

**BHARATI V. GADEKAR**

**ADVOCATE**

First Floor,  
Casa Aliados Building  
Abade Faria Road,  
Margao, Goa, 403601

**TO WHOMSOEVER IT MAY CONCERN**

1

**Name and Description of the Property.**

**(Description of the property Surveyed under Survey No. 38/10-A of Village of Orlim of Salcete Taluka)**

All that Distinct and Separate Portion of the larger Property known as “**FIRST ADDITION OF MADEM OR MADEM VADA**”, situated at Orlim,, with the limits of Village Panchayat of Orlim, Taluka of Salcete, District of South Goa, State of Goa, described in land Registration Office of Salcete under no. 13998 of Book B No. 36 New series and enrolled in Land Revenue Office of Salcete under Matriz no.1000 and surveyed under survey No. 38/10 of Village of Varca of Salcete Taluka is bounded as under:-

**On the East:** - By the heirs of Antonio Jose de Almeida and Joao da Costa

**On the West:** - By Visnum xete and

**On the North:** - By the heirs of Almeida

**On the South:** - By the heirs of Almeida

All that Portion admeasuring an area of 1485 sq.mtrs surveyed under survey no. 38/10-A of



|                                                                                                                             |                                                             |             |                                                                                                                                                                                                |  |
|-----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Orlim Village of Salcete Taluka is bounded as under:-                                                                       |                                                             |             |                                                                                                                                                                                                |  |
| <b><u>On the East:</u></b> - By properties of Minguclina Percira, Subash and Remetina Gaunkar and Gracy D'silva e Rodrigues |                                                             |             |                                                                                                                                                                                                |  |
| <b><u>On the West:</u></b> - By the property of Sashikant V Raikar                                                          |                                                             |             |                                                                                                                                                                                                |  |
| <b><u>On the North:</u></b> - By PWD tarred road                                                                            |                                                             |             |                                                                                                                                                                                                |  |
| <b><u>On the South:</u></b> - By Property of Sebastiao Fernandes                                                            |                                                             |             |                                                                                                                                                                                                |  |
| 2                                                                                                                           | Particular and Nature of documents verified and scrutinized |             |                                                                                                                                                                                                |  |
|                                                                                                                             | <b>Sr. No</b>                                               | <b>Date</b> | <b>Name of the Document</b>                                                                                                                                                                    |  |
|                                                                                                                             | 1                                                           |             | Land Registration Certificate issued by the Office of Land Registrar of Salcete under description no. 16662, 16661, 16658, 13998, 13994 & 16657 of Book B-42 & 36 (new) along with inscription |  |
|                                                                                                                             | 2                                                           |             | Matriz Certificate issued by the head of the Taluka Revenue Office of Salcete under Matriz no.1000                                                                                             |  |
|                                                                                                                             | 3                                                           | 07/01/2010  | Deed of Relinquishment of Illiquid and Undivided rights and Deed of succession drawn before Notarial Ex-officio at Margao recorded at Folios 88 to 91 of Deed book No. 1558                    |  |
|                                                                                                                             | 4                                                           | 08/11/2010  | Deed of Relinquishment drawn before Notarial Ex-officio at Margao recorded at Folios 48 v to 49 of Deed book No. 1556                                                                          |  |



|   |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5 | 05/10/2010 | Power of attorney duly executed before Notary Gulabdhhar Upadhyay Mumbai under serial no. 7063 by Fr. Joao Lourenco Hermano Antonio Almeida alias Fr. Herman Almeida in favour of Mr. Christopher Jude Almeida                                                                                                                                                                                                                                                            |
| 6 | 04/10/2010 | Power of attorney duly executed before Notary R.N Kurup Mumbai under serial no. 7276 by Mrs. Lira Narayanakutty Nair nee Lira Bertha Almeida in favour of Mr. Christopher Jude Almeida                                                                                                                                                                                                                                                                                    |
| 7 | 13/12/2010 | Power of attorney duly executed before Notary M. J. Jain under serial no. 193/2010 by Conceicao Felicio Franciso D'Almeida alias Felix Conceicao Almeida and his wife Maureen Rego Almeida in favour of Mr. Christopher Jude Almeida                                                                                                                                                                                                                                      |
| 8 | 06/02/2012 | Certified Extract issued by the Office of the Registrar of Firms, Salcete under No.MGO-F29-2012.                                                                                                                                                                                                                                                                                                                                                                          |
| 9 | 12/01/2023 | Deed of sale Registered and executed in the office of Sub-Registrar of Salcete under Book:-1 Document, reg. No. MGO-1-220-2023 dated 17/01/2023 between Mr. Jose Floriano Rozario Almeida alias Joseph Florian Almeida and his wife Mrs. Lourdes Maria Almeida as "Vendors" and M/s S. F. Builders, a Partnership firm represented herein by its Partners:<br>- Mr. Stanley Ashok Martins and Mrs. Frenia Margarate Martins alias Frenia Margarate Pereira as "Purchaser" |



