

# **Prakash Prabhudessai**

**B.Sc., LL.M.**

**ADVOCATE**

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## **SEARCH REPORT AND CERTIFICATE OF TITLE**

This Report and Certificate is issued by me in respect of the land hereinbelow described and on instructions of my client M/s. Vibhav Real Estate, which is a partnership firm duly constituted under the Indian Partnership Act, 1932 and registered in the office of Registrar of Firms at Margao under Registration No. MGO-F229-2010, as also under instructions of my client Mr. Sudin Verenkar, having his office at Chandor, Salcete, Goa.

### **(I) Identification of Property**

Plot T distinctly and separately surveyed under Sub division No. 2 of Chalta No. 1 of P. T. Sheet No. 129 of Margao City Survey.

### **(II) Location**

Ward Gogol of City of Margao, Goa, falling within the limits of Margao Municipal Council, Taluka and Sub District of Salcete, District of South Goa in the State of Goa.

### **(III) Description in the Land Registration Office**

Distinct and separated part of the land denominated "Azuleachi Tolloi" consisting of four inter-connected separate parts of Description Nos. 456, 457, 458 and 459 of Book B No. 2 of New Series in the Land Registration office of Salcete.

### **(IV) Enrolment for the purposes of Portuguese Land Revenue (Matriz)**

The entire land is enrolled in the Taluka Revenue office of Margao Town under Matriz Nos. 1087 and 1088.

### **(V) City Survey No.**

This land is surveyed for the purposes of Margao City Survey under Sub division No. 2 of Chalta No. 1 of P. T. Sheet No. 129.



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**(VI) Area of the land**

7,350 square metres

**(VII) Boundaries**

This land, which is identified as Plot T and separately surveyed under Sub Division 2 of Chalta No. 1 of P. T. Sheet No. 129, is bounded as under:

East:	By land bearing Chalta No. 27 of P. T. Sheet No. 129 of Margao City Survey;
West:	By land bearing Chalta No. 19 of P. T. Sheet No. 119 of Margao City Survey and by Road;
North:	By the Road;
South:	By land bearing Sub-Division No. 7 of Chalta No. 1 of P. T. Sheet No. 129 of Margao City Survey;

**(VIII) Documents perused**

1. Certificate issued by Land Registrar of Salcete regarding Description Nos. 456, 457, 458 and 459 of Book B No. 2 of New Series and Inscription Nos. 17882 of Book G No. 23 and Inscription Nos. 18,854 and Inscription No. 18,855 of Book G No. 24 and Inscription No. 47,871 of Book G No. 56, along with its English translation;
2. Certificate issued by Office of Sub Registrar of Salcete in respect of Description No. 456 of Book B No. 2 of New Series and of Inscription No. 47872 dated 20.07.1961 of Book G No. 56, along with English translation;
3. Certificate issued by Land Registrar of Salcete regarding Inscription No. 108 dated 17.02.1883 in Book No. G1, along with English translation;

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4. Certificate of Inscription No. 13774 of Book G No. 18 dated 19.06.1923 issued by the Land Registrar of Salcete;
5. Certificate of Inscription No. 15891 of Book G No. 20 dated 21.02.1919 issued by the Land Registrar of Salcete;
6. Certified copy issued by Court of Civil Judge, regarding Records of Inventory Proceedings initiated upon deaths of Iro Sinai Caro and his wife, Rada;
7. Certified copy issued by Court of Civil Judge, regarding Records of Inventory Proceedings initiated upon death of Qussoa Sinai Caro;
8. Certificate of Matriz Nos. 1084, 1086, 1088 and 1090 of Margao issued by Head of Taluka Revenue Office of Salcete, along with its English translation.
9. Certificate of Matriz No. 1085 and 1087 of Margao issued by Head of Taluka Revenue Office of Salcete, along with English translation.
10. Certified copy issued by Sub Registrar of Salcete of the Notarial Deed of Declaration for Succession of Heirs by Notary Public Ex-Officio of Salcete Judicial Division at Margao on 06.07.1998 at page 13 (v) onwards of his Deeds Book No. 1396, upon death of Sadanand Naraina Kare;
11. Certified copy issued by Sub Registrar of Salcete of the Notarial Deed of Declaration for Succession of Heirs by Notary Public Ex-Officio of Salcete Judicial Division at Margao on 11.07.1991 at page 78 (v) onwards of his Deeds Book No. 1335, upon death of Shri Srinivas Narayan Kare alias Srinivass Naraina Caro;
12. Certified copy issued by Sub Registrar of Salcete of the Notarial Deed of Declaration of Succession of Heirs by Notary Public Ex-Officio of Salcete Judicial Division at Margao on



