


OPINION: Considering all the above, I am of the opinion that Mrs. Irene Alvares alias Irena Joe Alvares, Mr. Joselyn Alvares alias Joselyn Jeevan Alvares, Mrs. Kate Alvares, Miss Kelly Ann Fiona Alvares, Mrs. Karen Flaviana Misquitta alias Karen Aloysius Misquitta alias Karen Alvares And Mr. Jewellyn Alvares alias Jewellyn Jude Alvares, possess a clear and marketable title to the above referred property and by virtue of Agreement of Exchange dated 05-06-2018, executed by and between the said Mr. Lanceloth Alvares, Mrs. Irene Alvares alias Irena Joe Alvares, Mr. Joselyn Alvares alias Joselyn Jeevan Alvares, Miss Marie Alvares, Mrs. Kate Alvares, Miss Kelly Ann Fiona Alvares, Mrs. Karen Flaviana Misquitta alias Karen Aloysius Misquitta alias Karen Alvares And Mr. Jewellyn Alvares alias Jewellyn Jude Alvares, and M/s. Vintage Builders, duly registered before the Sub Registrar of Salcete, under Registration No. MGO-BK1-02695-2018, CD Number MGOD125 dated 21-06-2018, M/s. Vintage Builders has the right to carry out development in the said property on the terms and conditions of the aforesaid Agreement of Exchange dated 03/02/2017 and by virtue of the Power of Attorney dated 05-06-2018, to develop and sell the apartments.

The above report is purely based on the documents and information made available to the undersigned.

Margao,

Dated: 20-02-2019


(Eric J. F. Correia)

Advocate

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Registrar of Salcete at Margao there is no encumbrance recorded or registered on the said property from 01-01-1988 to 16-01-2019.

DOCUMENTS PERUSED OF PROPERTY BEARING SURVEY NO. 74/2:

The copies of the following documents were produced for my inspection:

1. Inventory Proceedings bearing no. 60/2012/F
2. General Irrevocable Power of Attorney dated 30-05-2018
3. General Irrevocable Power of Attorney
4. General Irrevocable Power of Attorney dated 09-10-2008
5. General Power of Attorney dated 04-05-2006
6. Agreement of Exchange dated 05/06/2018
7. Delegation of General Irrevocable Power of Attorney dated 05-06-2018
8. Irrevocable Power of Attorney dated 05-06-2018
9. Sanad No. SDO/SAL/CONV/VER/170/2017 dated 16-07-2018
10. Letter No. TPM/30739/Verna/74/2/18/5121 dated 30-08-2018
11. Construction Licence bearing No. VP/V/Const/F.740/2018-2019/1087 dated 18-09-2018.
12. Nil Certificate of Encumbrance No. 123 of 2019 for survey No. 74/2 dated 17-01-2019.
13. Form No. I & XIV of Survey No. 74/2 of Village Verna
14. Public Will dated 14-05-2013

applied for conversion with the office of the Deputy Collector and Sub – Divisional Officer, Salcete, and the said land was converted from Agricultural to Non-Agricultural use vide Sanad No. SDO/SAL/CONV/VER/170/2017 dated 16-07-2018.

Subsequently, M/s Vintage Builders obtained Technical Clearance Order from the office of the Town and Country Planning Department vide its letter No. TPM/30739/Verna/74/2/18/5121 dated 30-08-2018 for the proposed construction of building in the above described property.

M/s. Vintage Builders have obtained Construction Licence bearing No. VP/V/Const/F.740/2018-2019/1087 dated 18-09-2018 from the Village Panchayat of Verna for the construction of the Building in the above described property.

Subsequently, Mr. Lanceloth Alvares expired on 20-07-2018, leaving behind a Public Will, drawn on 13-05-2013, recorded at Folio 11v to 13 of Book No. 403 dated 14-05-2013, wherein he bequeathed half his share in the above mentioned property to Mr. Jewellyn Alvares and his remaining share to Mr. Joselyn Alvares alias Joselyn Jeevan Alvares, Mrs. Karen Misquitta and Miss Kelly Ann Alvares

OBSERVATION:

In the Form I & XIV, the names of Mr. Lanceloth Alvares, Mrs. Irene Alvares alias Irena Joe Alvares, Mr. Joselyn Alvares alias Joselyn Jeevan Alvares, Miss Marie Alvares, Mrs. Kate Alvares, Miss Kelly Ann Fiona Alvares, Mrs. Karen Flaviana Misquitta alias Karen Aloysius Misquitta alias Karen Alvares And Mr. Jewellyn Alvares alias Jewellyn Jude Alvares, figures as the Occupants in respect of the Survey No. 74/2 of Village Verna, Salcete Taluka who are the owners as on date.

