

Vivek F. Vas

ADVOCATE

Off: A-321, 3rd Floor, Reliance Trade Centre, Behind Grace Church,
Margao, Salcete Goa.

Date: 7th December, 2022.

SEARCH REPORT AND TITLE CLEARANCE CERTIFICATE IN
RESPECT OF THE LAND SURVEYED UNDER CHALTA NO. 44 and 45
OF P.T.SHEET NO. 250 OF MARGAO CITY SURVEY, SALCETE, GOA,
MORE PARTICULARLY DESCRIBED IN THE SCHEDULED HEREIN
BELOW AND HEREIN AFTER REFERRED TO AS THE SAID
PROPERTY

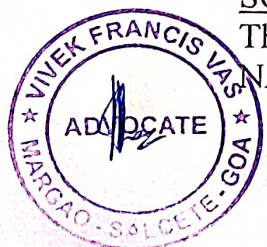
On request of Mr. Evarest Redemptor Diniz, son of late Mr. William Diniz, Resident of House No. 5142, Kargillane, Gogol, Margao, Salcete, Goa, the present search report and title clearance in respect of the above property which is more particularly described in the schedule hereunder written is being given.

DOCUMENTS PERUSED:

- a) Form D and Survey plan of land bearing Chalta No. 44 of P.T.sheet No. 25 of Village Aquem, Margao, Salcete, Goa.
- b) Document of Land Description pertaining to land described under No. 34589 New along with documents of Inscription under No's. 4004, 49233.
- c) Document of Matriz to land described under No. 156 and 158
- d) Document of Will dated 27.05.1981.
- e) Deed of Sale dated 01-05-1946
- f) Deed of Sale dated 22-01-1970
- g) Sanad dated 15.01.2021 issued by Deputy Collector & Sub Divisional Officer, Margao.
- h) Development permission from South Goa Planning and Development Authority dated 23.07.2020 along with approved plan
- i) Construction Licence from Margao Municipal Council dated 28.10.2020.
- j) Nil encumbrance certificate dated 02.12.2022
- k) Power of attorney dated 09-12-2020 counter signed by High Commission of India at Ottawa Canada on 19-02-2021
- l) Power of attorney dated 08-01-2021
- m) Agreement for sale and development dated 01.02.2022.

SCHEDULE OF THE SAID PROPERTY REFERRED TO HEREIN ABOVE

The said property is the LANDED PROPERTY known as "MIXTO SANTU NAICALEM (western half) wherein there is a house bearing House No.



5/256), situated at Aquem, District of Goa and Sub District of Salcete, described in the Land Registration office of the Judicial Division of Salcete under No. 34.589 New, inscribed in the Taluka Revenue office(Matriz) the house under No. 156 and 158 and the same was erstwhile bounded on the east with the property of the same name Eastern half of the heirs of Valentino Coelho, on the west with the heirs of said Valentino Coelho now of Ariosto Xavier Coelho and property of Kantaks, on the North and South with that of the heirs of said Valentino Coelho and the same is currently surveyed under Chalta Nos. 44 and 45 of P.T.Sheet No. 250 of Margao City Survey and totally admeasures an area of 821 sq. mts and the same as an independent unit of land is bounded on the east by land bearing Chalta No. 90 of P.T.Sheet No. 250 and Chalta No. 46 of P.T.Sheet No. 250, On the west by land bearing Chalta Nos. 43, 45 and 75 of P.T.Sheet No. 242. On the north by Chalta Nos. 75,89 and 102(part) of P.T.sheet No. 242, On the south of land bearing Chalta Nos. 47 of P.T.Sheet No.24 hereinafter referred to as "the said larger property".

SCRUTINY REPORT:

From the above documents at Serial no. (b) it is seen that the said property originally belonged to Plinio Lerminier Olivio De Boa Ventura Dias under Inscription No. 4004 having purchased the same from Ariosto Xavier Do Rosario Coelho and his wife Valdemira Xavier Do Rosario Coelho by other name Maria Esperanca Valdemira Terezinha Fernandes and subsequently the said property was purchased by Smt. Ana Aura Rosinha Fernandes vide Deed of Sale dated 21.08.1964 from the said Plinio Lerminier Olivio De Boa Ventura Dias and accordingly her name stands inscribed in the land Registration records pertaining to the said property under Inscription No. 49233.

Further by virtue of Deed of Sale dated 22.01.1970 duly registered in the office of the sub Registrar of Salcete at Margao under No. 130 at pages 18 to 20 of Book No. 1, Volume No. 59 dated 16.02.1970 (document at serial No.f)the said Smt. Ana Aura Rosinha Fernandes sold and conveyed the said property to Antonio Maria de Sipiao Fernandes e Carvalho alias Sipiao Antonio Carvalho, Mr. Eduardo Afonso Francisco Fernandes e Carvalho alias Eduardo Fernandes e Carvalho alias Eduardo Carvalho, and Mr. Augusto Fernando Herasto de Piedade Fernandes e Carvalho alias Fernando Carvalho.

