

**17/05/2022**

To,  
M/s. Anand Bose Constructions Pvt. Ltd.,  
#801, Anand Square 'B',  
Near Sanjeevani Hospital,  
Baina, Vasco-Da-Gama, Goa.

Sir,

**SEARCH REPORT/TITLE CERTIFICATE**

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

**SCHEDULE OF THE PROPERTY**

**SCHEDULE-I**

All that property denominated as 'ZAMBULACHI GHAL', situated at Chicalim Village, within the jurisdiction of Village Panchayat of Chicalim, Taluka and Registration Office of Mormugao, District of South Goa, State of Goa, registered in the Office of the Conservatoria do Registo Predial of Salcete under No.14308 of Book B No.36 New series, and registered under No.1258 of Book F-3, enrolled in the Land Revenue Office under Matriz No.388, surveyed under Survey No.88/1 of Village Chicalim, admeasuring 24,180.00 sq. mtrs., and is bounded as follows:-

- On the North : By hilly area belonging to the Comunidade of Chicalim;
- On the South : By the property ZAMBULACHI GHAL' of Antonio Caetano Rosario Alvares;
- On the East : By hilly area belonging to the Comunidade of Chicalim; and
- On the West : By hilly area belonging to the Comunidade of Chicalim.



**SCHEDULE-II**

All that Plot being Plot No.IV admeasuring 1,874.00 sq. mtrs., surveyed under Survey No.88/1-B, sub-divided from the property, more particularly described in Schedule-I hereinabove and the said plot is bounded as under :-

On the North : By development known as Anand Residency;  
On the South : By 15.00 mtrs. wide road;  
On the East : By Plot No.III; and  
On the West : By 8.00 mtrs. wide road

**DOCUMENTS PRODUCED FOR VERIFICATION**

Sr. No.	Date	Document	Xerox/ Original
1.		Form I & XIV in respect of the property surveyed under Survey No.88/1-B of Chicalim village.	Xerox
2.		Survey Plan in respect of the property surveyed under Survey No.88/1-B of Chicalim village.	Xerox
3.		Description No.14308 of Book B No.36 New series	Xerox
4.		Matriz Certificate.	Xerox
5.	16/08 /1992	Deed of Sale registered in the Sub-Registrar of Mormugao at Vasco-Da-Gama under No.320 at pages 52 to 67 Book No.I, Vol. No.93 dated 02/08/1993.	Xerox
6.	17/11 /1989	Deed of Sale duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Reg. No.381 at pages 497 to 506 of Book No.I, Vol. No.94 dated 27/08/1993.	Xerox
7.	09/03 /1987	Deed of Sale duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Reg. No.385 at pages 542 to 555 of Book No.I, Vol. No.94 dated 27/08/1993.	Xerox
8.	09/03 /1987	Deed of Sale duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Reg. No.386 at pages 554 to 560 of Book No.I, Vol. No.94 dated 27/08/1993.	Xerox
9.	09/03 /1987	Deed of Sale duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Reg. No.387	Xerox





		at pages 566 to 577 of Book No.I, Vol. No.94 dated 27/08/1993.	
10.	06/03 /1987	Deed of Sale duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Reg. No.388 at pages 548 to 589 of Book No.I, Vol. No.94 dated 27/08/1993.	Xerox
11.	09/03 /1987	Deed of Sale duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Reg. No.389 at pages 590 to 600 of Book No.I, Vol. No.94 dated 27/08/1993.	Xerox
12.	09/03 /1987	Deed of Sale duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Reg. No.390 at pages 1 to 18 of Book No.I, Vol. No.95 dated 27/08/1993.	Xerox
13.	09/03 /1987	Deed of Sale duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Reg. No.391 at pages 13 to 24 of Book No.I, Vol. No.95 dated 27/08/1993.	Xerox
14.	09/03 /1987	Deed of Sale duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Reg. No.392 at pages 25 to 36 of Book No.I, Vol. No.95 dated 27/08/1993.	Xerox
15.	09/03 /1987	Deed of Sale duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Reg. No.393 at pages 37 to 48 of Book No.I, Vol. No.95 dated 27/08/1993.	Xerox
16.	09/03 /1987	Deed of Sale duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Reg. No.394 at pages 49 to 60 of Book No.I, Vol. No.95 dated 27/08/1993.	Xerox
17.	09/03 /1987	Deed of Sale duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Reg. No.395 at pages 61 to 72 of Book No.I, Vol. No.95 dated 27/08/1993	Xerox
18.	09/03 /1987	Deed of Sale duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Reg. No.396 at pages 73 to 84 of Book No.I, Vol. No.95 dated 27/08/1993.	Xerox
19.	09/03 /1987	Deed of Sale duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Reg. No.397 at pages 85 to 96 of Book No.I, Vol. No.95 dated 27/08/1993	Xerox





