



# Sapeco & Sapeco

## Advocates & Notary

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17<sup>th</sup> March 2020  
Panaji - Goa

### LEGAL SEARCH REPORT OF PROPERTY

This Legal Search Report is issued by me at the request of **MR. PRITESH ATMARAM MALIK**, age 32 years, son of Atmaram S. Malik, business, presently residing at 411/2, Satichebbhat Cudnem, Bicholim North Goa, in relation to the immovable property described in detailed hereunder.

In relation thereto I have perused the relevant documents enlisted below and placed before me, to which I state and address to you as under:-

#### I. SCHEDULE OF THE PROPERTY

**ALL THAT IMMOVABLE PROPERTY** known as "DEULAT" also known as "CHICHECHE BHAT" admeasuring 1250 sq.mts, situated at Village Tivim, Taluka Bardez, not enrolled in the Taluka Registration Office nor enrolled in the Taluka Revenue Office, presently surveyed under **Survey No. 121/31** of Village Tivim, Taluka Bardez, Sub-District of Bicholim, District of North Goa, State of Goa, and bounded as follows :

On the East: By comunidade of Tivim under Survey No. 121/41;  
On the West: by property of Anthony D'Souza under Survey No. 121/30;  
On the North: by comunidade passage under Survey No. 121/29 and  
On the South: by property of Savio D'Mello under Survey No. 121/33.

#### II. DOCUMENTS PERUSED/ scrutinized: (All photocopies)

1. **PLAN NO. 6279** w.r.t the Commuidade of Tivim (certified extract)

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2. **POWER OF ATTORNEY** of Maria Blanche Rose de Saint Antonio Martins appoint and constitute Mrs. Joana Rosalina D'Souza as a lawful attorney on her behalf, duly executed before Notary Camilo De Souza under bearing reg. no. 474 dated 21<sup>st</sup> May 1975. (photocopy)
3. **POWER OF ATTORNEY** of Anthony Mariano Martins appoint and constitute Mrs. Joana Rosalina D'Souza as a lawful attorney on his behalf, duly executed before Notary Camilo De Souza under bearing reg. no. 867 dated 11<sup>th</sup> August 1975. (photocopy)
4. **DEED OF PARTITION** dated 26<sup>th</sup> August 1975 between 1) Maria Dominica Ferrao, vulgo Luizinha Ferrao alias Maria Dominica Pereira duly represented by its Attorney Thomas Ferrao as Party of the First Part 2) Maria Blanche Rose de Saint Antonio Martins and her husband 3) Anthony Mariano Martins as Parties of the Second Part duly represented by their Attorney Joana Rosalina D'Souza which is duly registered before the Sub Registrar of Bicholim under Reg. No. 246 of Book no. I, Vol. No. 37 at pages 150 to 160 dated 13-11-1975. (original)
5. **DEED OF GIFT** dated 14<sup>th</sup> September 2001 between Luizinha Ferrao alias Maria Dominica Pereira E Ferrao as the Donor and Maria Blanche Rose De Saint Antonio Martins as the Donee which is duly registered before the Sub Registrar of Bicholim under Reg. No. 786 of Book no. I, Vol. No. 257 dated 20-09-2001. (Original)
6. **FORM I & XIV** bearing Survey No. 121/31 of Tivim Village, Bardez, Goa dated 10<sup>th</sup> October 2017. (Original)
7. **CERTIFICATE OF LAND USE ZONING INFORMATION** dated 17<sup>th</sup> October 2017 bearing ref. no. TPBZ/ZON/4092/TIV/TCP-17/3133 issued by

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Office of Town & Country Planning Department, Mapusa, Goa to Mrs. Maria Blanch rose de Saint Antonio Martins. (photocopy)

