

01/11/2019

To,
Mr. Saney Josefath Barreto,
Prop. : Genesis Realty,
Off. No.EU-7, Suvidha Complex,
Near Tilak Maidan,
Vasco-Da-Gama, 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

All that property known as "CHALMULALEM", situated at Baina, Vasco Da Gama, within the jurisdiction of Mormugao Municipal Council, taluka and Registration Sub-District of Mormugao, District of South Goa, State of Goa, not described at the Land Registration Office of the Comarca of Salcete, but enrolled at the Taluka Revenue office under Matriz No. 1438 admeasuring 917.00 sq. mts. being surveyed under Chalta No.38 of P.T. Sheet No. 153 of Vasco City and the said property is bounded as under:

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| On the North | : | By property surveyed under Chalta No.37 of P.T. Sheet No.153 of Vasco city; |
| On the South | : | By the property surveyed under Chalta No.39 of P.T. Sheet No.153 of Vasco City; |
| On the East | : | By 10.00 mts. ODP road beyond which lies public road; |
| On the West | : | By Chalta No.42 of P.T. Sheet No.195 of Vasco city. |



DOCUMENTS PRODUCED FOR VERIFICATION

1. Form D in respect of property surveyed under Chalta No. 38 of P.T. Sheet No.153 of Vasco city.
2. Survey Plan in respect of property surveyed under Chalta No. 38 of P.T. Sheet No.153 of Vasco city.
3. Matriz Certificate.
4. Order for appointment of Governing Council of Confraria De Bom Jesus E S. Almas Da Igreja De Vasco under No. SC/32/2007-2008 dated 12.05.2007.
5. Letter under ref No. CBJSA/SDC/Corp/2009 dated 29.03.2009 issued by the Confraria De Bom Jesus E S. Almas Da Igreja De Vasco to Mr. Anand Bose.
6. Order under ref No.SC/358/2008-09 dated 14.01.2009 by Secretariat of Confraternities Archbishop House, Panjim authorizing to sell the plot.
7. Order under ref No.SC/162/2008-08 dated 17.08.2007 by Secretariat of Confraternities Archbishop House, Panjim.
8. Deed of Sale dated 13.07.2009 registered before the Sub-Registrar of Mormugao under No. 858 at pages 148 to 168, Book No.I, Volume No. 975 dated 14.07.2009.
9. Deed of Sale dated 17.10.2016 registered before the Sub-Registrar of Mormugao under Book-1 Document, Registration No.MOR-BK1-01899-2016, cd No. MORD17 dated 20.10.2016.
10. Conversion Sanad under ref No. AC-I/MOR/SG/CONV/7/2018/10455 dated 05.09.2018 issued by the collector, South Goa District.
11. Memorandum and Articles of Association of Anand Bose Constructions Pvt. Ltd.
12. Certified Copy of Board Resolution passed by the Board of Directors of Anand Bose Constructions Pvt. Ltd. dated 01.07.2013.
13. Construction Licence No.20/2019 dated 07/10/2019 issued by Mormugao Municipal Building.
14. Development Permission Order No.MPDA/1-B-203/2018-19/1696 dated 14/03/2019 issued by Mormugao Planning & Development Authority.
15. Approved Building Construction Plan.
16. Nil Encumbrance Certificate under No. 1172 of 2019 dated 09.01.2019 for the period from 17.10.2016 to 10.01.2019.



DEVOLUTION OF THE PROPERTY

From the documents produced for verification it reveals that there exists a property known as "CHALMULALEM" situated at Baina, Vasco da Gama, Goa within the jurisdiction of Mormugao Municipal Council, Mormugao Taluka, South Goa District, State of Goa not described in the Land Registration office of the 'Comarca' of Salcete but enrolled in the Taluka Revenue office under Matriz No. 1438 admeasuring 917.00 sq. mts. being surveyed under Chalta No. 38 of P.T. Sheet No. 153 of Vasco City.

The said property originally belonged to the CONFRE DE CONFRARIA DE BOM JESUS SANTOS ALMAS DE IGREJA DE MORMUGAO, St. Andrews church, Vasco Da Gama.

The CONFRE DE CONFRARIA DE BOM JESUS SANTOS ALMAS DE IGREJA DE MORMUGAO, St. Andrews church, Vasco Da Gama obtained authorization from the Secretariat of Confraternities, Archbishop House, Panaji Goa under No. SC/358/2008-2009 dated to sell the said plot to M/s. Anand Bose Constructions Pvt. Ltd.

By a Deed of Sale dated 13.07.2009 registered before the Sub-Registrar of Mormugao under No. 858 at pages 148 to 168, Book No.I, Vol. No.975 dated 14.07.2009 CONFRE DE CONFRARIA DE BOM JESUS SANTOS ALMAS DE IGREJA DE MORMUGAO represented by its Governing body as Vendor sold the said plot admeasuring 917.00 sq. mts. to M/s. Anand Bose Constructions Pvt. Ltd.

Further By a Deed of Sale dated 17.10.2016 registered before the Sub-Registrar of Mormugao under Book-1 Document, Registration No.MOR-BK1-01899-2016, CD No. MORD17 dated 20.10.2016 M/s. Anand Bose Constructions Pvt. Ltd. sold the said plot to Mr. Saney Josef Barreto.



Mr. Saney Josef at Barreto has obtained Conversion Sanad under ref No. AC-I/MOR/SG/CONV/7/2018/10455 dated 05.09.2018 from the Collector, South Goa District, Margao and has converted the said plot into commercial use.

Said Mr. Saney Josef at Barreto has obtained Development Permission Order No.MPDA/1-B-203/2018-19/1696 dated 14/03/2019 from Mormugao Planning & Development Authority, Construction Licence No.20/2019 dated 07/10/2019 from Mormugao Municipal Building and other necessary approvals for Construction of a multi family dwelling in the said plot and hence construction of the residential building undertaken by you viz. Mr. Saney Josef at Barreto is legal in nature.

ENCUMBRANCES, IF ANY

Nil Certificate of Encumbrances on the said property has been produced before me which bears Certificate No.1172 of 2019 dated 09.01.2019 for the period from 17.10.2016 to 10.01.2019.

OPINION

Upon perusal of all the documents produced before me for verification listed from Sr. No.1 to 16, I am of the opinion that Mr. Saney Josef at Barreto has acquired clear and marketable title over the said Plot bearing Chalta No. 38 of P.T. Sheet No. 153 of Vasco city more particularly described hereinabove and that the proposed construction of a residential building is legal in nature.

You may also apply and obtain RERA registration.



Manguirish U. Kenkre
(ManguirishKenkre)
Advocate