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27.09.1990 at pages 73(v) to 75 onwards of his Deeds Book No. 1331, upon death of Shri Krishna Naraina Kare;

13. Certified copy issued by Sub Registrar of Salcete of the Notarial Deed of Declaration of Succession of Heirs by Notary Public Ex-Officio of Salcete Judicial Division at Margao on 07.09.2001 at page 77 onwards of his Deeds Book No. 1427, upon death of Prabacar Naraina Kare;
14. Certified copy of the Public Deed of Gift, Sale and Exchange (Escritura de Doacao, Venda e Troca) drawn on 15.01.1961 by Interim Notary of Salcete, Mr. Raul Gerson Purificacao de Santa Rita Vas executed between Indira Sinai Caro (widow), Indu Sinai Caro alias Priaga Data Naique (widow) and her husband Data Krishna Naique, Vatsala Sinai Caro alias Laxmi Pundalica Agni along with her husband, Mr. Pundalica Ananta Agni, Aidem Sinai Caro alias Santeri Guiri Godo and her husband, Guiri Venetexa Sinai Godo, Vassanta Voicunta Sinai Caro and his wife, Loximibai Vassanta Sinai Caro; Jairama Voicunta Sinai Caro and his wife, Lalita Jairam Caro
15. Certified copy issued by Court of Civil Judge, regarding Records of Inventory Proceedings No. 97/2002 (Old) renumbered as New Inventory Proceedings No. 21/2003 filed by Vishnudas Krishna Kare for partition of assets left behind by late Krishna Narain Kare, Prabhakar Kare, Srinivas Kare and Sadanand Kare and of the Consent Decree passed by the said Court in Inventory Proceedings on 19.07.2005. As per Item No. 2 of the List of Assets, the said Inventory Proceedings is the independent part of the entire property "Azuleachi Tolloi" consisting of Chalta Nos. 27 and 28 of P. T. Sheet No. 129, Sub-Division No. 15 of Chalta No. 1 of P. T. Sheet No. 128, Chalta No. 7 of P. T. Sheet No. 128, Sub Division No. 2 of Chalta No. 1 of P. T. Sheet no. 129, which is bounded on the East and North by the Road, on the West by other part of the property under Chalta No. 19 of P. T. Sheet No. 119 and on the South by the remaining part of the property under Chalta No. 9 of P. T. Sheet No. 128, Chalta No. 10 of P. T. Sheet No. 126, Chalta No. 9 of P. T. Sheet No. 128 and Chalta No. 10 of P. T.