8. **GENERAL POWER OF ATTORNEY** of 1) Maria Blanche Martins alias Maria Blanche Rose De Saint Antonio Martins 2) Mr. Anthony Marian Martins appoint, nominate and constitute Mr. Leo Anthony Pereira as a lawful attorney on their behalf, duly executed before Notary Public Peter James Burman at Ontario, Canada, under ref. no. 9627 dated 3<sup>rd</sup> November 2017.
9. **LETTER** dated 14<sup>th</sup> December 2017 from Maria Blanche Rose De Saint Antonio Martins to The Additional collector of Mapusa. (photocopy)
10. **FORM III** of Index of Lands issued by the office of Talathi of Tivim in relation to property bearing survey No. 121/31 of Village Tivim dated 15<sup>th</sup> December 2017. (Original)
11. **LETTER** dated 22<sup>nd</sup> December 2017 bearing ref. no. 4/267/CNV/AC-III/2017/1490 issued by Office of Additional Collector-III North Goa district, Mapusa, Goa to Maria Blanche rose de Saint Antonio Martins for Conversion of land for one purpose to another in the property bearing Survey No. 121/31 of Village Tivim, Bardez, Goa (photocopy)
12. **LETTER** dated 22<sup>nd</sup> December 2017 bearing ref. no. 4/267/CNV/AC-III/2017/1489 issued by Office of Additional Collector- III, Mapusa, Goa to The Town & Country Planning department, Mapusa Goa for conversion of use of Agricultural land to non agricultural purpose in the property surveyed under Survey No. no.121/31 of Village Tivim, Bardez, Goa for an area of 1250 sq. mts for residential Purpose. (photocopy)

*Paul Joseph*  
*17/03/2020*

13. **LETTER** dated 22<sup>nd</sup> December 2017 bearing ref. no. 4/267/CNV/AC-III/2017/1489 issued by Office of Additional Collector- III, Mapusa, Goa to The Dy. Collector of Forest, Ponda Goa for conversion of use of Agricultural land to non agricultural purpose in the property surveyed under Survey No. no.121/31 of Village Tivim, Bardez, Goa for an area of 1250 sq. mts for residential Purpose. (photocopy)
14. **MEMORANDUM** dated 22<sup>nd</sup> December 2017 bearing ref. no. 4/267/CNV/AC-III/2017/1489 issued by Office of Additional Collector- III, Mapusa, Goa to The Mamlatdar of Bardez, Goa for conversion of use of Agricultural land to non agricultural purpose in the property surveyed under Survey No. no.121/31 of Village Tivim, Bardez, Goa for an area of 1250 sq. mts for residential Purposes. (photocopy)
15. **LETTER** dated 5<sup>th</sup> January 2018 bearing ref. no. MAM/BAR/CI-1/Conv./2018/102 issued by Office of the Mamlatdar of Bardez, Mapusa, Goa TO The Additional Collector-II, Mapusa, Bardez, Goa for conversion of Agricultural land from one purpose to another in the property under Survey No. 121/31 of Village Tivim for an area of 1250 sq. mts. for residential purposes. (photocopy)
16. **LETTER** dated 8<sup>th</sup> January 2018 bearing ref. no. TPB/4031/TIV/TCP-18/68 issued by Town & Country Planning Department, Mapusa, Goa to The Additional Collector-III, North Goa District, Mapusa, Goa for conversion of land for residential purpose by Mrs. Maria Blanche Rose de Saint Antonio Martins. (photocopy)
17. **LETTER** dated 9<sup>th</sup> January 2018 bearing ref. no. 5/CNV/BAR-641/DCFN/TECH/2017-18/815 issued by Office of the Dy. Conservator of Forests, Ponda, Goa to The Additional Collector- III, North Goa District, Mapusa,

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Goa for conversion of use of land from agricultural to non agricultural purpose under survey no.121/31 of Village Tivim, Bardez, Goa. (photocopy)

