

**Santosh J. Velip**  
**B.A., LL.B.**  
**Advocate**  
**Mar/4814/2005**

**Cell : 9881280755**

**22.03.2018**

**TITLE REPORT**

**LEGAL SCRUTINY REPORT AND CERTIFICATE OF TITLE  
FOR MRS. ALKA VITHAL DESHPANDE ALIAS VIDHYA VITHAL DESHPANDE  
AND LOTUS DEVELOPERS, FATORDA, MARGAO GOA.**


**DETAILS OF THE PROPERTY UNDERT SCRUTINY.**

Landed Property denominated as "CUTOBONA PEDRO MAINATO", (5046.40/9046 of the second addition) also known as "KUTUBONA" situated at Davorlim, within the jurisdiction of Village Panchayat Davorlim, Sub-District of Salcete and District of South Goa, State of Goa not registered in the Land Registration Office of Salcete but enrolled in the Taluka land Revenue office Salcete under Matriz no. 64 and bounded as under:

**East** :- By reserved road of six meters wide;  
**West** :- By property of Agostinho Collaco;  
**North** :- By property of Auciliana Graca Vas presently held by Chandrasen Bicu Verlecar and others;  
**South** :- By a Public road.

The above described property is hereinafter referred to as "Said entire Property".

**DOCUMENTS SCRUTINISED:**

1. Matriz Certificate under No. 64.
2. Deed of Sale dated 10.02.1970.
3. Deed of Sale dated 25.04.1975.
4. Deed of Sale dated 14.06.2004.
5. Agreement for Construction/Development and Sale dated 24.11.2017.
6. Form I & XIV of survey No. 3/15-A along with Survey Plan. 

---

**H. No. 30, Bendurdem, Balli, Quepem, Goa**      e-mail : [santoshvelip6@gmail.com](mailto:santoshvelip6@gmail.com)

*Santosh J. Velip*  
*B.A., LL.B.*  
*Advocate*  
*Mar/4814/2005*

*Cell : 9881280755*

7. Conversion sanad bearing No. SDO/SAL/ CONV/AK/141/14 dated 27.07.2018.
8. Construction License under No. VP/DD/2016-17/CL-14/1287 dated 15.10.2016.
9. Technical clearance order under No. TPM/27990/Const/Davor/3/15-A/2016/435 dated 25.01.2016.
10. Revised Technical clearance order junder No. TPM/27990/Const/Davor/3/15-A/17/4391 dated 08.11.2017.
11. Nil Encumbrance Certificate of the property.

**FLOW OF TITLE / TRACING OF THE TITLE:-**

**1. Property under scrutiny.**

The said entire landed property known as "CUTOBONA PEDRO MAINATO", (5046.40/9046 of the second addition) also known as "KUTUBONA" situated at Davorlim, within the jurisdiction of Village Panchayat Davorlim, Sub-District of Salcete and District of South Goa, State of Goa not registered in the Land Registration Office of Salcete but enrolled in the Taluka land Revenue office Salcete under Matriz no. 64 and surveyed under survey No. 3/15-A of Davorlim Village of Salcete Taluka. The part of the said entire property is surveyed under survey No. 3/15-A of Davorlim Village of Salcete Taluka and as per survey records is bounded **on the East by road, on the West by** property surveyed under number 3/8, **on the North by** property surveyed under number 3/15 and **on the South by** property surveyed under number 3/16.

**2. Matriz Certificate under No. 64.**

From the perusal of this certificate following facts transcribed;



---

**H. No. 30, Bendurdem, Balli, Quepem, Goa**      **e-mail : santoshvelip6@gmail.com**

**Santosh J. Velip**  
**B.A., LL.B.**  
**Advocate**  
**Mah/4814/2005**

**Cell : 9881280755**

The property under scrutiny was not registered before any land registration office in Goa state but enrolled in the Taluka land Revenue office Salcete under Matriz no. 64.

**3. Deed of Sale dated 10.02.1970.**

From the perusal of this Deed following facts transcribed;

The part of the aforesaid entire property was originally owned by Maria Vida Jubertina Vaz daughter of Jose Aleixo Vas. One Mr. Joaquim Miranda purchased a part of the said property from said Maria Vida Jubertina Vaz vide Instrument of Sale dated 10.02.1970 duly registered in the office of Sub Registrar of Salcete at Margao.

**4. Deed of Sale dated 25.04.1975.**

From the perusal of this Deed following facts transcribed;

Aforesaid Mr. Joaquim Miranda and his wife Mrs. Laurena Viegas disannexed part of the said entire property marked therein as PLOT NO.2 and sold the said part to Mr. Milagres Caetano Fernandes vide Deed of Sale dated 25.04.1975 duly registered in the office of Sub Registrar of Salcete at Margao under registration No. 534 at pages 386 to 391 of Book No. I, Volume No. 139 dated 17.06.1975.