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Sheet No. 128 and Chalta No. 1 of P. T. Sheet No. 129. In the Consent Terms filed by the parties, the said Item No. 1 is reduced into plots and out of those plots the land under the scrutiny hereto is identified as Plot T bearing Sub-Division No. 2 of Chalta No. 1 of P. T. Sheet No. 129, having area of 7,350 square metres and bounded on the East by Chalta No. 27 of P. T. Sheet No. 129, on the West by Chalta No. 19 of P. T. Sheet No. 119, on the North by the Road and on the South by Chalta No. 1 of P. T. Sheet No. 129. The plan of division of the property into the plots is forming part of the Consent Terms/Consent Decree. In the said plan all the plots are clearly demarcated. The Consent Decree in the said Inventory Proceedings is passed by the Court, which is at Exhibit-45. As per Clause 4 in the said Consent Decree shows that said Plot T bearing Sub-Division No. 2 of Chalta No. 1 of P. T. Sheet No. 129 mentioned at Clause (e) is the Plot T is the land bearing Sub Division No. 2 of Chalta No. 1 of P. T. Sheet No. 129 and it has an area of 7,350 square metres having its boundaries on the East by Chalta No. 27 of P. T. Sheet No. 129, on the West by Chalta No. 19 of P. T. Sheet No. 119, on the North by the Raod and on the South by Chalta No. 1 of P. T. Sheet No. 129 is allotted to Shri Vishnudas Krishna Kare and his wife, Smt. Padmavoti Vishnudas Kare;

16. Deed of Sale dated 03.06.2024 was executed by Mr. Visnudas Crisna Caro and his wife, Podmavoti Visnudas Caro wherein they sold in favour of M/s. Vibhav Real Estate, a partnership firm and Mr. Sudin Verenkar, jointly;
17. Certified copy issued by Superintendent of Civil Judge Senior Division at Margao of the Records of Inventario No. 89/1986 initiated by Krishna Narain Kare for Partition of the Assets left behind by late Narain Kare and his wife, Padmavoti Kare, along with its English translation;
18. Certified copy of the Property Card (Form D) of the land issued by Margao City Survey Office of the land under Sub Division No. 2 of Chalta No. 1 of P. T. Sheet No. 129;

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**Prakash Prabhudessai, advocate.**

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19. Computer downloaded copy of Property Card (Form D) of Sub Division 2 of Chalta No. 1 of P. T. Sheet No. 129 downloaded on 28.11.2024;
20. Development Permission bearing Ref. No. SGPDA/P/6863/182/25-26 dated 07.05.2025 granted by South Goa Planning & Development Authority;
21. Sanad issued by Collector of South Goa District at Margao bearing Ref. No. CAD2SAL-II-23-231/53 dated 09.02.2024 issued to Vishnudas Krishna Kare and his wife, Padmavati Vishnudas Kare along with the Plan of the conversion;
22. Land Use/Zoning Information bearing Ref. No. SGPDA/ZON-53/221/24-25 dated 15.05.2024 issued by South Goa Planning & Development Authority to Vishnudas Krishna Kare and his wife, Padmavati V. Kare;
23. NOC issued by Directorate of Health Services, Urban Health Centre at Margao bearing NOC No. DHS/2025/DHS0901/00028/68 dated 01.08.2025 intimating it's no objection from sanitary point of view for the construction of commercial and residential buildings in Sub Division No. 2, Chalta No. 1 of P. T. Sheet No. 129;
24. Letter No. DFES/FP/HB/293/24-25/308 dated 27.02.2025 issued by Directorate of Fire & Emergency Services, expressing no objection of construction of buildings in the said land bearing Sub Division No. 2, Chalta No. 1 of P. T. Sheet No. 129;
25. Feasibility Certificate bearing Ref. No. SDE-II/FAT/O&M/Tech-PA/184/25-26 issued by Sub-Divisional Engineer, Sub-Division-II, (O&M) of Electricity Department at Aquem, Margao dated 15.05.2025;
26. Feasibility Certificate bearing Ref. No. PWD-XXI(PHE)SD.1/F.73/25-25/132 dated 23.05.2025 issued by Asst. Engineer-I, Vidyanagar, Margao, Goa;



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27. Nil Certificate of Encumbrances in respect of said land for 15 years concluding on 17.09.2025 issued by the Sub Registrar of Salcete at Margao.