|    |            |                                                                                                                                                                                                                                                                                      |
|----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 10 | 18/11/2021 | Power of attorney duly executed before Notary Ravita Serrao under serial no. 1696/2021 by Mr. Joseph Florian Almeida and his wife Mrs. Lourdes Maria Almeida in favour of their son Mr. Christopher Jude Almeida                                                                     |
| 11 | 27/06/2017 | Judgement & Order passed by the Dy. Collector & SDO of Salcete under case no. LRC/PART/Orlim/46/2013/0462                                                                                                                                                                            |
| 12 |            | Form I & XIV of the property surveyed under survey No.38/10-A of Village of Orlim Varca of Salcete Taluka                                                                                                                                                                            |
| 13 |            | Survey Plan Of The Property surveyed under survey No. 38/10-A of Village of Orlim Varca of Salcete Taluka                                                                                                                                                                            |
| 14 | 05/05/2023 | Conversion Sanad issued by Collector South Goa under no. CCSAL02-23-37/34 for conversion of land admeasuring an area of 1485 sq.mtrs in survey no. 38/10-A of Village of Orlim Varca of Salcete Taluka                                                                               |
| 15 | 02/08/2023 | Technical Clearance Order issued by the Office of Senior Town Planner, Town & Country Planning Department under Ref. No.TPM/34584/Orlim/38/10-A/2023/4081 for construction of residential Building & Swimming pool in survey No. 38/10-A of Village of Orlim Varca of Salcete Taluka |
| 16 | 28/03/2024 | Technical Clearance Order issued by the Office of Senior                                                                                                                                                                                                                             |



|  |    |            |                                                                                                                                                                                                                                             |  |  |
|--|----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
|  |    |            | Town Planner, Town & Country Planning Department under Ref. No.TPM/34584/Orlim/38/10-A/2024/2247 for construction of residential Building & Swimming pool (revised) in survey No. 38/10-A of Village of Orlim Varca of Salcete Taluka       |  |  |
|  | 17 | 23/08/2023 | No Objection Certificate issued by the Primary Health Centre, Chinchinim, under Ref. No.PHC-Chin/NOC/2023-24/536 for construction of residential Building & Swimming pool in survey No. 38/10-A of Village of Orlim Varca of Salcete Taluka |  |  |
|  | 18 | 11/05/2024 | No Objection Certificate issued by the Primary Health Centre, Chinchinim, under Ref. No.PHC-Chin/NOC/2024-25/180 for construction of residential Building & Swimming pool in survey No. 38/10-A of Village of Orlim Varca of Salcete Taluka |  |  |
|  | 19 | 29/09/2023 | Construction License issued by the Village Panchayat of Orlim under no. VP/Orlim/Const/2023-2024/09 for construction of residential Building & Swimming pool in survey No. 38/10-A of Village of Orlim Varca of Salcete Taluka              |  |  |
|  | 20 | 19/06/2024 | Construction License issued by the Village Panchayat of Orlim under no. VP/Orlim/Const/2024-25/04 for construction of residential Building & Swimming pool (revised) in survey                                                              |  |  |



|  |    |            |                                                                                                                                                                                          |  |  |
|--|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
|  |    |            | No. 38/10-A of Village of Orlim Varca of Salcete Taluka                                                                                                                                  |  |  |
|  | 21 |            | Approved Plan in survey No. 38/10-A of Village of Orlim Varca of Salcete Taluka                                                                                                          |  |  |
|  | 22 | 17/06/2024 | Nil Encumbrance Certificate issued by the Sub-Registrar of Salcete under no. NEC/2/2024/1331 showing that there are no encumbrances affecting the property from 18/06/1994 to 18/06/2024 |  |  |

**Chain of title tracing the title from the predecessors in title/interest to the Current title holder.**

All that Property known as “**FIRST ADDITION OF MADEM OR MADEM VADA**”, situated at Orlim,, with the limits of Village Panchayat of Orlim, Taluka of Salcete, District of South Goa, State of Goa, described in land Registration Office of Salcete under no. 13998 of Book B No. 36 New series and enrolled in Land Revenue Office of Salcete under Matriz no.1000 and surveyed under survey No. 38/10 of Village of Varca of Salcete Taluka is bounded as under:-

**On the East:** - By the heirs of Antonio Jose de Almeida and Joao da Costa

**On the West:** - By Visnum xete and

**On the North:** - By the heirs of Almeida

**On the South:** - By the heirs of Almeida

Hereinafter referred to as the “**Said Property**”.

