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ADVOCATE & NOTARY

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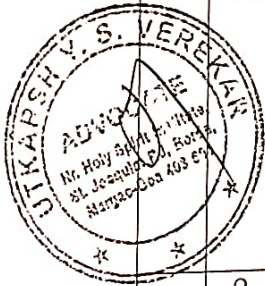
**RESIDENCE:**

Opp. Mahalaxmi Temple, No.117,  
Fatorda,  
Margao - Goa. 403602.

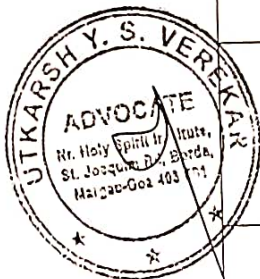
Date: 03/09/2021

SUB: TITLE REPORT OF THE property known as "UDEL" alias "ORLIM" situated Orlim Salcete Goa, bearing survey no. 69/3, admeasuring 750 sq. mtrs; within the jurisdiction of Village Panchayat of Orlim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration office of Salcete under No. 16066 of the New Series.

1	Complete or full description of the immoveable property/(ies)				
	All That one property known as "UDEL" alias "ORLIM" situated Orlim Salcete Goa, bearing survey no. 69/3, admeasuring 750 sq. mtrs; within the jurisdiction of Village Panchayat of Orlim, Taluka and Sub-District of Salcete, District of South. Goa, State of Goa, described in the Land Registration office of Salcete under No. 16066 of the New Series.				
2	a) Particulars of the documents scrutinized serially and chronologically. (a) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note: Only originals or certified extracts from the registering/land/ revenue/other authorities be examined.				
	Sl. no	Date	Name/ Nature of the Document	Original/certified copy/certified/ extract/ photo copy, etc.	In case of copies whether the original was scrutinized by the Advocate
	1.	23/09/1919	Notarial Public Deed of compromise, Division, acquiescence and Annulment, dated 23rd September, 1919 duly registered in the office of the Notary at Salcete at Book No. 331.	Photo Copy	No
	2.	14/09/2004	Deed of Succession drawn on 14/9/2004, under Deeds Book No.1468	Photo Copy	No
	3.	31/08/2010	Inventory Proceeding No.131/2010/c was	Photo Copy	No

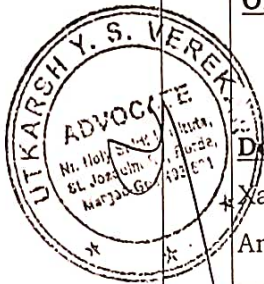


			instituted in the Court of Civil Judge, Junior Division at Margao on 31/8/2010 along with Judgment and order dated 05/05/2012		
	4.	23/06/1948	will dated 23/6/1948	Photo Copy	No
	5.	08/06/2013	Deed of Sale dated 8/6/2013, duly registered before Sub-Registrar of Salcete under no.MGO-BK1-03259-2013, CD NO. MGOD69, ON 10-6-2013.	Photo Copy	No
	6.		Form I & XIV of property survey under survey no.69/3 of Orlim Village	Photo Copy	No
	7.	18/02/2018	SANAD under No.AC-II/SAL/SG/CONV/101/2016/8314, dated 18/2/2018 issued by the Collector, Margao, Goa.	Photo Copy	No
	8.	23/01/2020	Deed of Sale dated 23/1/2020, duly registered before Sub-Registrar of Salcete under no.MGO-1-311-2020, on 25/1/2020.	Photo Copy	No
	9.	19/02/2016	Power of attorney was executed before Notary Andrew Ernest Lynn, under No. PFAF-GA-1706 dated 28/01/2016, and the same was duly certified by Additional Collector, South Goa vide receipt No. 08 dated 19/02/2016	Photo Copy	No
	10.	22/07/2021	Construction License No. VP/Orlim/ Const/2021-22/01, issued by Village Panchayat of Orlim, dated 22/7/2021	Photo Copy	No
	11.	4/11/2021	Technical Clearance Order, issued by Town & Country Planning Dept. South Goa, under no. TPM/ 31947/ Orlim/69/3/2020/4844, dated 4/11/2021.	Photo Copy	No
	12.	03/08/2021	Nil Encumbrance Certificate under No. 1041 issued by	Photo Copy	No





