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Advocate

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Date: 14/8/2018

TITLE REPORT

This Title Report is submitted at the request of M/s S. N. Constructions, a Proprietary Concern of Mr. Santhan Nanu, having its Office at 4th Floor, Essen Empire, Opp. KTC Bus Stand, Mundvel, Vasco da Gama, Goa.

SUBJECT MATTER

The subject matter of this Report is a plot of land identified as Plot No. A-1, admeasuring 3000 sq. mtrs., surveyed under No. 36/1-A-1 of Village Chicalim, partitioned and separated from a bigger Plot identified as Plot A surveyed under No. 36/1-A of Village Chicalim, admeasuring 5975 sq. mtrs, which said Plot A was by itself a part of a bigger property known as "AFORAMENTO DE MANUEL DOURADO" or "AFORAMENTO" or "AFRAMENTO" admeasuring 12,200 sq. mtrs., described in the Land Registration Office of Salcete at Margao under No. 39575 (New Series) at page No. 118 reverse of Book B-102 and enrolled in the Taluka Revenue Office under Matriz No. 667, situated at Bogmalo and originally surveyed under No. 36/1 of Village Chicalim. The said Plot No. A-1 is bounded on the East by Plot B surveyed under No. 36/1 (Part) of Village

Chicalim, on the North and West by road and on the South by Plot A-2, surveyed under No. 36/1-A of Village Chicalim.

DERIVATION OF TITLE

The said property "AFORAMENTO DE MANUEL DOURADO" or "AFORAMENTO" or "AFRAMENTO" originally belonged to one Caetano Mateus Dourado and his wife Josefa Noronha alias Josepha Noronha which is confirmed by the inscription of the said property in the name of the said Caetano Mateus Dourado on 20.8.1945 under Inscription No. 39472 of Book No. G-44 in the Land Registration Office of Salcete at Margao.

The said Caetano Mateus Dourado died intestate on 10.7.1978 leaving behind his wife, the said Josefa Noronha, as his moiety holder and his six children, namely, (1) Joao Manuel Dourado married to Conceicao Maria Gama (2) Pedro Dourado married to Martinha D'Sa (3) Rosalina Dourado married to Antonio Piedade Lucas (4) Piedade Dourado married to Francisco Vaz (5) Maria Aurora Dourado married to Jose Abranches and (6) Sebastiana Dourado married to Manuel Fernandes as his universal heirs as per Deed of Qualification of Heirs or Succession dated 29.1.1985 drawn before the Ex-Officio Notary of Mormugao at Vasco da Gama on his Notary Book No. 156 at pages 12 to 16.

By a Deed of Relinquishment of Illiquid Rights or Gratuitous Assignment dated 3.1.1985 drawn before the Ex-Officio Notary of Mormugao at Vasco da Gama on page nos. 199 & 200 of Notary Book No. 155 and page nos. 1 to 4 of

Notary Book No. 156, (1) Rosalina Dourado and her husband Antonio Piedade Lucas (2) Piedade Dourado and her husband Francisco Vaz (3) Maria Aurora Dourado and her husband Jose Abranches and (4) Sebastiana Dourado and her husband Manuel Fernandes, relinquished their rights in the estate inherited from their late father/father-in-law in favour of other co-heirs. Thus with effect from 3.1.1985, the title in the Said Bigger Property vested in (1) Josefa Noronha alias Josepha Noronha, (2) Joao Manuel Dorado and his wife Conceicao Maria Gama and (3) Pedro Dourado and his wife Martinha De Sa.

By a Deed of Partition dated 31.5.1985 registered with the Sub-Registrar of Mormugao under No. 225 at pages 325 to 333 of Book No. I, Vol. 72, the said Joao Manuel Dourado and Pedro Dourado along with their respective spouses and the said Josefa Noronha alias Josepha Noronha, partitioned the Said Bigger-Property equally into two plots, namely, Plot "A" and Plot "B", each admeasuring 5975 sq. mtrs.

By the said Deed of Partition, Plot "A" was allotted to Joao Manuel Dourado and his wife Conceicao Maria Gama and Plot "B" was allotted to Pedro Dourado and his wife Martinha D'Sa, while Josefa Noronha alias Josepha Noronha was granted the right of usufruct in both the plots, i.e., Plot "A" and Plot "B". Thus with effect from 31.5.1985, the title in the Said Plot "A" came to vest in Joao Manuel Dourado and his wife Conceicao Maria Gama with Josefa Noronha alias Josepha Noronha, having the right of usufruct in the same.