**(IX) Scrutiny of Documents**

**INSCRIPTIONS**

**Inscription Nos. 18854 and 18855 of Book G No. 24 dated 19.06.2023**

1. Inscription No. 108 of Book G No.1 dated 17.02.1883 shows that the properties were jointly owned by (i) Iro Sinai Caro, (ii) Quessoia Sinai Caro and (iii) Santeri Sinaina on account of the purchase made by them from Madeva Sinai Caro.
2. The said Iro Sinai Caro and his wife, Rada expired and for partition of their share in the said properties ( $1/3^{\text{rd}}$  divided by  $1/2$  is equal to  $1/6^{\text{th}}$  share) in property No. 456 and 458 of Book B No. 2 (New) was allotted to Narana Visnu Sinai Caro and  $3/4^{\text{th}}$  share in the land described under the said properties No. 456 and 458 were allotted to Voicunta Vishnu Sinai Caro.

**Inscription No. 17882 of Book G No. 23**

3. Quessoia Sinai Caro was married in the first nuptial to Chandrabaga and upon her death the  $1/3^{\text{rd}}$  share of Quessoia in the properties No. 456 and 458 were allotted exclusively to said Quessoia and the  $1/3^{\text{rd}}$  share in the properties No. 457 and 459 were allotted to his son Data Quessoia Sinai Caro. The said Data Quessoia Sinai Caro along with his wife, Priaga later on sold the said  $1/3^{\text{rd}}$  share under properties No. 457 and 459 to said Naran Visnu Sinai Caro and Voicunta Sinai Caro.
4. The said Quessoia Sinai Caro married in second nuptial to one Godavari and upon death of said Quessoia Sinai Caro, his widow Godavari instituted Inventory Proceedings in the Civil Court of Salcete in which the said  $1/3^{\text{rd}}$  shares of Quessoia Sinai Caro in the



properties No. 456 and 458 were allotted to his two daughters by names (i) Coliana Sinai Caro alias Ramabay Vishnu Poi Raiturcar and (ii) Gulaba Sinai Caro alias Rucminim Naique.

**Inscription No. 13774 of Book G No. 18**

5. The said Coliana Sinai Caro and her sister Gulaba Sinai Caro sold all their shares under Description No. 456 and 458 to Naran Visnu Sinai Caro and Voicunta Visnu Sinai Caro.

**Inscription No. 15891 of Book G 20**

6. The said third co-owner Mrs. Santeri Sinaina was married to Naran Sinai Caro. Upon death of her husband i.e. Narana Sinai Caro, the assets of inheritance left behind by both of them in all the four properties i.e. 456, 457, 458 and 459 of Book B No. 2 were exclusively allotted to their grandsons, namely, the said Naran Visnu Sinai Caro and Voicunta Visnu Sinai Caro.
7. Accordingly, Naran Visnu Sinai Caro became the owner of  $\frac{1}{2}$  share in two properties bearing Nos. 457 and 459 and  $\frac{1}{3}$ <sup>rd</sup> share in the properties bearing Nos. 456 and 458 and Mr. Voicunta Visnu Sinai Caro, became the owner of remaining  $\frac{1}{2}$  share in properties Nos. 456 and 458 of Book B No. 2 and  $\frac{1}{3}$ <sup>rd</sup> share in the properties Nos. 457 and 459 of Book B No. 2.
8. The Land Registration Records do not mention as to whom the balance  $\frac{1}{3}$ <sup>rd</sup> shares of Iro Sinai Caro and his wife, Rada in the properties No. 457 and 459 were allotted in the Inventory Proceedings filed upon deaths of said Iro and Rada, or otherwise.
9. However, there is an endorsement recorded at the bottom of the Descriptions, which mentions that  $\frac{1}{6}$ <sup>th</sup> part of the property Nos. 457 and 459 of Book B No. 2 corresponds to  $\frac{1}{2}$  share of the land enrolled under Matriz No. 1087, which means that the land enrolled under Matriz No. 1087 is a distinct and separated land, formed out of union of  $\frac{2}{3}$ <sup>rd</sup> parts of the land described under Nos. 457 and 458, which



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2/3<sup>rd</sup> shares exclusively belonged to Naran Visnu Sinai Caro and Voicunta Visnu Sinai Caro. However, the record of Matriz Nos. 1085 and 1087 initially recorded in the name of Indira Sinai Caro that the lands under Matriz Nos. 1086 and 1088 are recorded in the name of Narain Sinai Caro.