20.	09/03 /1987	Deed of Sale duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Reg. No.398 at pages 97 to 107 of Book No.I, Vol. No.95 dated 27/08/1993.	Xerox
21.	27/11 /1987	Deed of Sale duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Reg. No.401 at pages 125 to 136 of Book No.I, Vol. No.95 dated 27/08/1993.	Xerox
22.	27/11 /1987	Deed of Sale duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Reg. No.402 at pages 137 to 148 of Book No.I, Vol. No.95 dated 27/08/1993.	Xerox
23.	27/11 /1987	Deed of Sale duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Reg. No.403 at pages 149 to 159 of Book No.I, Vol. No.95 dated 27/08/1993.	Xerox
24.	27/11 /1989	Deed of Sale duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Reg. No.404 at pages 160 to 170 of Book No.I, Vol. No.95 dated 27/08/1993.	Xerox
25.	10/07 /1992	Deed of Addendum.	Xerox
26.	05/11 /1999	Agreement and Deed of Assignment.	Xerox
27.	17/11 /1999	General Power of Attorney.	Xerox
28.	19/02 /2000	Corrigendum	Xerox
29.	24/03 /2000	Public Will.	Xerox
30.	31/03 /2000	Order passed in Regular Civil Suit No.50/1983 before the Court of the Civil Judge, Junior Division at Vasco Da Gama, Goa.	Xerox
31.	31/03 /2000	Order passed in Special Civil Suit No.50/94(A) before the Court of the Civil Judge, Senior Division (A) at Vasco Da Gama, Goa.	Xerox
32.	31/03 /2000	Order passed in Regular Civil Suit No.17/98 before the Court of the Civil Judge, Junior Division at Vasco Da Gama, Goa.	Xerox
33.	31/03 /2000	Order passed in Regular Civil Suit No.17/98 before the Court of the Civil Judge, Junior Division at Vasco Da Gama, Goa.	Xerox





34.	31/03 /2000	Order passed in Civil Misc. No.88/99 before the Court of the Civil Judge, Senior Division at Vasco Da Gama, Goa.	Xerox
35.	31/03 /2000	Order passed in Special Civil Suit No.40/91(A) before the Court of the Civil Judge, Senior Division (A) at Vasco Da Gama, Goa.	Xerox
36.	08/05 /2000	Deed of Qualification of heirs.	Xerox
37.	31/07 /2000	Deed of Succession.	Xerox
38.	29/02 /2008	Deed of Succession.	Xerox
39.	25/03 /2009	Deed of Succession.	Xerox
40.	09/09 /2000	General Power of Attorney executed before the Notary Adv. Mohan A. Redkar under Reg. No.9370/2000	Xerox
41.	13/06 /2000	Conversion Sanad under No.11/05/DYC issued by Govt. of Goa, Daman and Diu, Vasco-Da-Gama, Goa.	Xerox
42.	17/07 /2002	Development Permission Order under No.VPDA/5-B-21/2002-03/558 issued by the Vasco Planning and Development Authority.	Xerox
43.	08/05 /2003	Development Permission Order under No.VPDA/5-B-21/03-04/233 issued by the Vasco Planning and Development Authority.	Xerox
44.	28/05 /2003	Final N.O.C. for sub-division under No.VPC/90/Sub. Div/2003-2004/186 issued by Village Panchayat, Chicalim.	Xerox
45.		Approved sub-division plan	Xerox
46.	02/09 /2003	Deed of Sale registered with the Sub Registrar of Mormugao at Vasco-Da-Gama under Reg. No.1013 at pages 441 to 463 of Book No.I, Vol. No.405 dated 06/10/2003.	Original
47.	25/08 /2005	Deed of Sale registered with the Sub Registrar of Mormugao at Vasco-Da-Gama under Reg. No.1335 at pages 514 to 529 of Book No.I, Vol. No.529 dated 26/08/2005	Original
48.	19/08 /2020	Conversion Sanad from Office of the Collector, South Goa District, Margao under No.AC-II/MOR/SG/CONV/49/2020/9920	Xerox
49.	21/04 /2021	NOC from Headquarters, Goa Naval Area.	Xerox





