

Date: 23.12.2019

To,
the Officer in Charge,
RERA Authority,
having its office at
Patto Panjim Goa

Sub: Legal report of all that proposed residential Building known as "VINA GREEN 1" to be constructed in the PLOT 3-G forming the part of Landed Property Known as "LOS NAMOLLAXIR or MADIADDA" situated within the Jurisdiction of Village Balli, Quepem Goa, South Goa, Described under No. 2208 and 4159 and enrolled under Taluka Revenue Office Under Matriz Number 7 and 8 and bearing Survey No. 84/1-F having an total area of 1004 sq mtrs

Sir/Madam,

On the basis of the title deeds forwarded to me and other information submitted by you, I submit my report as under:-

(1) Name and Address of the Title Holders:

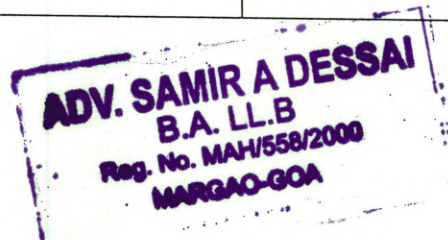
M/S. VIDHI CONSTRUCTION represented by its Sole proprietor **Shri. Virendra Yeshwant Dessai**, son of Mr. Yeshwant Vithoba Desai, aged 49 years, business, married, Indian National, Mob No. 9527319606, Pan Card No. AFKPDO514P having its office and residing at House No. M-7, Culwado Cuncolim, Salcete, Goa

(2) List of Documents scrutinized:-




Sr. No.	Name of Document	Whether original or true Xerox copy
1.	Extract of described in the Land Registration office under No. 2208 and 4159	Certified Copy issued by the Sub Registrar of Quepem, Quepem, Goa
2.	Extract of Matriz under No. 7 and 8	Certified Copy issued by the Mamlatdar of Salcete, Margao, Goa
3.	Deed of Gift dated 19-03-1977 duly registered in the office of Sub Registrar of Quepem at Quepem, Goa under Registration No. 96 at pages 170 to 180, Book No. I, Volume No. 44, dated 17-05-1977.	Certified Copy issued by the Sub Registrar of Quepem, Quepem Goa
4.	Deed of Succession dated 31-01-2005 recorded before the Notary Ex-Officio of Quepem, at folio 29 of Deeds Book No. 1475	Certified Copy issued by the Sub Registrar of Quepem, Quepem Goa
5.	Deed of sale registered and executed before the sub registrar of Quepem at Quepem Goa dated 28-06-2016 under Book-1 Document Registration Number QPM-BK1-00766-2016 CD Number QPMD7 on Date 29-06-2016.	Original
6	Form I and XIV of survey No. 84/1-F of village Balli Quepem Goa	Original
7	Survey Plan of survey No. 84/1-F of	Original

Samir

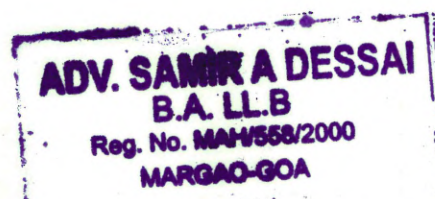


	village Balli Quepem Goa	
8	Order and Judgment passed in Partition Case bearing No. LRC/PART/QUE/BAL/326/2016/2746 dated 13-07-2017 by the Dy. Collector Quepem Goa	Original
9	Conversion Sanad issued by the office of the Collector South Goa at Margao Goa under no. COL/QUE/SG/CONV/39/2018 dated 14-11-2019 order DATED 13-11-2019.	Original
10	Technical Clearance order issued by the office of the Town and Country Planning Department at Quepem Goa under no. TPQ/CT/5532/BALLI/84/1-F/2019/2283 DATED 03-10-2019	Original

(3) Description of the Immovable Property:

- I) DESCRIPTION OF THE PROPERTY IN WHICH THE BUILDING IS PROPOSED TO BE CONTRUCTED :--** The building is to be proposed to be constructed in the plot being Plot 3-F forming the part of Landed Property Known as "LOSNAMOLLAXIR or MADIADDA" situated within the Jurisdiction of Village Balli, Quepem Goa, South Goa, Described under No. 2208 and 4159 and enrolled under Taluka Revenue Office Under Matriz Number 7 and 8 and bearing Survey No. 84/1-F having an area of 1004 sq. mtrs of village Balli, Quepem

[Handwritten Signature]



Goa and is bounded On the East by remaining property under survey No. 84/1, On the west by property under survey No. 83/1, On the North by road and On the South by the property under survey No. 84/1-C

The plot of land is surveyed under Survey No.84/1 and as per the partition order issued by the Deputy Collector of Quepem, the said plot of land has been allotted new sub-division under No. 84/1-F Balli village, Quepem Taluka

II) SITUATION:-

Balli village, within the limits of Village Panchayat of Adnem Balli, Taluka and Sub-District of Quepem, District of South Goa, State of Goa.