**5. Deed of sale dated 14.06.2004.**

By this Deed of Sale duly registered in the office of Sub Registrar of Salcete at Margao under registration No. 2307 at pages 457 to 476 of Book No. I,

**H. No. 30, Bendurdem, Balli, Quepem, Goa**      **e-mail : santoshvelip6@gmail.com**

**Santosh J. Velip**  
**B.A., LL.B.**  
**Advocate**  
**MAH/4814/2005**

**Cell : 9881280755**

---

Volume No. 1657 dated 18.06.2004, Mrs. Alka Vithal Deshpande alias Vidhya Vithal Deshpande purchased from said Mr. Milagres Caetano Fernandes and his wife Mrs. Thereza S. Fernandes the said PLOT NO. 2 admeasuring an area of 576 sq. mts. which is surveyed under survey No. 3/15-A of Davorlim Village of Salcete Taluka. Aforesaid Mrs. Alka Vithal Deshpande alias Vidhya Vithal Deshpande and her husband Mr. Vithal Deshpande therefore have a clean, clear, good and marketable title to said PLOT NO. 2 of the said entire property.

**6. Form I & XIV of survey No. 3/15-A of Davorlim Village of Salcete Taluka.**

Form I & XIV of survey No. 3/15-A of Davorlim Village of Salcete Taluka shows the name of Mrs. Alka Vithal Deshpande alias Vidhya Vithal Deshpande as the sole occupant/holder and owner of the said part of the property.

**7. Agreement for Construction/Development and Sale dated 24.11.2017.**

Aforesaid land owners Mrs. Alka Vithal Deshpande alias Vidhya Vithal Deshpande and her husband Mr. Vithal Deshpande authorized LOTUS DEVELOPERS a Partnership Firm having its office at Flat No. T-3, Diamond Building, Fatorda, Margao, Goa to develop the said part of the said entire property admeasuring an area of 576 sq. mtrs. duly surveyed under survey No. 3/15-A of Davorlim Village of Salcete Taluka. Vide Agreement for Construction/Development and Sale dated 24.11.2017 which was duly registered in the office of Sub Registrar of Salcete at Margao under registration No. MGO-BK1-05453-20017, CD Number MGOD18 dated 28.11.2017.



---

**H. No. 30, Bendurdem, Balli, Quepem, Goa**

**e-mail : santoshvelip6@gmail.com**

**Santosh J. Velip**  
**B.A., LL.B.**  
**Advocate**  
**Mak/4814/2005**

**Cell : 9881280755**

**8. Conversion Sanad dated 27.07.2018.**

Land owners converted the area admeasuring 576 Sq. metres of survey No. 3/15-A and obtained conversion sanad under reference number SDO/SAL/ CONV/AK/141/14 dated 27.07.2018,

**9. Development Permissions.**

To develop the said part of the Said entire Property totally admeasuring 576 Sq. metres, land owner obtained following Developmental permissions namely:-

- A. Construction License under No. VP/DD/2016-17/CL-14/1287 dated 15.10.2016.
- B. Technical clearance order under No. TPM/27990/Const/Davor/3/15-A/2016/435 dated 25.01.2016.
- C. Revised Technical clearance Order under No. TPM/27990/Const/Davor/3/15-A/17/4391 dated 08.11.2017.

After obtaining the aforesaid Developmental permissions land owners and Developer Lotus Developers developing the said plot surveyed under survey No. 3/15-A of Davorlim Village of Salcete Taluka admeasuring an area of 576 sq. mtrs.

**INSPECTION AND VERIFICATION**

I have inspected and verified all the documents produced before me they are properly attested, signed and registered before the respective authorities and in accordance with the law in force during the respective period.



**H. No. 30, Bendurdem, Balli, Quepem, Goa e-mail : santoshvelip6@gmail.com**


**Santosh J. Velip**  
**B.A., LL.B.**  
**Advocate**  
**Mah/4814/2005**

**Cell : 9881280755**

**CERTIFICATE OF TITLE**

On going through all the above mentioned documents I am of the opinion that the Title of said Mrs. Alka Vithal Deshpande alias Vidhya Vithal Deshpande and her husband Mr. Vithal Deshpande, to the property surveyed under survey No. 3/15-A of Davorlim Village of Salcete Taluka admeasuring 576 sq. mtrs., is good clear, legal and marketable.

LOTUS DEVELOPERS, a Partnership Firm, is a authorized developer to develop the said part of land admeasuring 576 sq. mtrs Surveyed under survey No. 3/15-A of Davorlim Village of Salcete Taluka.