**Said Property** was originally belonging to Estela Florinda Ubaldina Almeida, who



purchased the said Property from Maria Lidia Aspulqueta lourdes Almeida vide Deed of sale dated 11/07/1947. And the said property is described under description no. 13998 of Book B No. 36 New series and is inscribed under inscription no. 51681 in favour of Estela Florinda Ubaldina Almeida in the land Registration Office of Salcete.

Subsequently said Estela Florinda Ubaldina Almeida expired in a status of bachelor leaving behind his sole and universal heir his brother Mr. Gregorio Roque Conceicao de Almeida as declared and qualified vide Deed of Cessions, Sale and Succession dated 13/05/1958, And the said Property then inscribed under inscription no. 51682 in favour of Mr. Gregorio Roque Conceicao de Almeida in the land Registration Office of Salcete as can be seen from [Document at Serial no.1] Land Registration Certificate.

And the said property is enrolled for the purpose of Matriz under no.1000 in the head of the Taluka Revenue Office of Salcete in the name of Estela Florinda Ubaldina Almeida as per [Document at Serial no.2] Matriz Certificate.

Said Mr. Gregorio Roque Conceicao de Almeida was married for first nuptial to Maria Idalina Berta Martires alias Maria Berta Idalina Martires Almeida under the regime of communion of assets.

Said Maria Idalina Berta Martires alias Maria Berta Idalina Martires Almeida expired on 25/03/1940 leaving behind her moiety sharer her widower Mr. Gregorio Roque Conceicao de Almeida and as her sole legal her daughter Maria Emelda Veronica Almeida e D'Mello.

Said Mr. Gregorio Roque Conceicao de Almeida married in Second nuptial to Maria Divina Minetina Leunetina Angelina Gomes under the regime of communion of assets.

Said Mr. Gregorio Roque Conceicao de Almeida expired on 08/07/1988 leaving behind his moiety sharer his widow Maria Divina Minetina Leunetina Angelina Gomes and as his sole



legal heirs his five children namely (1) Fr. Joao Lourenco Hermano Antonio Almeida, (2) Mrs. Lira Bertha Almeida alias Lira Narayankutti Nair married to Narayankutty Nair, (3) Mr. Conceicao Felicio Francisco Almeida married to Mrs. Maureen Rego Almeida, (4) Mr. Jose Floriano Rozario Almeida married to Mrs. Lourdes Maria Almeida and (5) Maria Emelda Veronica Almeida e D'Mello married to Guy Vigney Athanasio D mello as declared qualified vide **[Document at Serial no.3] Deed of Relinquishment of Illiquid and Undivided rights and Deed of succession** dated 07/01/2010 drawn before Notarial Ex-officio at Margao recorded at Folios 88 to 91 of Deed book No. 1558

Said Maria Divina Minetina Leunetina Angelina Gomes also expired on 23/03/1999 leaving behind as her sole legal heirs her children namely (1) Fr. Joao Lourenco Hermano Antonio Almeida, (2) Mrs. Lira Bertha Almeida alias Lira Narayankutti Nair married to Narayankutty Nair, (3) Mr. Conceicao Felicio Francisco Almeida married to Mrs. Maureen Rego Almeida, (4) Mr. Jose Floriano Rozario Almeida married to Mrs. Lourdes Maria Almeida.

Said Maria Emelda Veronica Almeida e D'Mello and her husband Guy Vigney Athanasio D mello relinquished all their right in the estate of their father/father-in-law Mr. Gregorio Roque Conceicao de Almeida in favour of other heirs.

Subsequently Said Fr. Joao Lourenco Hermano Antonio Almeida, Mrs. Lira Bertha Almeida alias Lira Narayankutti Nair and her husband Narayankutty Nair, Mr. Conceicao Felicio Francisco Almeida and his wife Mrs. Maureen Rego Almeida have relinquished all their right in the estate of their parents/parents-in-law Mr. Gregorio Roque Conceicao de Almeida and in favour of Mr. Jose Floriano Rozario Almeida and his wife Mrs. Lourdes Maria Almeida vide **[Document at Serial no.4] Deed of Relinquishment** dated 08/11/2010 drawn before Notarial Ex-officio at Margao recorded at Folios 48 v to 49 of Deed book No. 1556



Thus Mr. Jose Floriano Rozario Almeida and his wife Mrs. Lourdes Maria Almeida became the absolute and exclusive owner in possession of the **said property**.