ENCUMBRANCES:

After perusing all the documents which are mentioned below and as per the Nil Encumbrance certificate No. 123 of 2019 dated 17-01-2019, issued by the Sub-

e Alvares, a regular inventory proceeding bearing No: 60/2012/F was filed in the Court of the Civil Judge Junior Division at Margao.

In the above mentioned Inventory Proceedings, the property described herein above was enlisted as Item No: 1 in the Description of Assets and the said Item No: 1 was jointly allotted to Mr. Lanceloth Alvares, Mrs. Irene Alvares alias Irena Joe Alvares, Mr. Joselyn Alvares alias Joselyn Jeevan Alvares, Miss Marie Alvares, Mrs. Kate Alvares, Miss Kelly Ann Fiona Alvares, Mrs. Karen Flaviana Misquitta alias Karen Aloysius Misquitta alias Karen Alvares and Mr. Jewellyn Alvares alias Jewellyn Jude Alvares; by Terms of Accord dated 17-12-2013 and Judgment dated 23-12-2013 of the Court of the Civil Judge Junior Division at Margao.

Subsequently, Miss Marie Alvares expired leaving behind a Public Will, drawn on 29-09-2014, recorded at Folio 1 to 2 of Book No. 418 dated 01-10-2014, wherein she bequeathed half her share in the above mentioned property to Mr. Jewellyn Alvares and her remaining share to Mrs. Kate Alvares, Mrs. Karen Misquitta and Miss Kelly Ann Alvares.

The above mentioned owners of the property have exchanged the property, which is described herein above, vide Agreement of Exchange dated 05-06-2018, duly registered under Registration No. MGO-BK1-02695-2018, CD Number MGOD125 dated 21-06-2018 entered into between the owners and M/S VINTAGE BUILDERS, a Partnership Firm registered under the Indian Partnership Act at the Civil Sub-Registry at Margao, Salcete, Goa under MGO-F231-2012 on 28/09/2012 herein and the former agreed to allow the said M/S VINTAGE BUILDERS to develop the Said property and sell flats to third parties.

The said Mr. Lanceloth Alvares, Mrs. Irene Alvares alias Irena Joe Alvares, Mr. Joselyn Alvares alias Joselyn Jeevan Alvares, Miss Marie Alvares, Mrs. Kate Alvares, Miss Kelly Ann Fiona Alvares, Mrs. Karen Flaviana Misquitta alias Karen Aloysius Misquitta alias Karen Alvares And Mr. Jewellyn Alvares alias Jewellyn Jude Alvares,

Eric J. F. Correia

ADVOCATE

TITLE REPORT

At the request of M/s. Vintage Builders, a Partnership Firm duly registered under the Indian Partnership Act at the Civil Sub – Registry at Margao, Salcete – Goa under MGO-F231-2012 on 28-09-2012, having its registered office at Verna, Salcete – Goa, I have carried out due diligence in respect of the title of the property admeasuring 1,475 sq. mts. or thereabouts comprising of a property described herein below and on the basis of the documents made available to me, I have to state as follows:

DESCRIPTION:

All that part and parcel of property known as “**POREM BHAT**” as per Survey Records “**POREM BHAT**” situated at Verna, Salcete and Sub-District of Salcete, District of the South Goa, State of Goa, wherein there exists a dwelling house in a dilapidated condition, surveyed under Survey No: 74/2 of Village Verna admeasuring approximately 1,475 Sq. Mts. and bounded as follows:

North: by road

South: by property bearing Survey No. 74/11

East: by property bearing Survey No. 74/3

West: by drain

AREA

Admeasuring 1,475 square meters or thereabouts.

BRIEF HISTORY

The said property originally belonged to Mr. Joao Manuel Alvares. On the death of the said Mr. Joao Manuel Alvares and his wife Mrs. Flaviana Natalia Estefacica Nee Dias