

Santosh J. Velip

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TITLE REPORT

LEGAL SCRUTINY REPORT AND CERTIFICATE OF TITLE

DETAILS OF THE PROPERTY UNDER SCRUTINY.

Property denominated as "PEDEA MOROD" also known as "MAICHEN CATTEN" or "MORODA" situated at Cuncolim, within the local limit of Cuncolim Municipal Council, Taluka Salcete and District of South Goa, State of Goa and described in the Land Registration Office of Salcete under no. 9573 on back side of page 12 of new series of Book No. B-25 not enrolled in the Taluka Revenue office and surveyed under survey number 382/4 of Cuncolim village of Salcete Taluka and is bounded as per the land registration records as under:

East :- By the property Morodda of Xavier de Almeida alias Xavier de Mello;

West :- By Potrabatta of Utul Boy Oido and others;

North:- By Moroda of Marquez de Fronteira and

South :- By Molla of Bramanis of Cuncolim.

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

DETAILS OF THE PROPERTY UNDER SCRUTINY.

A landed property admeasuring an area of 1000 Sq. mtrs, forming part of the said entire property described hereinabove is surveyed under survey number 382/4-A of Cuncolim village of Salcete Taluka and is bounded as under;

On the East:- By access road & the property under survey number 382/4;

On the West :- By property under survey number 382/4;

On the North:- By property under survey number 382/4-B and

On the South :-By public road.

This portion is hereinafter referred to as "said Property".

DOCUMENTS SCRUTINISED:

- 1. Extract of certificates of Inscription and Description.**



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2. **Deed of Partition dated 10.11.2008.**
 3. **Deed of Sale dated 28.07.2009.**
 4. **Agreement for Sale dated 11.08.2009.**
 5. **Deed of Sale dated 19.01.2010.**
 6. **Partition order dated 30.08.2012.**
 7. **Deed of Sale dated 06.11.2019.**
 8. **Form I & XIV and survey plan of survey number 382/4-A of Cuncolim village of Salcete Taluka.**
 9. **Conversion Sanad bearing No. AC-I/SAL/SG/CONV/12/2020/11599 dated 29.09.2020.**
 10. **Nil Encumbrance Certificate dated 22.11.2022.**
 11. **DEVELOPMENT PERMISSIONS:-**
 - a. **Technical clearance order under No. TPM/33019/Cunc/382/4-A/2022/1642 dated 30.03.2022.**
 - b. **No Objection Certificate from Primary Health Centre, Balli, Goa under No. PHC/ NOC/Cont./2022-23/126 dated 21.04.2022.**
 - c. **No Objection Certificate from Electricity department, Sub Div-IV, Cuncolim under No. AE-IV/CUN/TECH-39/95/22-23 dated 27.04.2022.**
 - d. **Construction License from Cuncolim Municipal Council under No. CONSTLIC/CUNCOLIM/2022-2023/2 dated 13.06-2022.**

TRACING OF THE TITLE:-

1. Extract of certificates of Inscriptions and Descriptions.

From the extract of Inscriptions and Descriptions, it transpires that one fourth part of the said entire property owned and possessed by late Filipe Coutinho and stood inscribed in the name of said Flipe Coutinho in the land registration records.



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2. Deed of Partitip dated 10.11.2008.

From the perusal of this Deed following facts transcribed;

The aforesaid land owner Filipe Coutinho was expired and upon his death the legal heirs of late Filipe Coutinho partitioned the said entire property in to four parts being Plot A, B, C and D by Deed of Partitip dated 10.11.2008 duly registered in the office of Sub Registrar of Salcete at Margao under Registration No. 5506 at pages 74 to 93 of Book-I, Volume 3182 dated 10.11.2008.

Out of the four plots Plot C was allotted to Mrs. Alzira Serafina Souza alias Alzira Serafina Ana Rita De Souza alias Alzira Coutinho and Plot D was allotted to Mr. Philip Coutinho alias Filip Coutinho.

3. Deed of Sale dated 28.07.2009.

From the perusal of this Deed of Sale following facts transcribed;

Mr. Philip Coutinho alias Filip Coutinho and his wife Mrs. Angela Philip Coutinho along with Mrs. Carmine D Souza alias Carmine Coutinho, Mrs. Elveria Coutinho, Mr. Offilo Coutinho and Mrs. Bertha D Silva sold Plot D to Mr. Ashley Antonio Moraes vide Deed of Sale dated 16.07.2009 duly registered in the Office of the Sub Registrar of Salcete at Margao under Registration No. 3262 at pages 53 to 96 of Book-I Volume 3476 dated 28.07.2009.