10. The Deed of Escritura de Doacao, Venda e Troca dated 15.01.1961 shows that Indira Sinai Caro was widow of the owner Voicunta Visnu Sinai Caro and in the said Deed executed by Indira Sinai Caro the participation of the heirs of Voicunta Visnu Sinai Caro and their spouse viz. Mr. Jairam Voicunta Sinai Caro along with his wife, sold to his brother Vasant Sinai Caro his 1/4<sup>th</sup> share in the lands Nos. 456 and 458. In the said Sale Deed, it is stated that 1/4<sup>th</sup> shares in both those properties correspond to 1/2 share in Matriz No. 1085, which means that the land under Matriz No. 1085 comprises of only 1/2 share belonging to Voicunta Visnu Sinai Caro out of which 1/2 share i.e. net 1/4<sup>th</sup> share was allotted to Jairam Voicunta Sinai Caro and after death of Voicunta Visnu Sinai Caro, which is sold to his brother Vasant Visnu Sinai Caro, to whom probably the other 1/2 (net 1/4<sup>th</sup> share) was allotted upon death of Voicunta Visnu Sinai Caro.

11. No documents are traced to establish that Land under Matriz No. 1085 corresponds to 1/2 share of Voicunta Visnu Sinai Caro in the lands Nos. 456 and 458, recording of name of Indira Sinai Caro, widow of Voicunta Visnu Sinai Caro, as owners of land under Matriz No. 1085, exclusively, read along with the endorsement at the bottom of the Descriptions No. 456 and 458 to the effect that 1/4<sup>th</sup> shares in the lands described under No. 456 and 458, taken together, correspond to 1/2 of Matriz No. 1085, which was recorded in the name of widow of Voicunta Visnu Sina Caro, clearly suggest that 1/2 share of Voicunta Visnu Sinai Caro in the lands bearing Nos. 456 and 458, was actually separated so as to form the land under Matriz No. 1085 and such view is further supported from the fact that immediately next Matriz No. is 1086 is exclusively enrolled in the name of other co-owner of the 1/2



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share in properties Nos. 456 and 458 i.e. in the name of Naran Sinai Caro.

12. Therefore, it stands established that the lands under Nos. 456 and 458 were actually partitioned between the said co-owners, Voicunta Visnu Sinai Caro and Narain Visnu Sinai Caro and the land apportioned to  $\frac{1}{2}$  share of Voicunta Visnu Sinai Caro is separately enrolled under Matriz No. 1085 and land apportioned to  $\frac{1}{2}$  share of Narain Visnu Sinai Caro is separately enrolled under Matriz No. 1086.

13. Escritura de Doacao, Venda e Troca dated 15.01.1961 shows that Indira Sinai Caro was widow of Voicunta Visnu Sinai Caro. No documents are traced to establish Matriz No. 1087 corresponds to  $\frac{1}{3}$ <sup>rd</sup> share of Voicunta Visnu Sinai Caro in the lands No. 457 and 459, recording of the name of Indira Sinai Caro i.e. widow of Voicunta Visnu Sinai Caro in Matriz No. 1087, exclusively, read with endorsement under Descriptions Nos. 456 and 458 to the effect that  $\frac{1}{6}$ <sup>th</sup> shares in the lands under Nos. 457 and 459, taken together, correspond to  $\frac{1}{2}$  of Matriz No. 1087 recorded in the name of Indira Voicunta Sinai Caro, which clearly suggest that  $\frac{1}{3}$ <sup>rd</sup> shares of Voicunta Visnu Sinai Caro in the property Nos. 457 and 459 were actually separated so as to form the land under Matriz No. 1087. Such view is supported from the fact that immediately next Matriz No. 1088 exclusively enrolled in the name of other co-owners of the  $\frac{1}{3}$ <sup>rd</sup> shares in the land Nos. 457 and 459 i.e. in the name of Naran Sinai Caro. Therefore, it is clearly established that the lands Nos. 457 and 459 were actually partitioned between Voicunta Visnu Sinai Caro and Narain Visnu Sinai Caro and the land corresponding to  $\frac{1}{3}$ <sup>rd</sup> share of Voicunta Visnu Sinai Caro is separately enrolled under Matriz No. 1087 and the land apportioned to  $\frac{1}{3}$ <sup>rd</sup> share of Narain Visnu Sinai Caro is separately enrolled under Matriz No. 1088. •

