

E. O. MENDES

(BA, LLB)

ADVOCATE

6, O L Guia Bldg.
3rd floor, F. L. Gomes rd.
2510036
Vasco da Gama, Goa 403802

email:mendesgoa@gmail.com
email: mendesgoa@yahoo.com
Fax & Telephone: +91 832

Mobile: +91 7972662678

Dated : 15th February, 2019

SEARCH REPORT AND CERTIFICATE OF OWNERSHIP TITLE

At the request of M/S Queeny Realty Pvt. Ltd., a private limited Indian Company having its registered office at Queeny Nagar, Pale, Mormugao Taluka I, have made the search of the books of Sub-Registrar of Mormugao, Land Registration of Salcete, and Sub Registration Office of Salcete, Land Revenue Office of Salcete and Mormugao, Survey Records of the Village Pale and other relevant documents, in respect of the property admeasuring 1400 sq.mts corresponding to survey Nos 51 sub-division No. 4 of Village Pale. and lies off the 4 lane NH 17B beyond the old airport to verna road towards the southern side. This property falls within the property described in matriz No. 391 of the Land records of the Mormugao Taluka Revenue office and after scrutiny of the documents and certificates submitted by the interested party, I am giving my report in the following manner:-

DOCUMENTS SUBMITTED BY THE INTERESTED PARTY FOR SCRUTINY

1. Deed of Sale dated 31/07/1995 executed by Maria Belinda Sacramento Pereira and M/s Queeny Realty Pvt. Ltd
2. Deed of Rectification dated 24/06/2003 to the sale deed of 31/07/1995.
3. Matriz certificate issued on 28/10/1993



E. O. MENDES

(BA, LLB)

ADVOCATE

6, O L Guia Bldg.
3rd floor, F. L. Gomes rd.
2510036
Vasco da Gama, Goa 403802

email:mendesgoa@gmail.com
email: mendesgoa@yahoo.com
Fax & Telephone: +91 832

Mobile: +91 7972662678

Dated : 15th February, 2019

4. Public will dated 20/04/1989 made by Maria Sacramento Fernandes
5. Death certificate of Maria Sacramento Fernandes
6. Deed of Qualification of heirs and succession dated 05/05/1989 of Maria Sacramento Fernandes to the estates of her parents
7. Survey records in form I & XIV and survey plan
8. NIL encumbrance certificate No. 1232 dated 29/01/2019
9. Conversion Sanad No. COL/SG/CON/101/2016/1956 Dt. 08/02/2019
10. Building construction approvals from the TCP :
DH/5124/4/MTP15/1175 dated 16/12/2015 and
VP : VP/2016-2017/9 dated 31/12/2016

After making the search and after scrutiny of the above records, documents and certificates, I have to inform as under:-

LEGAL OPINION

Miss Maria Belinda Sacramento Pereira daughter of Pedro Antonio Pereira a spinster had acquired through the will dated 20/04/1989 made by the sole heir Miss Maria Sacramento Fernandes the property known as "DONGORACHEM CATTEM" or "CATTEM" or "Murdi" OR "MOGULEM" and in the survey record also known as "Murdi" in the survey records admeasuring one thousand and four hundred square meters (1400 sq.mts.) bearing Pale Village Survey Nos.51/4 being freehold ancestral land, not described in the Land Registry but recorded in the Mormugao Taluka Revenue Office under Matriz No. 391, and the same is currently bounded as under:



E. O. MENDES

(BA, LLB)

ADVOCATE

6, O L Guia Bldg.
3rd floor, F. L. Gomes rd.
2510036
Vasco da Gama, Goa 403802

email:mendesgoa@gmail.com
email: mendesgoa@yahoo.com
Fax & Telephone: +91 832

Mobile: +91 7972662678

Dated : 15th February, 2019

NORTH: by the PWD public road;

SOUTH:By the Public road from Zuari to Cansaulim

EAST: by survey No. 51/5 .

WEST: by survey No. 51/3 and 51/3A.

1. The earliest record of the property is found in the name of Maria Euginia De Souza of Velsao who was married to Antonio do Rosario fernandes; the said Antonio expired on 25/03/1905. The couple had two children; a male son Antonio Santana de A Fernandes who expired in the status of a bachelor on 07/09/1920 without any descendants leaving his mother as his sole heir, the said Maria Eugenia De Souza and a female child Maria Sacramento Fernandes . Said Maria Eugenia De Souza expired on 13/07/1940 thus said Maria Sacramento was the sole heir and by virtue of the deed of Qualification of heirs and succession dated 05/05/1989 of Maria Sacramento fernandes to the estates of her parents became the sole and exclusive owner of the property under investigation mentioned herein above.
2. Said Maria Sacramento Fernandes thereafter by a public will dated 20/04/1989 bequeathed her entire estates to her god-child Miss Maria Belinda Sacramento Pereira and upon the death of the testator thus became the sole and exclusive owner of the said estates including the present property under investigation.



E. O. MENDES

(BA, LLB)

ADVOCATE

6, O L Guia Bldg.
3rd floor, F. L. Gomes rd.
2510036
Vasco da Gama, Goa 403802

email: mendesgoa@gmail.com
email: mendesgoa@yahoo.com
Fax & Telephone: +91 832

Mobile: +91 7972662678

Dated : 15th February, 2019

3. This property was thereafter by deed of sale dated 31/07/1995, registered at serial No. 389 of book I volume No. 148 at pages 451 to 462 of the Sub-Registrar of Mormugao purchased by M/s Queeny Realty Pvt. Ltd., thus becoming the absolute owner of all the said immovable property known as "DONGORACHEM CATTEM" or "CATTEM" or "Murdi" OR "MOGULEM"; There has been corrections to the survey records and therefore a deed of Rectification dated 24/06/2003 was executed to correct and substitute the new survey numbers which are the current survey records
4. A part of the property has been acquired for the old Airport to Verna road and thus the name of the Government is figuring in the survey records with respect to the said road.

Thereafter M/s Queeny Realty Pvt. Ltd., applied for building permissions from the Town and country Authority as well as with the Village Panchayat of Velsao.

I have therefore successfully been able to trace the title backwards without any deformity for the last over 25 years.

The file has been handed over to the interested party.

Yours truly,


(adv. E. O. Mendes)