In the said Deed of Partition dated 31.5.1985, the northern and southern boundaries of the SAID PLOT "A"

and Plot "B" were incorrectly described and this anomaly was rectified vide Deed of Rectification dated 8.4.1996, registered with the Sub-Registrar of Mormugao at Vasco da Gama under No. 332 at pages 314 to 324 of Book I, Vol. No. 175.

Vide Order of the Dy. Collector/SDO of Mormugao dated 28.5.2010 in Case No. LRC/PART/08/2010/518, the area admeasuring 5975 sq. mtrs. comprising Plot "A" was partitioned and separated from the entire area of Survey No. 36/1 of Chicalim Village and was duly confirmed by further Order dated 12.7.2010 allotting a separate survey number to the said Plot "A" being Survey No. 36, Sub-division 1-A, with an area of 5975 sq. mtrs.

By a Deed of Sale dated 16.7.2010 registered with the Sub-Registrar of Mormugao under No. 1325 at pages 194 to 225 of Book No. I Vol 1135, the said Joao Manuel Dourado and his wife Conceicao Maria Gama with the consent of Josefa Dourado alias Josepha Dourado sold an undivided share of 3000 sq. mtrs. in the said Plot A to Prime Builders, retaining for themselves the balance area of 2975 in the said Plot A.

The Prime Builders and Joao Manuel Dourado along with his wife Conceicao Maria Gama then executed a Deed of Partition dated 16.7.2010 registered with the Sub-Registrar of Mormugao under No. 1326 at pages 226 to 246 of Book No. I Vol. 1135, thereby partitioning the said Plot A into two distinct portions admeasuring 3000 sq. mtrs and 2975 sq. mtrs. identified as Plot No. A-1 and Plot No. A-2 respectively. While Plot A-1 admeasuring 3000 sq. mtrs. was allotted to Prime Builders, Plot No. A-2 admeasuring

2975 sq. mtrs. was allotted to Joao Manuel Dourado and his wife Conceicao Maria Gama.

Subsequent to the Deed of Partition dated 16.7.2010, Prime Builders moved an application before the Dy. Collector/SDO, Mormugao Taluka, Vasco da Gama, for partitioning of the said Plot A-1 from the remaining portion of Plot A surveyed under No. 36/1-A of Village Chicalim, in the survey records, which was registered as Case No. LRC/PART/57/2010.

Vide Order dated 18.01.2011 in the above mentioned Case No. LRC/PART/57/2010, the said Plot A-1 was partitioned and separated from the area of Survey No. 36/1-A of Chicalim Village and was duly confirmed by further Order dated 9.5.2011, allotting a separate survey number to the said Plot A-1, namely, Survey No. 36, Sub-division 1-A-1, with an area of 3000 sq. mtrs.

On 14/10/2011 Collector of South Goa Margao – Goa issued Sanad to Mr. Anthony Cedric Dias, Prime Builders.

On 22/3/2018 MPDA issued Development permission for carrying out commercial/Multi Family Dwelling and Compound wall in survey no.36/1-A-1 of Chicalim Village so also on construction license dated 3/4/2018 was issued by office of the Village Panchayat Chicolna Bogmalo for construction of commercial/Multi Family Dwelling and Compound wall in survey no. 36/1-A-1 of Chicalim Village to Mr. Anthony Cedric Dias, Prime Builders.

By Deed of Sale dated 28/3/2018 registered with the Sub-Registrar of Mormugao under No. MOR-BK400628-2018, CD number MORD31, on 4/4/2018 the said M/s

Cedric Dias and his wife Mrs. Suvidha Dias sold the said Plot A-1 admeasuring 3000 sq. mts. surveyed under no. 36/1-A-1 to M/s S. N. Constructions

Thus with effect from 28/3/2018 the title in the said Plot No. A-1 admeasuring 3000 sq. mtrs. came to vest in the said M/s S. N. Constructions

On 4/5/2018 MPDA issued Development permission for carrying out commercial/Multi Family Dwelling and Compound wall in survey no.36/1-A-1 of Chicalim Village so also on construction license (revised) dated 16/7/2018 was issued by office of the Village Panchayat Chicolna Bogmalo for construction of commercial/Multi Family Dwelling and Compound wall in survey no. 36/1-A-1 of Chicalim Village to M/s S. N. Constructions.

ENCUMBRANCES, IF ANY:

On carrying out a due search in the Office of the Sub-Registrar at Vasco da Gama for a period preceding 30 years from today, I did not find any recorded encumbrances affecting the said property. I, therefore, come to the conclusion that the said property is free from encumbrances.