**Said Fr. Joao Lourenco Hermano Antonio Almeida alias Fr. Herman Almeida** is represented by his attorney Mr. Christopher Jude Almeida by virtue of [**Document at Serial no.5**] **Power of attorney** dated 05/10/2010 duly executed before Notary Gulabdhhar Upadhyay Mumbai under serial no. 7063

And Mrs. Lira Narayanakutty Nair nee Lira Bertha Almeida is represented by his attorney Mr. Christopher Jude Almeida by virtue of [**Document at Serial no.6**] **Power of attorney** dated 04/10/2010 duly executed before Notary R.N Kurup Mumbai under serial no. 7276

And also Conceicao Felicio Franciso D'Almeida alias Felix Conceicao Almeida and his wife Maureen Rego Almeida are represented by their attorney Mr. Christopher Jude Almeida by virtue of [**Document at Serial no.7**] **Power of attorney** dated 13/12/2010 duly executed before Notary M. J. Jain under serial no. 193/2010

M/s S F Builders is Partnership Firm of Mr. Stanley Ashok Martins alias Stanley Ashok Martins alias Stanley A Martins alias Stanly Ashok Martins and Mrs. Frenia Margarate Pereira alias Frenia Margarate Martins formed on 01/02/2012 and registered with the Registrar of Partnership Firms as can be seen and confirmed [**Document at Serial no.8**] **Certified Extract** dated 06/02/2012 issued by the Office of the Registrar of Firms, Salcete under No.MGO-F29-2012.

Vide [**Document at Serial no.9**] **Deed of sale** dated 12/01/2023 Registered and executed in the office of Sub-Registrar of Salcete under Book:-1 Document, reg. No. MGO-1-220-2023 dated 17/01/2023 Mr. Jose Floriano Rozario Almeida alias Joseph Florian Almeida and his



wife Mrs. Lourdes Maria Almeida sold and conveyed portion admeasuring an area of 1485 sq.mtrs surveyed under survey no. 38/10 of Orlim Village of Salcete Taluka to M/s S. F. Builders, a Partnership firm represented herein by its Partners:- Mr. Stanley Ashok Martins and Mrs. Frenia Margarate Martins alias Frenia Margarate Pereira and is bounded as under:-

**On the East:** - By properties of Minguelina Pereira, Subash and Remetina Gaunkar and Gracy D'silva e Rodrigues

**On the West:** - By the property of Sashikant V Raikar

**On the North:** - By PWD tarred road

**On the South:** - By Property of Sebastiao Fernandes

Hereinafter referred to as "**Said Plot**"

In this Deed Mr. Joseph Florian Almeida and his wife Mrs. Lourdes Maria Almeida are represented by their attorney their son Mr. Christopher Jude Almeida by virtue of **[Document at Serial no.10] Power of Attorney** dated 18/11/2021 duly executed before Notary Ravita Serrao under serial no. 1696/2021

Upon purchase of the **Said Plot** said M/s S. F. Builders filed LRC Partition Proceedings to obtain separate survey number before the Deputy Collector and SDO of Margao registered as Case No.LRC/PART/Orlim/46/2013/0462 and the said partition was allowed by the Court of Deputy Collector & SDO of Margao and allotted separate survey number i.e. survey bearing No.38/10-A of Orlim Village of Salcete Taluka to **said Plot** vide **[Document at Serial No.11] Judgement & Order** dated 27/06/2017

**[Document at Serial No.12] Form I & XIV** of the property surveyed under Survey



No.38/10-A of Orlim Village of Salcete Taluka shows that the name of M/s S. F. Builders is figuring in Occupants Column against mutation entry no. 96777 and there are no names figuring in tenant column and in other rights column.

[Document at Serial no.13] Survey Plan of the Property shows that the location and extent of the Property surveyed under survey No.38/10-A of Orlim Village of Salcete Taluka

In order to develop the Said Plot by constructing residential Building & Swimming pool said M/S S. F. Builders obtained:- [Document at Serial no.14] Conversion Sanad dated 05/05/2023 issued by Collector South Goa under no. CCSAL02-23-37/34 for conversion of land admeasuring an area of 1485 sq.mtrs in survey no. 38/10-A of Village of Orlim Varca of Salcete Taluka