50.	21/02 /2019	Power of Attorney executed by Mrs. Sneha Anand Bose in favour of Mr. Anand Chandra Bose before Notary Adv. Sushma L. Chodankar under Reg. No.75/2019.	Xerox
51.	11/10 /2021	Special Power of Attorney registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Book : POA Register Document, Reg. No.MOR-POA Register-66-2021, dated 11/10/2021.	Xerox
52.	16/02 /2022	Resolution passed at the meeting of the Board of Directors of Anand Bose Constructions Pvt. Ltd.	Xerox
53.	20/04 /2022	Deed of Sale registered in the Office of the Sub-Registrar of Mormugao at Vasco-Da-Gama under Book-1 Document, Reg. No.MOR-1-639-2022, dated 21/04/2022.	Original
54.	16/05 /2022	Deed of Rectification registered in the Office of the Sub-Registrar of Mormugao at Vasco-Da-Gama under Book-1 Document, Reg. No.MOR-1-809-2022, dated 16/05/2022.	Original
55.	04/09 /2009	Nil Certificate of Encumbrance on property under No.498 of 2009 for the period of 01/11/1968 to 04/09/2009.	Xerox
56.	11/01 /2022	Nil Certificate of Encumbrance on property under No.24 of 2022 for the period of 06/10/2003 to 06/01/2022.	Xerox

### **DEVOLUTION OF THE PROPERTY**

From the documents produced for verification it reveals that there exists a property known as 'ZAMBULACHI GHAL' or 'ZAMBUL GHAL', situated at Chicalim Village, surveyed under Survey No.88/1 of Chicalim village, more particularly described in Schedule-I hereinabove and hereinafter referred to as the "said property".

The said property originally belonged to Mr. Joaquim Sebastiao Rodrigues and his wife Mrs. Inocencia Argentina Adelaide Dias.

Said Mr. Joaquim Sebastiao Rodrigues and his wife Mrs. Inocencia Argentina Adelaide Dias sold the said property to one Mr. Antonio Francisco de



Santo Andre Correia by a Public Deed dated 13/04/1895 and accordingly the name of said Mr. Antonio Francisco de Santo Andre Correia was inscribed under No.1258 at Folio 16 of Book F-3

Upon the death of said Mr. Antonio Francisco de Santa Andre Correia and his wife Smt. Maria Quiteria Faleiro e Correia, the said property was inherited by their only son and sole heir, Mr. Francisco Jose Manuel Gregorio de Born Jesus Correia married to Mrs. Maria Quiteria Valadares.

The said Mr. Francisco Jose Manuel Gregorio de Born Jesus Correia married to Maria Quiteria Valadares expired on 29/03/1948 and his wife Mrs. Maria Quiteria Valadares expired on 20/02/1979 leaving behind them their twelve children as their legal heirs viz. (1) Mr. Andre Joaquim Bernado Correia, (2) Mr. Jose Zeferino Correia, (3) Mrs. Lina Correia, (4) Mr. Mario Correia, (5) Mrs. Maria E. G. Correia, (6) Mr. Elias Correia, (7) Mrs. Bella Correia, (8) Mrs. Maria B. Correia, (9) Mrs. Maria E. Correia, (10) Mrs. Thelma Correia, (11) Mrs. Maria Correia, (12) Mr. Leonardo Correia. Each of these twelve children have 1/12<sup>th</sup> share of the property.

Said Mr. Andre Joaquim Bernado Correia expired on 16/04/1956 leaving behind him his wife as Moiety Holder, Mrs. Eva Gomes e Correia alias Eva F. P. Gomes e Correia and Mr. Francisco A. Correia alias Francisco Jose Azarah Domiao Correia and his wife Mrs. Helen Prisca Correia as his only legal heirs.

Out of these twelve children, eleven of them executed 20 separate deeds in favour of Geroge Brito selling and conveying their share in the said property except one i.e., Andre Francisco Joaquim Bernado Correia.

Said Mr. Francisco Jose Azariah Damiao Correia and his wife Mrs. Helen Prisca Correia by an Agreement and Deed of Assignment dated 05/11/1999 assigned their rights to the aforesaid property i.e. 1/12<sup>th</sup> share for





Rs.25,00,000/- plus two bungalows of built-up area of 150.00 sq. mtrs. each on a plot area of 200.00 sq. mtrs. each in favour of M/s. Anand Builders.

By another Deed dated 19/02/2000 said Mr. Geroge Britto has contracted with M/s. Anand Builders for mutually beneficial development of the aforesaid property and vide the said Agreement permitted the M/s. Anand Builders to enter into independent agreements of Sale and/or construction of the several units in the proposed development scheme to be formulated by the developer.