III) LAND REGISTRATION DESCRIPTION NO.:-

under No. 2208 and 4159

IV) SURVEY NO.:-

The Plot of land is surveyed under Survey No.84/1-F, Balli village, Quepem Taluka

(4) Search and Investigation:

- 1) The said building is to be proposed to be constructed in the plot being Plot 3-F forming the part of Landed Property Known as "LOSNAMOLLAXIR or MADIADDA" situated within the Jurisdiction of Village Balli, Quepem Goa, South Goa, Described under No. 2208 and 4159 and enrolled under Taluka Revenue Office Under Matriz Number 7 and 8 and

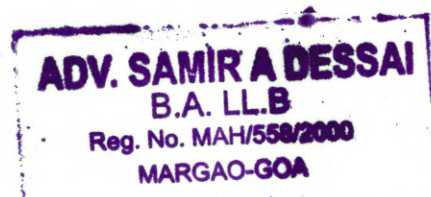
Sam



bearing Survey No. 84/1-F having an area of 1004 sq. mtrs of village Balli, Quepem Goa and is bounded On the East by remaining property under survey No. 84/1, On the west by property under survey No. 83/1, On the North by road and On the South by the property under survey No. 84/1-C

- 2) The Said Plot of land is part and parcel of landed property named as "LOSNAMELLAXIR or MADIADDA" situated within the Jurisdiction of Village Balli, Quepem Goa, South Goa, Described under No. 2208 and 4159 and enrolled under Taluka Revenue Office Under Matriz Number 7 and 8 and bearing Survey No. 84/1, 2 4 to 9 and 85/1 of Village Balli Quepem Goa
- 3) The Said Whole property originally belongs to Rosario Pinto who absolutely seized the said whole property and other landed properties.
- 4) The said Rosario Pinto has otherwise gifted the said properties including the said whole property into parts to their Grandson Mr. Antonio Dias Pinto and Mr. Aquino Pinto by virtue of Deed of Gift dated 19-03-1977 registered with the office of Sub Registrar of Quepem Under Registration No. 96 at pages 170 to 180 Book No. I Volume No. 44 dated 17-05-1977.
- 5) The **Smt. Leopoldina Dias Pinto @ Lipoldina Aquino Pinto** being the wife of late Mr. Aquino Dias Pinto has allotted PLOT NO. 3 by virtue of above Deed of Gift dated 19-03-1977 of the said whole property bearing Survey No. 84/1 having an area of 6952 sq meters and bounded as under
On the East by property of Antonio Dias Pinto,

Devi



On the west by property of Joao Luis Miranda and
 others

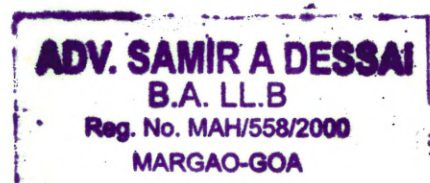
On the North by property of Aquino Dias Pinto and

On the South by the property sold to Sebastiao
 Fernandes

The Survey No. 84/1 is herein after referred to as "SAID
PROPERTY".

- 6) The **Smt. Leopoldina Dias Pinto @ Lipoldina Aquino Pinto wife of** late Mr. Aquino Dias Pinto and their childrens thus becomes the lawful owner in possession of the said property as per the family laws of Goa.
- 7) That after the death of late Mr. Aquino Dias Pinto their heirs has executed Deed of Succession before the Office of the Civil Registrar cum Sub Registrar and Notary Ex-Officio, Salcete Margao Goa on 31-01-2005 at 29 of Deeds Book No. 1475.
- 8) The **Smt. Leopoldina Dias Pinto @ Lipoldina Aquino Pinto wife of** late Mr. Aquino Dias Pinto and their childrens thus become the lawful owners in possession of the said property.
- 9) **M/S. VIDHI CONSTRUCTION** through its Sole proprietor **Shri. Virendra Yeshwant Dessai** has approached the said Smt. Leopoldina Dias Pinto @ Lipoldina Aquino Pinto wife of late Mr. Aquino Dias Pinto and their legal heir to purchase all that Plot 3-F forming the part of above property admeasuring an area of 1004 sq. mtrs forming the part of survey No. 84/1 of Balli, Quepem Goa. By virtue of Deed of Sale executed and registered before the Sub Registrar of Quepem dated 28-06-2016 under Book-1 Document