**MR. SANTOSH VELIP**  
**Advocate**

**Santosh J. Velip**  
**B.A., LL.B.**  
**Advocate**

**Cell : 9881280755**

**Mah/4814/2005**

---

**22.03.2018**

**TITLE REPORT**

**LEGAL SCRUTINY REPORT AND CERTIFICATE OF TITLE**

**FOR MRS. ALKA VITHAL DESHPANDE ALIAS VIDHYA VITHAL DESHPANDE  
AND LOTUS DEVELOPERS, FATORDA, MARGAO GOA.**

**DETAILS OF THE PROPERTY UNDERT SCRUTINY.**

Landed Property denominated as "CUTOBONA PEDRO MAINATO", (5046.40/9046 of the second addition) also known as "KUTUBONA" situated at Davorlim, within the jurisdiction of Village Panchayat Davorlim, Sub-District of Salcete and District of South Goa, State of Goa not registered in the Land Registration Office of Salcete but enrolled in the Taluka land Revenue office Salcete under Matriz no. 64 and bounded as under:

**East** :- By reserved road of six meters wide;  
**West** :- By property of Agostinho Collaco;  
**North** :- By property of Auciliana Graca Vas presently held by Chandrasen Bicu Verlecar and others;  
**South** :- By a Public road.

The above described property is hereinafter referred to as "Said entire Property".

**DOCUMENTS SCRUTINISED:**

1. Matriz Certificate under No. 64.
2. Deed of Sale dated 10.02.1970.
3. Deed of Sale dated 25.04.1975.
4. Deed of Sale dated 14.06.2004.
5. Agreement for Construction/Development and Sale dated 24.11.2017.
6. Form I & XIV of survey No. 3/15-A along with Survey Plan.

---

**H. No. 30, Bendurdem, Balli, Quepem, Goa**      e-mail : [santoshvelip6@gmail.com](mailto:santoshvelip6@gmail.com)

*Santosh J. Velip*  
*B.A., LL.B.*  
*Advocate*  
*Matr/4814/2005*

*Cell : 9881280755*

7. Conversion sanad bearing No. SDO/SAL/ CONV/AK/141/14 dated 27.07.2018.
8. Construction License under No. VP/DD/2016-17/CL-14/1287 dated 15.10.2016.
9. Technical clearance order under No. TPM/27990/Const/Davor/3/15-A/2016/435 dated 25.01.2016.
10. Revised Technical clearance order junder No. TPM/27990/Const/Davor/3/15-A/17/4391 dated 08.11.2017.
11. Nil Encumbrance Certificate of the property.

**FLOW OF TITLE / TRACING OF THE TITLE:-**

**1. Property under scrutiny.**

The said entire landed property known as "CUTOBONA PEDRO MAINATO", (5046.40/9046 of the second addition) also known as "KUTUBONA" situated at Davorlim, within the jurisdiction of Village Panchayat Davorlim, Sub-District of Salcete and District of South Goa, State of Goa not registered in the Land Registration Office of Salcete but enrolled in the Taluka land Revenue office Salcete under Matriz no. 64 and surveyed under survey No. 3/15-A of Davorlim Village of Salcete Taluka. The part of the said entire property is surveyed under survey No. 3/15-A of Davorlim Village of Salcete Taluka and as per survey records is bounded **on the East by road, on the West by** property surveyed under number 3/8, **on the North by** property surveyed under number 3/15 and **on the South by** property surveyed under number 3/16.

**2. Matriz Certificate under No. 64.**

From the perusal of this certificate following facts transcribed;



**H. No. 30, Bendurdem, Balli, Quepem, Goa**      **e-mail : santoshvelip6@gmail.com**

**Santosh J. Velip**  
**B.A., LL.B.**  
**Advocate**  
**MAH/4814/2005**

**Cell : 9881280755**

The property under scrutiny was not registered before any land registration office in Goa state but enrolled in the Taluka land Revenue office Salcete under Matriz no. 64.

**3. Deed of Sale dated 10.02.1970.**

From the perusal of this Deed following facts transcribed;

The part of the aforesaid entire property was originally owned by Maria Vida Jubertina Vaz daughter of Jose Aleixo Vas. One Mr. Joaquim Miranda purchased a part of the said property from said Maria Vida Jubertina Vaz vide Instrument of Sale dated 10.02.1970 duly registered in the office of Sub Registrar of Salcete at Margao.

**4. Deed of Sale dated 25.04.1975.**

From the perusal of this Deed following facts transcribed;

Aforesaid Mr. Joaquim Miranda and his wife Mrs. Laurena Viegas disannexed part of the said entire property marked therein as PLOT NO.2 and sold the said part to Mr. Milagres Caetano Fernandes vide Deed of Sale dated 25.04.1975 duly registered in the office of Sub Registrar of Salcete at Margao under registration No. 534 at pages 386 to 391 of Book No. I, Volume No. 139 dated 17.06.1975.

