

21/10/2022

To,
Everton Vales,
R/o. Alto Dabolim, Goa.

Sir,

SEARCH REPORT

At your request, I am herewith submitting the search report of the property described hereinbelow.

SUBJECT MATTER AND DESCRIPTION OF THE PROPERTY

SCHEDULE-I

All that property known as "NAUTA", situated at Cortalim, within the limits of Village Panchayat Cortalim, Taluka and Registration Office of Mormugao, District of South Goa, State of Goa, described in the Land Registration Office under No.16,320 but not enrolled in the Taluka Revenue Office of Mormugao, surveyed under Survey Nos.126/1, 218/1, 212/2 and 217/1 of Cortalim Village and is bounded as under:-

- On the North : By property of same name of Confre of Santas Almas of the Church of Cortalim;
On the South : By top of the hill;
On the East : By pond and stream of Comunidade; and
On the West : By top of the hill.



The said property is presently bounded as under:-

- On the North : By pond and top of the hill of Comunidade, property of heirs of Albino De Sa and Manuel Gama and others;
- On the South : By property of said Confre and top of the hill of same Comunidade;
- On the East : By property of Santas Almas of the Church of Cortalim, top of the hill, stream, pond of Comunidade and property of heirs of Manuel Gama and others and of those Albino De Sa; and
- On the West : By top of the hill of Comunidade.

SCHEDULE-II

All that part of the property, admeasuring 20,725.00 sq. mtrs., surveyed under Survey No.126/1 of Cortalim village, being the part of the property, more particularly described in Schedule-I hereinabove and is bounded as under:-

- On the North : By the Comunidade of Cortalim;
- On the South : By property of Confre of Santas Almas of the Church of Cortalim;
- On the East : By pond; and
- On the West : By road.

SCHEDULE-III

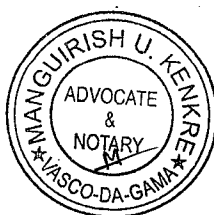
All that plot being Plot No.12 admeasuring an area of 530.00 sq. mtrs., surveyed under Survey No.126/1-C of Village Cortalim, sub-divided from the property described in Schedule-II hereinabove and the said plot is bounded as under :-



On the North : By Plot 126/1-B;
On the South : By 8.00 mts. public road;
On the East : By 8.00 mts. public road; and
On the West : By Plot 126/1-D.

DOCUMENTS PRODUCED FOR VERIFICATION

1. Form I and XIV in respect of property Surveyed under Survey No.126/1-C of Cortalim village.
2. Survey Plan in respect of property Surveyed under Survey No.126/1-C of Cortalim village.
3. Land Deccription Certificate No.16320.
4. Inventory Proceedings under No.44/70 was instituted in the Court of Civil Judge Senior Division of Salcete at Margao, Goa.
5. Certificate of Registration of Partnership firm, M/s. Victoria Enterprises dated 13/03/1992.
6. Provisional NOC for Sub-Division under No.DH/2433/5/TP/847 dated 29/04/1997 issued by Town and Country Planning Department, Vasco.
7. Provisional NOC for Sub-Division under No.VPCQ/27/96-97/1382 dated 30/03/1996 issued by Village Panchayat of Cortalim Quelossim, Goa.
8. Approved Sub-Division Plan.
9. Deed of Sale dated 17/12/1996 duly registered with the Sub-registrar of Mormugao at Vasco-Da-Gama under Reg. No.41 at pages 408 to 437 of Book No.I, Volume No.197, dated 28/01/1997.
10. Order dated 18/10/2006 passed in Case No.LRC/PART/55/2005/394 by the Court of the Dy. Collector/SDO, Mormugao, Vasco-Da-Gama.
11. General Power of Attorney executed by Mr. Melencio Joaquim Mariano Gomes and his wife Mrs. Bonaleta Genis Soney Gomes in favour of Mrs. Loretta Barreto before Notary Adv. A. N. Pande dated 30/08/2011.
12. Deed of Sale dated 30/01/2013 duly registered in the Office of the Sub-Registrar of Mormugao at Vasco-Da-Gama under Reg. No.227 at pages 84 to 96 of Book No.I, Volume No.1500 dated 06/02/2013.



13. Conversion Sanad under No.AC-II/MOR/SG/CONV/86/2016/6405 dated 16/06/2017 issued by Office of the Collector and District Magistrate, South Goa, Margao Goa.
14. Technical Clearance Order under No.DH/6702/5/MTP/2022/120 dated 15/03/2022 issued by Town and Country Planning Department, Mormugao, Vasco-Da-Gama, Goa.
15. Construction Licence under No.VP/C/Const licence/08/2022-23/317 dated 19/05/2022 issued by Office of the Village Panchayat Cortalim.
16. Approved Construction Plan.
17. Nil Certificate of Encumbrance on Property under No.940 of 2022 dated 12/09/2022 for the period from 07/09/1992 to 07/09/2022.

DEVOLUTION OF THE PROPERTY

From the documents produced for verification it reveals that there exists a property known as "Nauta" with cultivation of coconut trees and other trees situated at Cortalim village of Mormugao Taluka, District of South Goa, State of Goa, described in the Land Registration Office of Mormugao under No.16320 but not enrolled in the Taluka Revenue Office (Matriz) and surveyed under Nos.126/1, 218/1, 212/2 and 217/1 of Village Cortalim, Mormugao, Goa, hereinafter referred to as "the said property".