		the Sub-Registrar of Salcete dated 03/08/2021		
5	<p><u>Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/encumbrances for a period of not less than 30 years is mandatory. (Separate sheets may be used.</u></p> <p>All That one property known as "UDEL" alias " ORLIM" situated Orlim Salcete Goa, bearing survey no. 69/3, admeasuring 750 sq. mtrs; within the jurisdiction of Village Panchayat of Orlim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration office of Salcete under No. 16066 of the New Series, and the property is bounded as under:</p> <p><b><u>On the North:</u></b> By the property under Survey No. 63/15 of Village Varca of Cypriano Pereira.</p> <p><b><u>On the South:</u></b> By Village property under Survey No.69/11 of Village Orlim of Pandharinath B. Naik and survey No. 69/7 of Orlim Village now belonging to one Anthony F.X. Gracias</p> <p><b><u>On the East:</u></b> By the property under survey No.69/7 of Village Orlim now belonging to One Anthony F.X. Gracias and survey no.69/4 of Village Orlim now belonging to Stanlet Antonio Da Silva and</p> <p><b><u>On the West:</u></b> By a Public road</p> <p style="text-align: center;"><b>(Hereinafter referred to as " SAID PROPERTY")</b></p> <p><b><u>Document No.1)</u></b> The said property was originally belonging to late Jose Xavier Machado alias Jose Xavier, who was married to Mrs. Domingas Antonio Rodrigues e Machado. Upon whose death <b><u>Notarial Public Deed of compromise, Division, acquiescence and Annulment</u></b> dated 23rd September 1919 was duly registered in the office of the Notary at Salcete at Book No.331 of the Notarial register of deed, at page forty four reverse to forty seven, and Mrs. Domingas Antonio Rodrigues e Machado and his four Children's namely: 1) Mrs. Florentina luisa Machado e Dias married to Mr. Miquel Andre Basilio Dias 2) Mr. Roque luis Machado married to Mrs. Maria Conceicao Goes e Machado 3) Mr. Manuel John Machado alias</p>			



John Machado married to Mrs. Machado Augusta Machado and 4) Mrs. Ana Francisca Barbara Machado e Gracias married to Mr. Miguel Menino Gracias, partitioned the estate left behind by the said Jose Xavier Machado, by virtue of which the property of interest which is the said Property came to be allotted to Mr. Manuel John Machado alias Joao Machado and his wife Machado Augusta Machado.

Further Mr. Manuel John Machado alias Joao Machado and his wife Machado Augusta Machado expired leaving behind the following as their heirs: 1) Mr. Anthony Machado married to Mrs. Prisca Machado, 2) Mrs. Agnes Machado e de costa alias Agnes D' costa married to Mr. John D' Costa alias John de Costa 3) Dr. Barbara Machado de Souza who was married to Dr. Alfred John Nazario de souza and 4) Mrs. Helen Machado e de souza married to Mr. Richard de Souza.

Further Dr. Barbara Machado de Souza who was married to Dr. Alfred John Nazario de souza who expired on 4/1/2001 and 28/7/2000 respectively upon whose death leaving behind as their heirs their following Children Namely a) Mrs. Melba D' souza alias Mrs. Melba Pandurang Vithal Married to Mr. Pandurang Vittal b) Mr. Euclid Rajkumar Joseph D' souza alias Euclid de souza married to Mrs. Mary De Souza and c) Mrs. Marie Noemia de souza alias Jayashree Madhukar Chinchewadi married to Mr. Madhukar Shrikant Chichewadi, and whereas the heirs of said Dr. Barbara Machado de Souza who was married to Dr. Alfred John Nazario de souza, being married outside Goa were not governed by the regime of Communion of Assets, All the said heirs had qualified as heirs by Deed of Succession which is Document No. 2 drawn on 14/9/2004, under Deeds Book No.1468.

Document 3) And Whereas Mr. Manuel John Machado had made a Will dated 23/6/1948, he bequeathing his estate to his 3 daughters in equal shares namely 1) Mrs. Agnes Machado e de costa, 2) Dr. Barbara Machado de Souza, 3) Mrs. Helen Machado e de souza.

Document 4) As Manuel Joao Macado and his wife Augusta Machado had expired on 12/7/2003 & 30/8/ 1965 respectively an Inventory Proceeding No. 131/2010/C was instituted in the Court of Civil Judge, Junior Division at Margao on 31/8/2010 which was filed by Mrs. Maria Noemia D' Souza and vide Judgment and order dated 05/05/2012,





partition was confirmed and the said property was allotted to exclusively Mrs. Maria Noemia Jayashree Augustin De Souza alias Jayashree Madhukar Chinchewadi alias M.

**Document 5)** On becoming the owners of the said property, said Mrs. Maria Noemia Jayashree Augustin De Souza alias Jayashree Madhukar Chinchewadi alias M. sold said property to Mr. Antonio Vernon Raimundo Furtado, Vide a **Deed of Sale** dated 8/6/2013, duly registered before Sub-Registrar of Salcete under no. MGO-BK1-03259-2013, CD NO. MGOD69, On 10-6-2013.

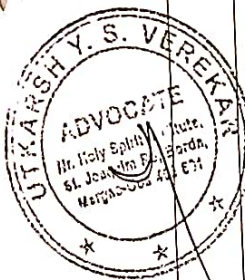
**Document 6)** On becoming the owner of the said property Mr. Antonio Vernon Raimundo Furtado Miranda mutated his name in a **Form I & XIV** of the said property surveyed under no. 69/3 of Orlim Village of Orlim, Salcete Taluka.

