

# Utkarsh Y. Verenkar

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## ADVOCATE & NOTARY

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### RESIDENCE:

Opp. Mahalaxmi Temple, No.117, Fatorda, Margao - Goa. 403602.

Date: 20/12/2021

SUB: TITLE REPORT OF THE PROPERTY BELONGING TO MR.

ANTONIO BLASCO DA COSTA GRACIAS, situated at Adaowado, within the jurisdiction of Village Panchayat of Majorda, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, and the said property is registered in the Land Registration Office of Salcete under No. 21944, enrolled in the Land Taluka Revenue Office under Matriz No. 1332 and recently surveyed under Survey No 50/31 of Village Majorda, Taluka Salcete Goa.

1	<u>Complete or full description of the immoveable property/(ies)</u> ALL THAT landed property know 1 as "ADAO" or "TAMBITEM" situated at Adaowado, within the jurisdiction of Village Panchayat of Majorda, Salcete Taluka, District of South Goa, State of Goa and the SAID PROPERTY registered in the Land Registration Office under No. 21944 and enrolled in the Taluka Land Revenue Office of Salcete under Matriz No. 1332 and recently surveyed under Survey Nos. 50/31 of Village Majorda. Taluka Salcete Goa; having total area admeasuring about 950 sq.mts.				
2	a) Particulars of the documents scrutinized serially and chronologically. (a) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note: Only originals or certified extracts from the registering/land/revenue/other authorities be examined.				
	Sl. no	Date	Name/ Nature of the Document	Original/certified copy/certified/extract/photo copy, etc.	In case of copies whether the original was scrutinized by the Advocate
	1.		Inscription and Description	Photo Copy	No
	2.	21/10/1967	Deed of Sale, dated 21 <sup>st</sup> October 1967 duly registered in the office of the Sub Registrar of Salcete, under Reg. No.	Photo Copy	No



			1224 at pages 44 to 47 of Book, Volume 33, dated 24th October, 1967		
3.	06/05/1978		Will, dated 6 <sup>th</sup> May 1978, is recorded at folios No. 12 to 13 of wills Book No. 89	Photo Copy	No
4.	06/05/1978		will on 06/05/1978 recorded at folios No. 13V to 16 of wills Book No. 89	Photo Copy	No
5.	06/05/1978		consent will Drawn on 06/05/1978 recorded at folio 29 to 31 of Wills Book No. 1279	Photo Copy	No
6.	06/11/2009		Deed of Sale executed on 06/11/2009 duly registered before the Sub-Registrar of Salcete under Book No. 1 Document, Reg. No. MGO-BK1-05200-2009, CD No. MGOD1, dated 06/11/2009	Photo Copy	No
7.	12/08/2020		will executed during the lifetime of the said Mr. Norberto Valentino D'Costa at Folios No. 48 to 49 of wills Book No. 483 dated 12/08/2020	Photo Copy	No
8.	15/04/2021		Nil Encumbrance Certificate was obtained on 15/04/2021 issued by the Sub-Registrar of Salcete under No. 606 of the year 2021 from 01/11/2009 to 12/04/2021	Photo Copy	No
9.	15/07/2021		Deed of Sale dated 15/07/2021 duly registered before the Sub-Registrar of Salcete under Reg. No. MGO-1-2119-2021	Photo Copy	No
10.			Form I and XIV of the property surveyed under No. 50/31	Photo Copy	No
11.	13/12/2021		Sanad bearing No. AC-ii/SAL/SG/CONV/105/2021/15146, dated 13/12/2021, which was issued by the office of the collector, South Goa District, Margao-Goa	Photo Copy	No





12.	16/11/2021	Technical Clearance order bearing No. TPM/33483/Maj/50/31/2021/5741 dated 16/11/2021, which was issued by the Town and Country Planning Department Margao Goa	Photo Copy	No
13.	10/12/2021	Construction License bearing No. VP/MUC/CPF-12/TCP/2021-22/11 dated 10/12/2021 issued by the Village Panchayat Majorda, Utorda Calata, Salcete-Goa	Photo Copy	No

5 Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/encumbrances for a period of not less than 30 years is mandatory. (Separate sheets may be used.