18. **ORDER** dated 12<sup>th</sup> January 2018 bearing ref. no. 4/267/CNV/AC-III/2017/30 issued by Office of The District Collector, North Goa, Mapusa to the Directorate of Settlement & Land Records, Inspector of Settlement & Land Records, Mapusa, Goa for grant of permission for conversion of use of land from agricultural to non agricultural purpose in the property under survey no.121/31 of Village Tivim, Bardez, Goa. (photocopy)
19. **LETTER** dated 30<sup>th</sup> January 2018 bearing ref. no. 8/CNV/MAP/13/18/226 issued by Inspector of Surveys 7 Land Records, City Survey, Mapusa, Goa to The Additional Collector III, Mapusa, Bardez, Goa for Conversion of use of land from one purpose to another of Survey No. 121/31 of Vilalge Tivim, Bardez, Goa. (photocopy)
20. **SANAD** dated 15<sup>th</sup> March 2018 bearing ref. no. 4/267/CNV/AC-III/2017/254 issued by Office of the Additional Collector-III, North Goa District, Mapusa, Goa to Maria Blanche Rose de Saint Antonio Martins for conversion of an area of 1250 Sq. mts. of property bearing Survey No.121/31 of Village Tivim for Residential. (Photocopy)
21. **FORM IX** issued by office of the Talathi of Tivim, Bardez in relation to Mutation No. 969 of property bearing survey No. 110/39 and 121/31 of Village Tivim dated 23<sup>rd</sup> May 2018. (Original)
22. **NIL ENCUMBRANCE CERTIFICATE** dated 11<sup>th</sup> November 2018 bearing certificate no.2737 of 2018 issued by Office of Sub Registrar of Bardez. (Original)

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23. **GENERAL POWER OF ATTORNEY** of 1) Maria Blanche Martins alias Maria Blanche Rose De Saint Antonio Martins 2) Mr. Anthony Marian Martins appoint, nominate and constitute Mr. Leo Anthony Pereira as a lawful attorney on their behalf, duly executed before Notary Public Analisa Corbo at Ontario, Canada, under ref. no. 4813 dated 27<sup>th</sup> June 2018. (Notarised copy)
24. **AFFIDAVIT** of Mrs. Maria Blanche Rose De Saint Antonio Martins alias Maria Blanche Martins and her husband Mr. Anthony Marian Martins which is duly executed before Notary Public Shangami at Ontario, Canada, under ref. no. 5683 dated 31<sup>st</sup> June 2018. (Notarised copy)
25. **TECHNICAL CLEARANCE** dated 25<sup>th</sup> July 2019 bearing No. TPB/5031/TIV/TCP-19/3473 issued by the Senior Town Planner, Bardez with regard to the construction of a residential scheme in the said property
26. **CONSTRUCTION LICENSE** dated 1<sup>st</sup> October 2019 bearing ref No.F.26/19-20/1608 issued by the Village Panchayat of Tivim, valid upto 1/10/2022 with regard to the construction of a residential scheme in the said property
27. **CONSTRUCTION PLAN** duly approved by the concerned government departments
28. **DEED OF SALE** dated 4<sup>th</sup> November 2019, between Mrs. Maria Blanche Rose De Saint Antonio Martins, and her husband Mr. Anthony Marian Martins represented by their POA Mr. Leo Anthony Pereira, in favour of MR. PRITESH ATMARAM MALIK, the said Deed of Sale is duly registered in the office of the Sub-Registrar of Bardez at Mapusa under registration No. BRZ-1-3682-2019 dated 21<sup>st</sup> November 2019.

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**III. SEARCH REMARKS :**

We have carefully examined/perused all the documents mentioned hereinabove that has been submitted and have also taken thorough searches in the records of various public offices/ Sub-Registrar, Land Registration Office and Directorate of Settlement and Land records.