[Document at Serial no.15] Technical Clearance Order dated 02/08/2023 issued by the Office of Senior Town Planner, Town & Country Planning Department under Ref. No.TPM/34584/Orlim/38/10-A/2023/4081 for construction of residential Building & Swimming pool in survey No. 38/10-A of Village of Orlim Varca of Salcete Taluka which subsequently revised [Document at Serial no.16] Technical Clearance Order dated 28/03/2024 issued by the Office of Senior Town Planner, Town & Country Planning Department under Ref. No.TPM/34584/Orlim/38/10-A/2024/2247 for construction of residential Building & Swimming pool (revised) in survey No. 38/10-A of Village of Orlim Varca of Salcete Taluka

[Document at Serial no.17] No Objection Certificate dated 23/08/2023 issued by the Primary Health Centre, Chinchinim, under Ref. No.PHC-Chin/NOC/2023-24/536 for construction of residential Building & Swimming pool in survey No. 38/10-A of Village of Orlim Varca of Salcete Taluka which subsequently revised [Document at Serial no.18] No Objection Certificate dated 11/05/2024 issued by the Primary Health Centre,



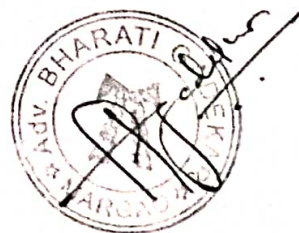
Chinchinim, under Ref. No.PHC-Chin/NOC/2024-25/180 for construction of residential Building & Swimming pool (revised) in survey No. 38/10-A of Village of Orlim Varca of Salcete Taluka

[Document at Serial no.19] Construction License dated 29/09/2023 issued by the Village Panchayat of Orlim under no. VP/Orlim/Const/2023-2024/09 for construction of residential Building & Swimming pool in survey No. 38/10-A of Village of Orlim Varca of Salcete Taluka which subsequently revised [Document at Serial no.20] Construction License dated 19/06/2024 issued by the Village Panchayat of Orlim under no. VP/Orlim/Const/2024-25/04 for construction of residential Building & Swimming pool (revised) in survey No. 38/10-A of Village of Orlim Varca of Salcete Taluka and other approvals. And sought of [Document at Serial no.21] Approval of Plans for the proposed construction of a residential building and compound wall in Survey No. 38/10-A of Village of Orlim Varca of Salcete Taluka

[Document at Serial no.22] Nil Encumbrance Certificate dated 17/06/2024 issued by the Sub-Registrar of Salcete under no. NEC/2/2024/1331 showing that there are no encumbrances affecting the property from 18/06/1994 to 18/06/2024

### CERTIFICATE OF TITLE

1. I have examined and scrutinized the Certified copies of the above mentioned TITLE DEEDS and in my Opinion M/s S. F. Builders, a Partnership firm represented herein by its Partners:- Mr. Stanley Ashok Martins and Mrs. Frenia Margarate Martins alias Frenia Margarate Pereira are having clear and Marketable title of ownership over the property.



2. I have examined all the title Deeds and documents relating to the Property as mentioned in scheduled and on basis of investigation & scrutiny of all the documents and search conducted in the Land Revenue in the concern office for last more than 30 years, I confirms that the chain of title is complete and legally passed from person to person have/has got clear, legal, valid Marketable title over the scheduled Property.
3. There are no claims of minors or any other persons and the property is freehold.
4. There are no prior Mortgage/Charges/encumbrances whatsoever, as could be seen from the documents pertaining to the above referred Property covered by the above title Deeds.

#### **SCHEDULE OF THE PROPERTY**

All that Distinct and Separate Portion of the larger Property known as **"FIRST ADDITION OF MADEM OR MADEM VADA"**, situated at Orlim,, with the limits of Village Panchayat of Orlim, Taluka of Salcete, District of South Goa, State of Goa, described in land Registration Office of Salcete under no. 13998 of Book B No. 36 New series and enrolled in Land Revenue Office of Salcete under Matriz no.1000 and surveyed under survey No. 38/10 of Village of Varca of Salcete Taluka is bounded as under:-

**On the East:** - By the heirs of Antonio Jose de Almeida and Joao da Costa

**On the West:** - By Visnum xete and



**On the North:** - By the heirs of Almeida

**On the South:** - By the heirs of Almeida

All that Portion admeasuring an area of 1485 sq.mtrs surveyed under survey no. 38/10-A of Orlim Village of Salcete Taluka is bounded as under:-

**On the East:** - By properties of Minguelina Pereira, Subash and Remetina Gaunkar and Gracy D'silva e Rodrigues

**On the West:** - By the property of Sashikant V Raikar

**On the North:** - By PWD tarred road

**On the South:** - By Property of Sebastiao Fernandes

Date: - 22/06/2024

Place:-Margao - Goa