**Inventory Proceedings No. 89/1986 were initiated upon deaths of Narain Visnu Sinai Caro and his wife, Padmavoti in the Margao Court.**

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14. Upon deaths of Naran and his wife, Padmavoti, their son by name Krishna Naran Kare instituted in the Margao Court, wherein the interest of Naran Visnu Sinai Caro in the properties under Nos. 456, 457, 458 and 459, which were listed under Items Nos. 1 to 4, were allotted to his four sons by names, Krishna, Prabacar, Srinivas and Sadanand, in proportion of 1/4<sup>th</sup> share each.

**Deed of Succession dated 27.09.1990**

15. Krishna expired on 01.08.1990 leaving behind his widow, Manicabai and his heirs i.e. his two sons by names, Vishnudas Krishna Caro, married to Padmavoti and Narayan Krishna Caro (then a bachelor) were declared in the Deed of Succession dated 27.09.1990 in Deeds Book No. 1331.

**Deed of Succession dated 11.07.1991**

16. Said Srinivassa expired on 14.06.1991 in unmarried state without leaving any ascendants or descendants by appointing his nephews i.e. the said Vishnudas Vishnu Caro and Narain Vishnu Caro as his sole and universal heirs appointed in the Open Will as declared in the Deed of Succession dated 11.07.1991 of Deeds Book No. 1335.

**Deed of Succession dated 06.07.1998**

17. Said Sadanand expired on 07.04.1998 in unmarried status without leaving any ascendants or descendants by appointing his nephews i.e. said Vishnudas Vishnu Caro and Narain Vishnu Caro as his sole and universal heirs appointed in the Open Will as declared in the Deed of Succession dated 06.07.1998 of Deeds Book No. 1396.

**Deed of Succession dated 07.09.2001**

18. Said Prabacar expired on 10.08.2001 in unmarried state without leaving any ascendants or descendants by appointing his nephews i.e. said Vishnudas Vishnu Caro and Narain Vishnu Caro as his sole and



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universal heirs appointed in the Open Will as declared in the Deed of Succession dated 07.09.2001 of Deeds Book No. 1427.

**Inventory Proceedings No. 97/2002  
(re-numbered as Inventory Proceedings No. 21/2003)**

19. This Inventory Proceedings were initiated by Shri Vishnudas Krishna Kare for partitioning the assets left behind by late Krishna Narain Kare, Prabacar Kare, Srinivas Kare and Sadanand Kare. In the said Inventory Proceedings, the parties settled the matter amicably and filed before the Court the Terms of Settlement. In the said Settlement and in the Court Consent Decree dated 19.07.2005, it has been disclosed that part of this property "Azuleachi Tolloi" consisting of Plot No. T and identified as Part 1(e) forming part of Item No. 1 of the List of Assets finalised in the said Inventory Proceedings N.97/2002, exclusively allotted to Mr. Vishnudas Krishna Kare and his wife, Smt. Padmavoti Vishnudas Kare. The said Plot T is separately surveyed under Sub-Division No. 2 of Chalta No. 1 and of P. T. Sheet No. 129 of Margao, comprising of an area of 7,350 sq. mtrs. and bounded on the East by land bearing Chalta No. 27 of P. T. Sheet No. 129, on the West by land bearing Chalta No. 19 of P. T. Sheet No. 119, on the North by the Road and on the South by Sub-Division No. 7 of Chalta No.1 of P. T. Sheet No. 129.