ALL THAT landed property know 1 as "ADAO" or "TAMBITEM" situated at Adaowado, within the jurisdiction of Village Panchayat of Majorda, Salcete Taluka, District of South Goa, State of Goa and the SAID PROPERTY registered in the Land Registration Office under No. 21944 and enrolled in the Taluka Land Revenue Office of Salcete under Matriz No. 1332 and recently surveyed under Survey Nos. 50/31 of Village Majorda. Taluka Salcete Goa; having total area admeasuring about 950 sq.mts. along with the existing trees therein and the same is bounded as under;

On The East : By the property of Agnelo Antonio Braganza

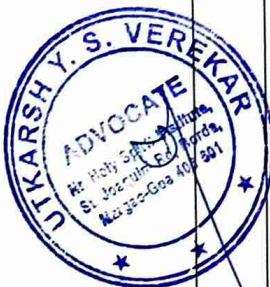
On The West : By water drain

On The North : By the property of Romualdo Corte; and,

On The South : By the property of Agnelo Antonio Braganza

**(Hereinafter referred to as the "SAID PROPERTY")**

As per the first **DOCUMENT No.1)** the said property was originally belonging to Mr. George Antonio Francisco Justino Godinho and his wife Mrs. Maria Arabela Geraldina Braganca Fernandes described in the Land registration office of Salcete under Description No. 21944 and is inscribed



under No. 45649

Further as per this **DOCUMENT No.2)** that is the **Deed of Sale**, dated 21<sup>st</sup> October 1967 duly registered in the office of the Sub Registrar of Salcete, under Reg. No. 1224 at pages 44 to 47 of Book, Volume 33, dated 24th October, 1967, the Smt. Quiteria Maria D' Sa e Pereira alias Queteria Maria Pereira D' Sa alias Rosa Maria D'Sa had purchased the SAID PROPERTY from said Mr. George Antonio Francisco Justino Godinho and his wife Mrs. Maria Arabela Geraldina Braganca Fernandes.

**DOCUMENT No.3)** Whereas during the lifetime, said Shri. Joaquim S. Pereira had executed a **Will**, dated 6<sup>th</sup> May 1978, is recorded at folios No. 12 to 13 of wills Book No. 89 wherein said Shri Joaquim S. Pereira bequeathed his rights in the said property to his wife Smt. Quiteria Maria D'Sa e Pereira alias Queteria Maria Pereira D'Sa alias Rosa Maria D' Sa and after her death to Mrs. Maria Dos Anjus D'Costa alias Zelia D'Costa

**DOCUMENT No.4)** So also said Smt. Quiteria Maria D' Sa e Pereira alias Queteria Maria Pereira D' Sa alias Rosa Maria D'Sa also executed a **will** on 06/05/1978 recorded at folios No. 13V to 16 of wills Book No. 89, wherein said Smt. Quiteria Maria D' Sa e Pereira alias Queteria Maria Pereira D'Sa alias Rosa Maria D'Sa, bequeathed her rights in the said property to her husband Shri Joaquim S. Pereira, after his death to Mrs. Maria Dos Anjus D'Costa alias Zelia D'Costa.

**DOCUMENT NO. 5)** Further both the above will were consented by **consent will** Drawn on 06/05/1978 recorded at folio 29 to 31 of Wills Book No. 1279

**DOCUMENT NO. 6)** Upon the death of said Shri. Joaquim S. Pereira, Smt. Quiteria Maria D' Sa e Pereira alias Queteria Maria Pereira D' Sa alias Rosa Maria D' Sa executed a **Deed of Sale** executed on 06/11/2009 duly registered before the Sub-Registrar of Salcete under Book No. 1 Document, Reg. No. MGO-BK1-05200-2009, CD No. MGOD1, dated 06/11/2009, wherein the Mrs. Maria Dos Anjus D' Costa alias Zelia D'Costa along with her late husband became the owner in possession of the Said property

**DOCUMENT No. 7)** Further said Mr. Norberto Valentino D'Costa expired on 05/05/2021, leaving behind the sole and universal heir his moiety





holder, his wife , Mrs. Maria Dos Anjus D'Costa alias Zelia D'Costa by virtue of Will executed during the lifetime of the said Mr. Norberto Valentino D'Costa at Folios No. 48 to 49 of wills Book No. 483 dated 12/08/2020 wherein said Mr. Norberto Valentino D'Costa bequeathed his rights in the said property to his wife Mrs. Maria Dos Anjus D'Costa alias Zelia D'Costa.