Said Mr. George Brito died on 06/06/2000 and by virtue of Deed of Succession of Heirs Ninette Jesuina Brito e Menezes and her husband, Mr. Clary Menezes have become the legal heirs of the said George Brito.

Thus, the title in the said portion of the property vested in the said Ninette Jesuina Brito e Menezes and her husband who as beneficial owners have executed a Power of Attorney dated 09/09/2000 in favour of the said Mr. Anand Chandra Bose of M/s Anand Builders as their attorney to develop the said property.

Thereafter M/s. Anand Builders sub-divided the said property into various plots after obtaining permission Order bearing No.VPDA/5-B-21/03-04/233 dated 08/05/2003 from Vasco Planning & Development Authority and Final NOC from the Village Panchayat of Chicalim bearing No. VPC/90/Sub.Div./2003-04/186 dated 28/05/2003.

By a Deed of Sale dated 02/09/2003 registered with the Sub Registrar of Mormugao at Vasco-Da-Gama under Reg. No.1013 at pages 441 to 463 of Book No.I, Vol. No.405 dated 06/10/2003, two of the co-owners viz. Mrs. Ninette Jusuina Brito e Menezes alongwith her husband Mr. Clary Menezes sold their undivided share in one of the sub-divided Plot being Plot No.IV admeasuring 1,874.00 sq. mtrs. to Mr. Anand Chandra Bose.





By a Deed of Sale dated 25/08/2005 registered with the Sub Registrar of Mormugao at Vasco-Da-Gama under Reg. No.1335 at pages 514 to 529 of Book No.I, Vol. No.529 dated 26/08/2005, the remaining co-owners viz. 1. Mrs. Eva Gomes e Correia alias Eva Florentina Paciencia Gomes e Correia, and 2. Mr. Francisco Azariah Correia alias Francisco Jose Azariah Damiao Correia alongwith his wife Mrs. Helen Prisca Correia also sold their undivided share in one of the sub-divided Plot being Plot No.IV admeasuring 1,874.00 sq. mtrs. to Mr. Anand Chandra Bose.

By virtue of Deed of Sale dated 02/09/2003 and Deed of Sale dated 25/08/2005, said Mr. Anand Chandra Bose became the absolute owner of the said Plot No.IV admeasuring 1,874.00 sq. mtrs.

By an Order dated 26/12/2006 in Case No.LRC/PART/38/06/37, the said plot was allotted separate Survey number viz. "88/1-B".

Said Mr. Anand Chandra Bose obtained Conversion Sanad from Office of the Collector, South Goa District, Margao under No.AC-II/MOR/SG/CONV/49/2020/9920 on 19/08/2020 for conversion of said plot into non-agricultural use.

By a Deed of Sale dated 20/04/2022 registered in the Office of the Sub-Registrar of Mormugao at Vasco-Da-Gama under Book-1 Document, Reg. No.MOR-1-639-2022, dated 21/04/2022, said Mr. Anand Chandra Bose alongwith his wife Mrs. Sneha Anand Bose sold the said Plot being Plot No.IV admeasuring 1,874.00 sq. mtrs., surveyed under Survey No.88/1-B to M/s. Anand Bose Constructions Pvt. Ltd., a Company and as such said M/s. Anand Bose Constructions Pvt. Ltd. became the absolute owner of the said Plot No.IV.

In aforesaid Deed of Sale dated 20/04/2022 Land Description certificate number was wrongly mentioned which error was rectified vide Deed of Rectification dated 16/05/2022 registered in the Office of the Sub-Registrar of



Mormugao at Vasco-Da-Gama under Book-1 Document, Reg. No.MOR-1-809-2022, dated 16/05/2022.

**ENCUMBRANCES, IF ANY**

Two Nil Certificate of Encumbrances on the said property has been produced before me which bears Certificate No.498 of 2009 dated 04/09/2009 for the period from 01/11/1968 to 04/09/2009 and No.24 of 2022 dated 11/01/2022 for the period of 06/10/2003 to 06/01/2022.

**OPINION**

Upon perusing the documents produced before me for verification from 1 to 56 and on considering what has been stated by me hereinabove in the Report, I am of the opinion that Anand Bose Constructions Pvt. Ltd. have acquired clear and marketable title over the said Plot No.IV, surveyed under Survey No.88/1-B of Chicalim village, more particularly described in Schedule-II hereinabove.



*Manguirish Kenkre*  
(Manguirish Kenkre)  
Advocate