The said property was originally belonged to Mr. Anton Ligorio D'Cunha Braganza Cotta Carvalho also known as Anton Ligorio Braganza D'Cunha Cotta Carvalho and accordingly it is inscribed under Inscription No.47008 dated 30/10/1958 in the office of the Land Registrar (Conservatoria dos Registo) of Salcete at Margao, Goa.

Said to Mr. Anton Ligorio D'Cunha Braganza Cotta Carvalho also known as Anton Ligorio Braganza D'Cunha Cotta Carvalho expired on 19/04/1970 leaving behind his widow as moiety holder Mrs. Inez Cotta Carvalho and his son Mr. Ranjit Cotta Carvalho as his sole and universal heir.



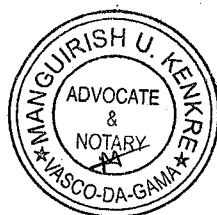
Upon the death of said Mr. Anton Ligorio D'Cunha Braganza Cotta Carvalho also known as Anton Ligorio Braganza D'Cunha Cotta Carvalho an Inventory Proceedings under No.44/70 was instituted in the Court of Civil Judge Senior Division of Salcete at Margao, Goa, as per the said Inventory Proceedings the said property was allotted to said Mr. Ranjit Cotta Carvalho.

Said Mrs. Inez Cotta Carvalho (wife of the Mr. Anton Ligorio D'Cunha Braganza Cotta Carvalho alias Anton Ligorio Braganza D'Cunha Cotta), Mr. Ranjit Cotta Carvalho and Maria Azavedo formed a partnership under the firm name of M/s. Victoria Enterprises wherein Mr. Ranjit Cotta Carvalho brought the said property as their capital contribution in the said Partnership firm.

Said M/s. Victoria Enterprises obtained Provisional Order from Town and Country Planning Department, Vasco under No.DH/2433/5/TP/847 dated 29/04/1997 and Provisional NOC from Village Panchayat Cortalim Quelossim, Goa under No.VPCQ/27/96-97/1382 dated 30/03/1996 for sub-division of a portion of the said property admeasuring 20,725.00 sq. mtrs., surveyed under Survey No.126/1 of Cortalim village into various sub-plots.

By a Deed of Sale dated 17/12/1996 duly registered with the Sub-registrar of Mormugao at Vasco-Da-Gama under Reg. No.41 at pages 408 to 437 of Book No.I, Volume No.197, dated 28/01/1997, said M/s. Victoria Enterprises, a Partnership firm, sold one of the sub-divided plot being Plot No.12, admeasuring 530.00 sq. mtrs., (more particularly described in Schedule-III hereinabove and hereinafter referred to as the "said plot") to Mr. Melencio Joaquim Mariano Gomes and his wife Mrs. Bonaleta Genis Soney Gomes.

By an Order dated 18/10/2006 passed in Case No.LRC/PART/55/2005/394 by the Court of the Dy. Collector/SDO, Mormugao, Vasco-Da-Gama, the said plot, admeasuring 530.00 sq. mtrs. was allotted separate Survey number viz. No.126/1-C.



By a Deed of Sale dated 30/01/2013 duly registered in the Office of the Sub-Registrar of Mormugao at Vasco-Da-Gama under Reg. No.227 at pages 84 to 96 of Book No.I, Volume No.1500 dated 06/02/2013, said Mr. Melancio Joaquim Mariano Gomes alias Melencio Joaquim Mariano Gomes and his wife Mrs. Bonaleta Genis Soney Gomes sold the said Plot No.12 to Mr. Everton Vales.

Said Mr. Everton Vales obtained Conversion Sanad from Office of the Collector and District Magistrate, South Goa, Margao Goa under No.AC-II/MOR/SG/CONV/86/2016/6405 dated 16/06/2017 for conversion of the said plot admeasuring 530.00 sq. mtrs. into non-agricultural use.

Subsequently, said Mr. Everton Vales obtained Technical Clearance Order from Town and Country Planning Department, Mormugao, Vasco-Da-Gama, Goa under No.DH/6702/5/MTP/2022/120 dated 15/03/2022 and Construction Licence from Office of the Village Panchayat Cortalim under No.VP/C/Const licence/08/2022-23/317 dated 19/05/2022 for construction of Residential building on the said plot and as such the proposed construction of residential building is legal in nature.

ENCUMBRANCES, IF ANY

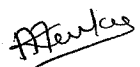
The Nil Certificate of Encumbrances on the said property has been produced before me which bears Certificate No.940 of 2022 dated 12/09/2022 which certify that there are no encumbrances on the said plot for the period from 07/09/1992 to 07/09/2022.



OPINION

Upon perusal of all the documents produced before me for verification listed from Sr. No.1 to 17, I am of the opinion that you have acquired clear and marketable title over the said Plot more particularly described in Schedule-III hereinabove and that the proposed construction of a residential building on the said plot is legal in nature.




(Manguirish Kenkre)
Advocate