**DOCUMENT No. 7) Nil Encumbrance Certificate** was obtained on 15/04/2021 which was issued by the Sub-Registrar of Salcete under No. 606 of the year 2021 from 01/11/2009 to 12/04/2021 which shows the said property was not mortgaged or hypothecated with any other financial bank or institution up till 12/04/2021.

**DOCUMENT No. 8)** Further said Mrs. Maria Dos Anjus D'Costa alias Zelia D'Costa sold the said property to Mr. Antonio Blasco Da Costa Gracias, by virtue of Deed of Sale dated 15/07/2021 duly registered before the Sub-Registrar of Salcete under Reg. No.MGO-1-2119-2021

**DOCUMENT No. 9)** On becoming the owner of the said Property ,Mr. Antonio Blasco Da Costa Gracias and his wife mutated his name in **Form I and XIV** of the property surveyed under No. 50/31

**DOCUMENT No. 10)** After Mutation of the said Pproperty, Mr. Antonio Blasco Da Costa Gracias and his wife converted the said property from agricultural land to Non agricultural Land by way of Sanad bearing No. AC-ii/SAL/SG/CONV/105/2021/15146, dated 13/12/2021, which was issued by the office of the collector, South Goa District, Margao-Goa, for the purpose of residential use only.

**DOCUMENT No. 11)** Further said Mr. Antonio Blasco Da Costa Gracias was willing to develop the said part by constructing residential /Commercial Building for which Technical Clearance order bearing No. TPM/33483/Maj/50/31/2021/5741 dated 16/11/2021, which was issued by the Town and Country Planning Department Margao Goa.

**DOCUMENT No. 12)** After obtaining the Final approval from Town and Country Planning Department Margao-Goa, construction needs to be



	carried out for <b>Construction License</b> bearing No. VP/MUC/CPF-12/TCP/2021-22/11 dated 10/12/2021 which was issued by the Village Panchayat Majorda, Utorda Calata, Salcete-Goa	
6	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt./ Grantee/ Allottee etc.	Full Ownership Rights
9	If occupancy right, whether,	
	a) Such right is heritable and transferable,	Yes
10	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/ procedure to be followed including court permission to be obtained and the reason for coming to such conclusion	It is clarified that there are no Minor's interest is seen involved in the documents scrutinized by me.
11	(a) If the property is agricultural land, whether the local laws permit mortgage of Agricultural land whether there are any restrictions for creation/enforcement of mortgage	No
	(b) In-case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	No
	(c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained.	<b>Sanad</b> bearing No. AC-II/SAL/SG/CONV/105/2021/15146, dated 13/12/2021, which was issued by the office of the collector, South Goa District, Margao-Goa .
12	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws,	No





	weaker sections, minorities, Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.)	
13	(a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No
14	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No pending litigation seen from the documents produced.
	(b) Whether the title documents have any court seal/marking which points out any litigation/attachment/ security to court in respect of the property in question? In such case please comment on such seal/marking	Not Applicable
15	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims Liens etc. and details thereof.	Nil Encumbrance Certificate was obtained on 15/04/2021 issued by the Sub-Registrar of Salcete under No. 606 of the year 2021 from 01/11/2009 to 12/04/2021
16	Details of RTC <del>extracts</del> /mutation extracts/ <del>Katha extract</del> pertaining to the property in question.	Surveyed under No. 50/31 of Majorda Village, Salcete-Goa
<p><b>CONCLUSION:</b></p> <p>On going through the details about the property, and based on the documents submitted by the owner /promoter, the owner /promoter is having Full Ownership Rights, so also the property is FREE OF ENCUMBERANCE as per the, Nil Encumbrance Certificate was obtained on 15/04/2021 which was issued by the Sub-Registrar of Salcete under No. 606 of the year 2021 from 01/11/2009 to 12/04/2021, and as per the said certificate No ENCUMBERANCE has been found, and hence the owner /promoter have clear and marketable title over the property surveyed under No. 50/31</p>		

Date : 20/12/2021

Place: Margao-Goa

Signature of the Advocate