20. The said Mr. Vishnudas Krishna Kare and his wife, Smt. Padmavoti Vishnudas Kare under the Deed of Sale dated 03.06.2024 sold to M/s. Vibhav Real Estate and Mr. Sudin Verenkar, the land under scrutiny herein. That this Deed of Sale is registered in the Office of Sub Registrar of Salcete under No. MGO-1-3131/2024 as Book 1 on 20.06.2024.

21. Vide Sanad No. CAD2SAL 11-23-231/53 dated 09.02.2024 was obtained by the Seller of the said Plot T, the Collector of South Goa District allowed the conversion of use of land in the said Plot T for



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constructing structures for residential purpose with (S-1) having F.A.R. 100.

22. The South Goa Planning and Development Authority by its letter No. SGPDA/ZON-53/221/24-25 dated 15.05.2024 has issued to the Sellers the LAND USE/ZONING INFORMATION.
23. The South Goa Planning and Development Authority by its letter No. SGPDA/P/6863/182/25-26 dated 07.05.2025 granted in favour of M/s. Vibhav Real Estate and Mr. Sudin Verenkar, the Development Permission of the said land under Section 44 of Goa Town & Country Planning Act, 1974, along with plan approved by it.
24. The Property Card (Form D) of the said property, as on 28.11.2024, Margao City Survey Authority have caused mutation of the Survey Records deleting the earlier names of Mr. Vishnudas Krishna Kare and Padmavoti Vishnudas Kare as the Owners and it is now shown that vide the abovementioned Deed of Sale dated 03.06.2024 and disclosed the names of M/s. Vibhav Real Estate and Mr. Sudin Verenkar, as the present holders of the said land.
25. The Asst. Engineer-I of the Public Works Department at Aquem, Margao vide its letter dated 23.05.2025 has issued the Feasibility Certificate in favour of the First Purchaser to avail connection of public sewerage network for the buildings to be constructed in the said land.
26. The Sub-Divisional Engineer of Electricity Department from Sub-Div-II (O&M), Div.-IV dated 15.05.2025 has granted Feasibility Certificate to release electrical connection in the said land.
27. The Sub-Divisional Engineer of Sub-Div-II (O&M) at Aquem, Margao vide its letter No. SDE-II/FAT/O&M/Tech-PA/184/25-26 dated 15.05.2025 has expressed to both the Purchasers No Objection of the Electricity Department for release of electrical connection to the building proposed to be constructed in the said land.

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28. The Director of Fire & Emergency Services vide its letter No. DFES/FP/HB/293/24-25/308 dated 17.03.2025 has expressed both the Purchasers the fire safety measures to the building proposed to be constructed in the said land.
29. The Directorate of Health Services at its Urban Health Centre at Margao granted to the said construction proposed to be constructed in the said land the necessary clearance from the sanitary point of view.
30. The Sub Registrar of Salcete at Margao has issued to the Purchasers the Nil Certificate of Encumbrances in respect of said land for 15 years concluding on 17.09.2025.
31. Construction License No. CONSTLIC/MARGAO/2025-2026/94 dated 15.12.2025 obtained from Margao Municipal Council along with approved Plans.

### CONCLUSION

32. After perusing all the above cited documents, I am of the opinion as under:

- (i) That M/s. Vibhav Real Estate, which is a partnership firm and Mr. Sudin Nagesh Verenkar are jointly the owners in possession of the land concerned in this Report and both of them are entitled to develop the said land either jointly or individually but with the consent of the other.
- (ii) The title and possession of M/s. Vibhav Real Estate and of Mr. Sudin Nagesh Verenkar is free, clear and marketable.

Dated this 16<sup>th</sup> day of December, 2025.

  
Prakash Prabhudessai  
Advocate

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ADVOCATE  
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