whatsoever nature in respect of the said Plot.
- f) 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 or otherwise, situated in the State of Goa.



**FURTHER CERTIFY THAT :**

i) I certify that I have taken the necessary searches of the registration before the Sub-Registrar of Salcete, Margao, Survey Office of Salcete, Office of the Margao Municipal Council, South Goa Planning and Development Authority and Town and Country Planning Department in respect of the said Property under description in Schedule-A & B, above.

ii) I am satisfied and confirm hereby that the above said Property is perfectly heritable and transferable and all the Statutory provisions as envisaged in the Real Estate Regulation Act (RERA) are complied and therefore this project is fully entitled to be registered with the RERA Authority and the transferors/owners/developers/vendors have every right to transfer the same. All the necessary parties have been joined in the documents perused by me and the same stand duly executed and validly registered before the appropriate authorities as envisaged by the law in force pertaining to transfer of properties, registration and stamp duties have the desired effect. Thereby the facts and event material to the title have been subjectively and satisfactorily proved, and can be kept as security by way of equitable Mortgage and the documents of Title referred hereinabove are perfect and conclusive proof if evidence of Title and if Said Equitable Mortgage is created in the manner required in Law it would satisfy the requirement of creation of Equitable Mortgage in favour of any Financial Institution.

iii) From the detailed study of all the title documents placed before me, I certify and endorse that the owners/developers have got a clean, clear, valid and perfectly marketable title to the said Property and therefore the present applicant have derived a valid clear marketable and unencumbered Title to the Said Property as stated hereinabove.

**I HAVE CONDUCTED THE SEARCH OF THE CONCERNED REGISTRATION BEFORE THE RESPECTIVE AUTHORITIES IN RESPECT OF THE SAID PLOT AND ISSUED THE PRESENT TITLE REPORT AT THE REQUEST OF PRESENT OWNER M/s. R.P.C BUILDERS & DEVELOPERS.**



The File and papers forwarded by you to me are returned herewith, kindly acknowledge the receipt thereof.

Place: Margao, Goa.  
Date: 09-03-2026.



**Kapil K. Vernekar**  
(ADVOCATE)

**ADVOCATE**  
**Kapil K. Vernekar**  
BGL. LL.M.  
Off. No. 26, 1st Floor, Midas Touch Bldg.,  
Opp. Margao Sessions Court,  
MARGAO-GOA 403601