I HEREBY CERTIFY THAT THIS REPORT IS PURELY BASED ON THE DOCUMENTS MADE AVAILABLE TO US. AND THEREFORE FROM THE DOCUMENTS EXAMINED AND INSPECTION CONDUCTED BEFORE THE SUB-REGISTRAR OF BARDEZ AT MAPUSA, IT TRANSPIRES AS FOLLOWS:

**A. DERIVATION/ FLOW OF TITLE REGARDING IMMOVABLE PROPERTY** known as “**DEULAT**” also known as “**CHICHECHE BHAT**” admeasuring 1250 sq.mts, situated at Village Tivim, Taluka Bardez, not enrolled in the Taluka Registration Office nor enrolled in the Taluka Revenue Office, presently surveyed under Survey No. 121/31 of Village Tivim, Taluka Bardez, Sub-District of Bicholim, District of North Goa, State of Goa.

1. The **IMMOVABLE PROPERTY** identified as “**DEULAT**” also known as “**CHICHECHE BHAT**” admeasuring 1250 sq.mts is neither described in the Land Registration Office Ilhas nor is found enrolled in the Taluka Revenue Office. The said immovable property is identified vide Plan No. 6279 of the Comunidade of Tivim, which is recorded in the name of one **GABRIEL FERRAO**.

2. From the documents produced, i.e. the records of the Index of land i.e. **Form IX** under entry No. 969 recorded on 9/11/1971 and entry recorded in the **Form III** of the property bearing Survey No. 121/31 of Village Tivim, it is found recorded

*Noted  
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therein that the said property admeasuring 1250 sq.mts is duly recorded in the name of **LUIZINHA FERRAO**.

3. From the documents produced, it is duly noted that vide **DEED OF PARTITION dated 26<sup>th</sup> August 1975** the said owner Maria Dominica Ferrao alias Luizinha Ferrao alias Maria Dominica Pereira duly represented by her Attorney Thomas Ferrao as Party of the First Part alongwith her daughter 2) Maria Blanche Rose de Saint Antonio Martins and her husband 3) Anthony Mariano Martins as Parties of the Second Part duly represented by their Attorney Joana Rosalina D'Souza, partitioned the said property "**DEULAT**" also known as "**CHICHECHE BHAT**" admeasuring 1250 sq.mts, situated at Village Tivim, Taluka Bardez which was valued at Rs.2000/- and divided into 2 equal parts i.e. one part retained to the Party of First Part valued Rs. 1000/- and Second half valued at Rs. 1000/- allotted to the Party of the Second Part. The said Deed of Partition is duly registered before the Sub Registrar of Bicholim under Reg. No. 246 of Book no. I, Vol. No. 37 at pages 150 to 160 dated 13-11-1975.

4. From the documents produced, it is duly noted that thereafter vide **DEED OF GIFT dated 14<sup>th</sup> September 2001** the said original Luizinha Ferrao alias Maria Dominica Pereira E Ferrao as Donor gifted the said property "**DEULAT**" also known as "**CHICHECHE BHAT**" admeasuring 1250 sq.mts, situated at Village Tivim, Taluka Bardez to her daughter Maria Blanche Rose De Saint Antonio Martins as Donee. The said Deed of Gift is duly registered before the Sub Registrar of Bicholim under Reg. No. 786 of Book no. I, Vol. No. 257 dated 20-09-2001.