**Document 7)** And after Mutation said Mr. Antonio Vernon Raimundo Furtado, converted the SAID PROPERTY from agricultural to Non-Agricultural use by way of **SANAD** under No. AC-II/SAL/SG/CONV/101/2016/8314, dated 18/2/2018, which was issued by the Collector South-Goa District, Margao-Goa, for the purpose of residential use only.

**Document 8)** And whereas by virtue of **Deed of Sale** dated 23/1/2020, duly registered before Sub-Registrar of Salcete under no.MGO-1-311-2020, on 25/1/2020, said Mr. Antonio Vernon Raimundo Furtado & his wife Mrs. Regina Mayer sold the said property to M/S. TRIUNE REAL ESTATES DEVELOPERS LLP, represented by its partners Mr. Taber Ray D' Silva and Mr. Jose Elvino Furtado.

**Document 9)** And whereas for the above purpose one **Power of attorney** was executed before Notary Andrew Ernest Lynn, under No. PFAF-GA-1706 dated 28/01/2016, and the same was duly certified by Additional Collector, South Goa vide receipt No. 08 dated 19/02/2016, wherein Mrs. Regina Mayer gave the authority to sign on her behalf to her husband Mr. Antonio Vernon Raimundo Furtado.

**Document 10)** And whereas M/S. TRIUNE REAL ESTATES DEVELOPERS LLP, is willing to develop the said property by constructing a residential



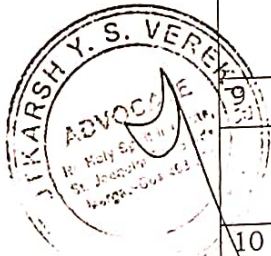
building and compound wall for which final approval from the Town & Country Planning Dept. South Goa, was obtained by way of **Technical Clearance Order** bearing No. TPM/31947/Orlim/69/3/2020/4844, dated 4/11/2021.

**Document 11]** And Whereas after obtaining the final approval, construction needs to be carried out for which **Construction License** No. VP/Orlim/Const/2021-22/01, was issued by Village Panchayat of Orlim, dated 22/7/2021.

And whereas both document which are obtained that is, Technical Clearance Order and Construction License are obtained in the name of the old owner that is Mr. Antonio Vernon Raimundo Furtado, which has to be changed to M/S. Triune Real Estates Developers LLP, or fresh copy of the both the document to be obtained

**DOCUMENT No.12]** Further to check the encumbrance of the property **Nil Encumbrance Certificate** was obtained under No. 1041 of the year 2021 for the period of 30 years dated 03/08/2021 which was issued by the sub-registrar of Salcete and it can be seen that the property and the said plot is not mortgaged or hypothecated with any other Financial bank or Institution up to 02/08/2021.

6	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt./ Grantee/ Allottee etc.	Full Ownership Rights
	If occupancy right, whether,	
	a) Such right is heritable and transferable,	Yes
10	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/ procedure to be followed including court permission to be obtained and the reason for coming to such conclusion	It is clarified that there are no Minor's interest is seen involved in the documents scrutinized by me.



11	(a) If the property is agricultural land, whether the local laws permit mortgage of Agricultural land whether there are any restrictions for creation/enforcement of mortgage	No
	(b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	No
	(c) In the case of conversion of Agricultural land for commercial/residential purposes or otherwise, whether requisite procedure followed/ permission obtained.	<u>SANAD</u> under No.AC-II/SAL/SG/CONV/101/2016/8314, dated 18/2/2018 issued by the Collector, Margao, Goa.
12	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker sections, minorities, Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.)	No
*13	(a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No
14	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No pending litigation seen from the documents produced.
	(b) Whether the title documents have any court seal/markings which points out any litigation/attachment / security to court in respect of the property in question?	Not Applicable



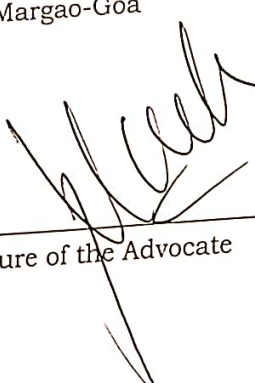


	In such case please comment on such seal/marking	
15	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims Liens etc. and details thereof.	Nil Encumbrance Certificate under No. 1041 issued by the Sub-Registrar of Salcete dated 03/08/2021
16	Details of RTC <del>extracts</del> /mutation extracts/ <del>Katha extract</del> pertaining to the property in question.	Surveyed under no. 69/3 of Village Panchayat of Orlim, Taluka and Sub-District of Salcete-Goa

## CONCLUSION:

On going through the details about the property, and based on the documents submitted by the owner /promoter, the owner /promoter is having Full Ownership Rights, so also the fresh Nil Encumbrance certificate is being also obtained which shows the said property is not mortgaged or hypothecated with any other Financial Bank or institution up to 03/08/2021

Date : 03/09/2021  
Place: Margao-Goa

  
Signature of the Advocate