4. Agreement for Sale dated 11.08.2009.

Mrs. Alzira Serafina Souza alias Alzira Serafina Ana Rita De Souza alias Alzira Coutinho and her daughter/Son in-Law namely Mrs. Alona Volvita Assel Valena Coutinho, Mr. Pradeep R. Almeida, Mrs. Anishiajoy Elfy Eusab Coutinho, Mr. Domnic Savio Gomes along with Mrs. Carmine



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D' Souza alias Carmine Coutinho, Mrs. Elveria Coutinho, Mr. OffelioCoutinho and Mrs. Bertha D'Silva agreed to sell Plot C to Mr. Ashley Antonio Moraes vide Agreement for Sale dated 11.08.2009 duly registered in the Office of the Sub Registrar of Salcete at Margao under Registration No. 3508 at pages 239 to 257 of Book-I Volume 3494 dated 11.08.2009.

5. Deed of Sale dated 19.01.2010

From the perusal of this Deed of Sale following facts transcribed;

Subsequently, Mrs. Alzira Serafina Souza alias Alzira Serafina Ana Rita De Souza alias Alzira Coutinho and her daughter/Son in-Law namely Mrs. Alona Volvita Assel Valena Coutinho, Mr. Pradeep R. Almeida, Mrs. Anishiajoy Elfy Eusab Coutinho, Mr. Domnic Savio Gomes along with Mrs. Carmine D' Souza alias Carmine Coutinho, Mrs. Elveria Coutinho, Mr. Offelio Coutinho and Mrs. Bertha D'Silva sold Plot C to Mr. Ashley Antonio Moraes vide Deed of Sale dated 21.12.2009 duly registered in the Office of the Sub Registrar of Salcete at Margao under Book 1 document, Registration Number MGO-BK1-00331-2010, CD Number MGOD6 dated 19.01.2010.

6. Partition of Portion under scrutiny.

After the purchase of said Plot C and D, Mr. Ashley Antonio Moraes had applied for the partition of his portion admeasuring 1,000 sq. mtrs. from survey number 382/4 being partition case No. LRC/PART/725/2011-I before Deputy Collector and SDO, Salcete and in pursuance to said application the said portion of Mr. Ashley Antonio Moraes has been partitioned vide order dated 30.08.2012 and has been separately surveyed under survey number 382/4-A of Cuncolim village.

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7. Deed of Sale dated 19.01.2010

From the perusal of this Deed of Sale following facts transcribed;

Mr. Sushant Naique alias Sushant Vishnoo Dessai purchased the entire area admeasuring 1,000 sq. mtrs. of survey number 382/4-A from Mr. Ashley Antonio Moraes and his wife Mrs. Ravita Serrao e Moraes vide Deed of Sale dated 06.11.2019 duly registered in the Office of the Sub Registrar of Salcete at Margao under Book 1 document, Registration Number MGO-1-3192-2019 dated 06.11.2019.

8. Form I & XIV.

Form I & XIV of survey number 382/4-A of Cuncolim village of Salcete Taluka shows the name of Sushant Naique alias Sushant Vishnoo Dessai as the sole occupant/holder and owner of the said property.

Mr. Sushant Naique alias Sushant Vishnoo Dessai therefore is the absolute owner in possession of the property under survey number 382/4-A of Cuncolim village of Salcete Taluka.

9. Conversion Sanad.

Land owner converted the entire area admeasuring 1000 Sq. metres of survey number 382/4-A for Non agriculture purpose and obtained Conversion Sanad under Ref. No. AC-I/SAL/SG/CONV/12/2020/11599 dated 29.09.2020.

10. Nil Encumbrance Certificate

There is no encumbrance on land under survey number 382/4-A of Cuncolim village of Salcete Taluka.



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11. Developmental Permissions.

The Land owner obtained the following Developmental Permissions;

- a. Technical clearance order from the office of Senior Town Planner, Town and Country Planning department, South Goa District, Margao, Goa under No. TPM/33019/Cunc/382/4-A/2022/1642 dated 30.03.2022.**
- b. No Objection Certificate from Primary Health Centre, Balli, Goa under No. PHC/ NOC/Cont./2022-23/126 dated 21.04.2022.**
- c. No Objection Certificate from Electricity department, Sub Div-IV, Cuncolim under No. AE-IV/CUN/TECH-39/95/22-23 dated 27.04.2022.**
- d. Construction License from Cuncolim Municipal Council under No. CONSTLIC/CUNCOLIM/2022-2023/2 dated 13.06-2022.**

After obtaining the aforesaid Developmental permissions Mr. Sushant Naique alias Sushant Vishnoo Dessai proposed to develop the entire property admeasuring 1000 sq. mtrs of survey number 382/4-A of Cuncolim village of Salcete Taluka by constructing thereon residential cum commercial building complex by name "Swarika Heights".

INSPECTION AND VERIFICATION

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



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CERTIFICATE OF TITLE

Ongoing through all the above mentioned documents I am of the opinion that the Title and developmental right of said Mr. Sushant Naique alias Sushant Vishnoo Dessai resident of Cuncolim, Salcete, Goa, to the property under survey number 382/4-A of Cuncolim village of Salcete Taluka, is good clear, legal and marketable.

Place: Margao, Goa.

Date: 10.07.2023



SANTOSH VELIP
Advocate