

**Kevin J A Braganza**

**Advocate**

**Reg No: MAH/5438/2009**



Office: 1st Floor, Comunidade Bldg,  
Near Milagres Church, Mapusa,  
Bardez, Goa. 403507  
Ph: 9823994296

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To,

Casa Belo Lifespaces LLP,  
Bengaluru.

With the documents placed before me with respect to the property bearing survey no. 116/9 of Village Morjim and on your request I have perused through the same and require the following;

1. LRC Partition for an area of (a) 2158 sq.mts. and (b) 357 sq.mts., totally admeasuring 2515 sq.mts. purchase by Deed of Sale dated 08/03/2006. As per the plan attached to the said Sale Deed the area of 2515 sq.mts. purchased is bifurcated in two parts, the said (a) & (b) which are across the road to each other, hence the said area of 2515 sq.mts. has to be partitioned under LRC in two parts.
2. Manual Form I & XIV with respect to survey no. 116/9 of Village Morjim.
3. Cadastral plan along with its corresponding documents (required only if cadastral survey was carried out in Village Morjim).
4. A legible copy of the Land Registration Certificate (Description) bearing no. 1700 (other book details cannot be traced). Received a copy which is totally illegible.

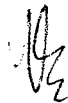
5. Total area in the survey records is 2779 sq.mts. and the same mentions the area held by Mr. Rajesh Poojari to be 2515 sq.mts. (as per the Deed of Sale). Clarification on the areas belonging to the other names in the survey records (Form I & XIV of survey no. 116/9) i.e. at serial no. 1 & 2 viz; Filomena Ema Ribeiro and her husband Antonio Damiao Ribeiro (Vendors) and at serial no. 4 & 5 viz; Geeta Chandrakant Kannaik and Chandrakant Rama Kannaik. Further on perusal of Form I & XIV with respect to survey no. 116/9-A of Village Morjim shows an area of 275 sq.mts. belonging to Education Department and survey no. 116/9-B shows an area of 215 sq.mts. belonging to Sandeep Kannaik. The said Sale Deed dated 08/03/2006 reveals that two portions of the said property admeasuring 253 sq.mts. and 198 sq.mts. was reserved and allotted to the Mundkars. Hence all the areas that is in the survey records, in the said Deed of Sale what is shown reserved for the Mundkars do not match each other.
6. With respect to the commencement of the construction of the house:- Technical clearance from the Town & Country Planning Department with respect to the construction of the said house existing therein. The same bears no. NOC.Ref.No. DA 1159 PER Tep 111 dated 09/03/2007.
7. With respect to the completion of the said house:-
- (a) Completion certificate issued by the Town & Country Planning Department
  - (b) Occupancy certificate and
  - (c) House tax receipt with respect to the said house existing therein.



**Observations:**

1. Conversion Sanad has been done for an area of 360 sq.mts. i.e. only with respect to the construction of the house existing therein.
2. The inscription bearing no. 33776 reveals that the property described under no. 1700 is inscribed in favour of Antonio Damiao Francisco Caetano Ribeiro, the Vendor of the present Owner Mr. Rajesh Poojari. Hence a legible copy of the description no. 1700 requested at serial no. 4 herein above is necessary as it forms an integral part of the title.
3. In the list of original documents in possession of State Bank of India at serial no. 3 : Clarification has to why a Deed of Mortgage was executed when the original Sale Deed is deposited with the Bank.

Regards;



Kevin J A. Braganza

Advocate