**5. Deed of sale dated 14.06.2004.**

By this Deed of Sale duly registered in the office of Sub Registrar of Salcete at Margao under registration No. 2307 at pages 457 to 476 of Book No. I,

  
**H. No. 30, Bendurdem, Balli, Quepem, Goa**      **e-mail : santoshvelip6@gmail.com**

**Santosh J. Velip**  
**B.A., LL.B.**  
**Advocate**  
**MAA/4814/2005**

**Cell : 9881280755**

Volume No. 1657 dated 18.06.2004, Mrs. Alka Vithal Deshpande alias Vidhya Vithal Deshpande purchased from said Mr. Milagres Caetano Fernandes and his wife Mrs. Thereza S. Fernandes the said PLOT NO. 2 admeasuring an area of 576 sq. mts. which is surveyed under survey No. 3/15-A of Davorlim Village of Salcete Taluka. Aforesaid Mrs. Alka Vithal Deshpande alias Vidhya Vithal Deshpande and her husband Mr. Vithal Deshpande therefore have a clean, clear, good and marketable title to said PLOT NO. 2 of the said entire property.

**6. Form I & XIV of survey No. 3/15-A of Davorlim Village of Salcete Taluka.**

Form I & XIV of survey No. 3/15-A of Davorlim Village of Salcete Taluka shows the name of Mrs. Alka Vithal Deshpande alias Vidhya Vithal Deshpande as the sole occupant/holder and owner of the said part of the property.

**7. Agreement for Construction/Development and Sale dated 24.11.2017.**

Aforesaid land owners Mrs. Alka Vithal Deshpande alias Vidhya Vithal Deshpande and her husband Mr. Vithal Deshpande authorized LOTUS DEVELOPERS a Partnership Firm having its office at Flat No. T-3, Diamond Building, Fatorda, Margao, Goa to develop the said part of the said entire property admeasuring an area of 576 sq. mtrs. duly surveyed under survey No. 3/15-A of Davorlim Village of Salcete Taluka. Vide Agreement for Construction/Development and Sale dated 24.11.2017 which was duly registered in the office of Sub Registrar of Salcete at Margao under registration No. MGO-BK1-05453-20017, CD Number MGOD18 dated 28.11.2017.

**H. No. 30, Bendurdem, Balli, Quepem, Goa**

**e-mail : santoshvelip6@gmail.com**

**Santosh J. Velip**  
**B.A., LL.B.**  
**Advocate**  
**Mar/4814/2005**

**Cell : 9881280755**

**8. Conversion Sanad dated 27.07.2018.**

Land owners converted the area admeasuring 576 Sq. metres of survey No. 3/15-A and obtained conversion sanad under reference number SDO/SAL/ CONV/AK/141/14 dated 27.07.2018,

**9. Development Permissions.**

To develop the said part of the Said entire Property totally admeasuring 576 Sq. metres, land owner obtained following Developmental permissions namely:-

- |   |  |  |  |
|---|--|--|--|
| A. Construction License under No. VP/DD/2016-17/CL-14/1287 dated 15.10.2016.                          |  |  |  |
| B. Technical clearance order under No. TPM/27990/Const/Davor/3/15-A/2016/435 dated 25.01.2016.        |  |  |  |
| C. Revised Technical clearance Order under No. TPM/27990/Const/Davor/3/15-A/17/4391 dated 08.11.2017. |  |  |  |

After obtaining the aforesaid Developmental permissions land owners and Developer Lotus Developers developing the said plot surveyed under survey No. 3/15-A of Davorlim Village of Salcete Taluka admeasuring an area of 576 sq. mtrs.

**INSPECTION AND VERIFICATION**

I have inspected and verified all the documents produced before me they are properly attested, signed and registered before the respective authorities and in accordance with the law in force during the respective period.



**H. No. 30, Bendurdem, Balli, Quepem, Goa**      **e-mail : santoshvelip6@gmail.com**

**Santosh J. Velip**  
**B.A., LL.B.**  
**Advocate**

**Cell : 9881280755**

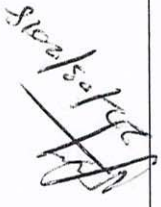
**Mat/4814/2005**

---

**CERTIFICATE OF TITLE**

On going through all the above mentioned documents I am of the opinion that the Title of said Mrs. Alka Vithal Deshpande alias Vidhya Vithal Deshpande and her husband Mr. Vithal Deshpande, to the property surveyed under survey No. 3/15-A of Davorlim Village of Salcete Taluka admeasuring 576 sq. mtrs., is good clear, legal and marketable.

LOTUS DEVELOPERS, a Partnership Firm, is a authorized developer to develop the said part of land admeasuring 576 sq. mtrs Surveyed under survey No. 3/15-A of Davorlim Village of Salcete Taluka.



**MR. SANTOSH VELIP**  
**Advocate**