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5. From the documents produced, it is duly noted that the name of Maria Blanche Rose De Saint Antonio Martins is duly incorporated in the occupants column of the Survey No. 121/31 of Village Tivim under Mutation No. 6377.
6. From the documents produced, it is duly noted that the said Maria Blanche Rose De Saint Antonio Martins has applied and obtained the Conversion Sanad dated 15<sup>th</sup> March 2018 bearing ref. no. 4/267/CNV/AC-III/2017/254 issued by Office of the Additional Collector-III, North Goa District, Mapusa, Goa for conversion of an area of 1250 sq. mts. of property bearing Survey No.121/31 of Village Tivim for Residential.
7. From the documents produced it is duly noted that pursuant to negotiations with original owners, a Public Notice was published in the Local English newspaper "O Herald" on 4<sup>th</sup> July 2018; wherein the Genera Public was notified of the intended purchase and called upon to report in writing their objections or claims if any, in respect of the SAID PROPERTY. It is duly noted that NO OBJECTIONS or Claims of whatsoever nature from any person/s was received by the Purchaser.
8. From the documents produced, it is duly noted vide **DEED OF SALE dated 4<sup>th</sup> November 2019**, the said owners Mrs. Maria Blanche Rose De Saint Antonio Martins, and her husband Mr. Anthony Marian Martins represented by their POA Mr. Leo Anthony Pereira as vendors sold all that immovable property alongwith all the appurtenances attached thereto in favour of **MR. PRITESH ATMARAM MALIK**. The said Deed of Sale is duly registered in the office of the Sub-Registrar of Bardez at Mapusa under registration No. BRZ-1-3682-2019 dated

21<sup>st</sup> November 2019.

*Nov 17 10:03 AM*

Hence for all purposes of law **MR. PRITESH ATMARAM MALIK** is the sole, exclusive and lawful owners and possessors of all that **IMMOVABLE PROPERTY** known as “**DEULAT**” also known as “**CHICHECHE BHAT**” admeasuring 1250 sq.mts, situated at Village Tivim, Taluka Bardez, not enrolled in the Taluka Registration Office nor enrolled in the Taluka Revenue Office, presently surveyed under **Survey No. 121/31** of Village Tivim, Taluka Bardez, Sub-District of Bicholim, District of North Goa, State of Goa.

9. From the documents it is duly noted that the said owners **MR. PRITESH ATMARAM MALIK** has accordingly on the basis of the applied permissions, approval and licenses etc. from the competent authorities as detailed below and commenced the construction of the residential building scheme on the said property identified by the name and style “**CASA DE THIVIM**”:

- (a) Technical clearance bearing No. TPB/5031/TIV/TCP-19/3473 dated 25<sup>th</sup> July 2019 issued by the Senior Town Planner, Bardez for construction of a residential scheme on the said immovable property bearing Survey No. 121/31 of Village Tivim.
- (b) Construction License ref No.F.26/19-20/1608 dated 1/10/2019 was issued by the Village Panchayat of Tivim, for construction of a residential scheme on the said immovable property
- (c) Construction Plans duly approved and noted by all the concerned government departments.

**B. REGARDING ENCUMBRANCE ON THE PROPERTY:** On personal perusal of the Nil encumbrance certificate dated records made available in the Office of Sub-Registrar of Bardez at Mapusa, I have found that there is no registered encumbrance affecting the said **IMMOVABLE PROPERTY**.

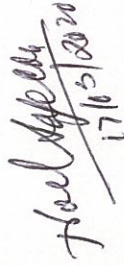
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17/03/2020

**C E R T I F I C A T E**

On the strength of the documents perused and inspected, I hereby certify that owner **MR. PRITESH ATMARAM MALIK**, residing at the aforementioned address is the sole, exclusive and lawful owners in absolute, actual and physical possession of possessors of all that **IMMOVABLE PROPERTY** known as **"DEULAT"** also known as **"CHICHECHE BHAT"** admeasuring 1250 sq.mts, situated at Village Tivim, Taluka Bardez, not enrolled in the Taluka Registration Office nor enrolled in the Taluka Revenue Office, presently surveyed under **Survey No. 121/31** of Village Tivim, Taluka Bardez, Sub-District of Bicholim, District of North Goa, State of Goa and the title of the said **IMMOVABLE PROPERTY** is **ABSOLUTELY CLEAN, CLEAR, MARKETABLE and FREE FROM ANY DEFECTS IN THE TITLE.**

This for your information and record.

Yours faithfully,

  
17/05/2020

Adv. Noel D. Dias Sapco  
Advocate

To:

**MR. PRITESH ATMARAM MALIK,**

presently residing at 411/2,

Satichebhat Cudnem,

Bicholim North Goa.