DOCUMENTS EXAMINED:

- 1) Certificate of Description of the property described under No. 39575 (New Series) at page No. 118 reverse of Book B-102 with English translation.

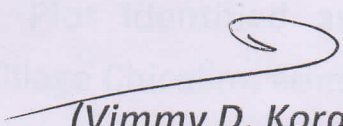
- 2) Certificate of Inscription of the property inscribed under No. 39472 of book No. G-44 with English translation.
- 3) Copy of Form I & XIV pertaining to Survey No. 36/1-A-1 of Village Chicalim, Mormugao Taluka, Goa.
- 4) Copy of Deed of Qualification of Heirs or Succession dated 29.1.1985 drawn before the Ex-Officio Notary of Mormugao at Vasco da Gama on his Notary Book No. 156 at pages 12 to 16.
- 5) Copy of Deed of Relinquishment of Illiquid Rights or Gratuitous Assignment dated 3.1.1985 drawn before the Ex-Officio Notary of Mormugao at Vasco da Gama on page nos. 199 & 200 of Notary Book No. 155 and page nos. 1 to 4 of Notary Book No. 156.
- 6) Copy of Deed of Partition dated 31.5.1985 registered with the Sub-Registrar of Mormugao under No. 225 at pages 325 to 333 of Book No. I, Vol. 72.
- 7) Copy of Deed of Rectification dated 8.4.1996, registered with the Sub-Registrar of Mormugao at Vasco da Gama under No. 332 at pages 314 to 324 of Book I, Vol. No. 175.
- 8) Copy of Order of the Dy. Collector/SDO of Mormugao dated 28.5.2010 in Case No. LRC/PART/08/2010/518.
- 9) Copy of Order of the Dy. Collector/SDO of Mormugao dated 12.7.2010 in Case No. LRC/PART/08/2010/518.
- 10) Deed of Sale dated 16.7.2010 registered with the Sub-Registrar of Mormugao under No. 1325 at pages 194 to 225 of Book No. I Vol 1135.

- 11) Deed of Partition dated 16.7.2010 registered with the Sub-Registrar of Mormugao under No. 1326 at pages 226 to 246 of Book No. I Vol. 1135.
- 12) Copy of Order of the Dy. Collector/SDO of Mormugao dated 18.1.2011 in Case No. LRC/PART/57/2010.
- 13) Copy of Order of the Dy. Collector/SDO of Mormugao dated 9.5.2011 in Case No. LRC/PART/57/2010.
- 14) Nil Certificate of Encumbrance on Property bearing No. 542/10 dated 03.08.2010 issued by the Sub-Registrar of Mormugao for a period of 42 years.
- 15) Form I & XIV of property no. 36/1-A-1 of Chicalim Village.
- 16) Conversion Sanad bearing no. COL/SG/CONV/62/2011/9688 DATED 14/10/2011 issued Collector of South Goa Margao
- 17) Zoning certificate bearing no. MPDA/ODP-2026/2016-17/1452 DATED 25/1/2017 issued by Mormugao Planning & development Authority.
- 18) Copy of receipt dated 22/3/3018 issued by MPDA to Cedric Dias.
- 19) Copy of order for payment of infrastructure tax dated 21/03/2018 issued by MPDA to Mr. Cedric Dias.
- 20) Copy of Development permission dated 22/3/2018 issued by MPDA to Mr. Cedric Dias
- 21) Copy of construction license dated 3/4/2018 issued by Office of Village Panchayat Chicolna Bogmalo to Mr. Cedric Dias.
- 22) Copy of Deed of Sale dated 28/3/2018 registered with the Sub-Registrar of Mormugao under No. MOR-BK1-00628-2018, CD number MORD31 on 4/4/2018

- 23) Copy of receipt dated 30/4/2018 issued by MPDA to S. N. Constructions
- 24) Copy of order for payment of infrastructure tax dated /4/2018 issued by MPDA to S. N. Constructions
- 25) Copy of Development permission dated 4/5/2018 issued by MPDA to S. N. Constructions
- 26) Copy of construction license dated 16/7/2018 issued by Office of Village Panchayat Chicolna Bogmalo to S. N. Constructions

OPINION:

Based on the above discussion, I certify that S. N. Constructions have clear and marketable title to the said Plot No. A-1, admeasuring 3000 sq. mtrs. situated at Bogmalo, bearing Survey No. 36/1-A-1 of Village Chicalim, Mormugao Taluka and the proposed construction of commercial/Multi family dwelling & compound wall is legal.


(Vimmy D. Korgaonkar)