Further Braulio Patrocinio Sebastiao Carvalho by other name Braulio Carvalho married to Maria Isabel Flavia Sibilina De Piedade Antao e Fernandes by other name Flavia Fernandes executed a will dated 27.05.1981(document at serial No.d) in favour of Antonio Maria de Sipiao Fernandes e Carvalho, Mr. Eduardo Afonso Francisco Fernandes e Carvalho and Mr. Augusto Fernando Herasto de Piedade Fernandes e Carvalho while she sold the usufructuary rights to their mother Flavia Fernandes e Carvalho.

Further upon the death of their late mother said Flavia Fernandes e Carvalho on 26.07.92 the usufructuary rights purchased by her in the said property stood extinguished.



Further Antonio Maria de Sipiao Fernandes e Carvalho alias Sipiao Antonio Carvalho and his wife Maria Adelina Sequeira Carvalho alias Maria Adelina Sequeira e Carvalho, Mr. Eduardo Afonso Francisco Fernandes e Carvalho alias Eduardo Fernandes e Carvalho alias Eduardo Carvalho and his wife Zena Francisca Fernandes alias Zena Fernandes, and Mr. Augusto Fernando Herasto de Piedade Fernandes e Carvalho alias Fernando Carvalho and his wife Zena Noela Zuzarte filed an application before the Inspector of Survey and Land records bearing Case No. 70/2013 whereby their names have been confirmed in the occupant's column of the said survey holdings surveyed under Chalta Nos. 44 and 45 of P.T.sheet No. 250 in the office of the City Survey Margao.

Further Mrs. Scipiao Fernandes Carvalho, Eduardo Fernandes Carvalho and Fernando Fernandes Carvalho obtained conversion Sanad vide No. SDO-II/SAL/CONV/67/2020/143 dated 15.01.2021(document at serial No. g colly) from Dy Collector &Sub Divisional Officer, Margao, converting an area of 418.00 square meters of Chalta No. 44 of P.T.Sheet No. 250 for residential use.

Further Mr. Scipiao Fernandes Carvalho, Mr. Eduardo Fernandes Carvalho and Mr. Fernando Fernandes Carvalho also obtained permission for construction of Residential building comprising of Ground floor + 4 floors and compound wall in the Property surveyed under Chalta No. 44 of P.T.Sheet No. 250 situated at Aquem, Margao, Salcete, Goa, and for which development permission is obtained from South Goa Planning and development authority vide No. SGPDA/P/6295/436/20-21 dated 23.07.2020 and construction Licence is obtained from Margao Municipal council vide no. A/50/2020-2021 dated 28.10.2020 (document at serial No.h colly)and constructed a building and compound wall as per approved plan issued by South Goa Planning and development authority dated 23.07.2020 and construction Licence issued by Margao Municipal council dated 28.10.2020(document at serial No. i).

Further Mr. Evarest Redemptor Diniz entered into Agreement for Sale and Development dated 01.02.2022 duly registered in the office of Sub Registrar of Salcete under No. MGO-1-357-2022 dated 03.02.2022 with Mr. Antonio Maria de Sipiao Fernandes e Carvalho alias Sipiao Antonio Carvalho and others to purchase the said property for the purpose of development by constructing a building thereon consisting of premises/flats at his own cost and expense.

Further Mr. Evarest Redemptor Diniz towards payment of the consideration to Antonio Maria de Sipiao Fernandes e Carvalho alias Sipiao Antonio Carvalho and others, Mr.Evarest Redemptor Diniz shall construct for Antonio Maria de Sipiao Fernandes e Carvalho alias Sipiao Antonio Carvalho and others four flats one on the ground floor bearing No. F-002 admeasuring an area of 76.6 square meters corresponding to 62.86 sq mtrs carpet area, open flat on the third floor bearing No. F-301 admeasuring an area of 99.23 sq mtrs corresponding to 66.03 sq mts of carpet area, one flat on the third floor bearing No. F-302 admeasuring an area of 99.23 sq mtrs corresponding to 66.03 sq mts of carpet area and one flat on the fourth floor bearing No. F-401



admeasuring an area of 99.23 sq mtrs corresponding to 66.03 sq mts of carpet area.

The document at Serial No. (j) is the Nil Certificate of Encumbrance on property which is dated 02.12.2022 for the period between 01-01-1992 to 30.11.2022, which certificate is issued by Civil Registrar cum Sub Registrar of Salcete at Margao Goa disclosing therein no act or encumbrances affecting the said property has been found.

In the above circumstances, I am of the opinion that the said Evarest Redemptor Diniz together with Mr. Antonio Maria De Scipiao Fernandes E Carvalho alias Sipiao Antonio Carvalho, and his wife Mrs. Maria Adelina Sequeira Carvalho alias Maria Adelina Sequeira E Carvalho, Mr. Eduardo Afonso Francisco Fernandes E Carvalho alias Eduardo Fernandes E Carvalho alias Eduardo Carvalho and his wife Mrs. Zena Francisca Fernanades alias Zena Fernandes, Mr. Augusto Fernando Herasto De Piedade Fernandes E Carvalho alias Fernando Carvalho, Mrs. Zena Noela Zuzarte have a valid and marketable title to the said property described herein above.



ADVOCATE
VIVEK F. VAS