Samir

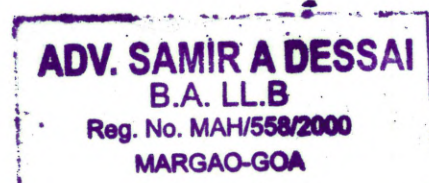


Registration Number QPM-BK1-00766-2016 CD Number QPMD7 on Date 29-06-2016, the said Shri Virednra Dessai has purchased the said plot for the purpose of development of constructing the building (ground + two floor) named as VINA GREEN 1 consisting of stilt parking, residential flats For constructing the proposed building complex, the following requisite approvals, licenses and permissions have been obtained:

- a) Copy of Order and Judgment passed in Partition Case bearing No. LRC/PART/QUE/BAL/326/2016/2746 dated 13-07-2017 by the Dy. Collector Quepem Goa
 - b) Copy of Conversion Sanad issued by the office of the Collector SOUTH Goa at Margao Goa under no. COL/QUE/SG/CONV/39/2018 DATED 14-11-2019 ORDER DATED 13-11-2019.
 - c) Copy of Technical Clearance order issued by the office of the Town and Country Planning Department at Quepem Goa under no. TPQ/CT/5532/BALLI/84/1-F/2019/2283 DATED 03-10-2019 The OWNER CUM DEVELOPER have proposed to construct on the Project Land *as per due permission and approval.*
- 10) OWNER CUM DEVELOPER has appointed a structural engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the architect and the structural Engineer till the completion of the building/buildings;

5) OPINION:-

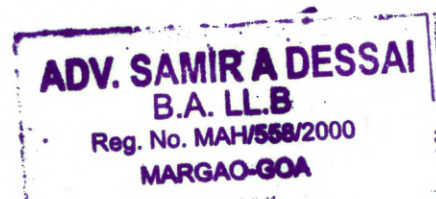
Samir



Based upon the documents scrutinized above, I have to give my opinion as under:-

- 1) This title report is being given for the plot being Plot 3-F forming the part of Landed Property Known as "LOSNAMELLAXIR or MADIADDA" situated within the Jurisdiction of Village Balli, Quepem Goa, South Goa, Described under No. 2208 and 4159 and enrolled under Taluka Revenue Office Under Matriz Number 7 and 8 and bearing Survey No. 84/1-F having an area of 1004 sq. mtrs of village Balli, Quepem Goa and is bounded On the East by remaining property under survey No. 84/1, On the west by property under survey No. 83/1, On the North by road and On the South by the property under survey No. 84/1-C
- 2) **M/S. VIDHI CONSTRUCTION** represented by its Sole proprietor **Shri. Virendra Yeshwant Dessai** is the lawful owner of plot being Plot 3-F forming the part of Landed Property Known as "LOSNAMELLAXIR or MADIADDA" situated within the Jurisdiction of Village Balli, Quepem Goa, South Goa, Described under No. 2208 and 4159 and enrolled under Taluka Revenue Office Under Matriz Number 7 and 8 and bearing Survey No. 84/1-F having an area of 1004 sq. mtrs of village Balli, Quepem Goa and is bounded On the East by remaining property under survey No. 84/1, On the west by property under survey No. 83/1, On the North by road and On the South by the property under survey No. 84/1-C presently surveyed under survey No. 84/1-F of village Balli Quepem Goa in view of Deed of sale registered and executed before the sub registrar of Quepem at Quepem Goa dated 28-06-2016 under Book-1 Document Registration Number QPM-BK1-00766-2016 CD Number QPMD7 on Date 29-06-2016 and the survey records of the said Plot of land.

Samir



- 3) The competent authorities have also given conversion sanad to the said plot
- 4) In view of the above, it can be stated that the **M/S. VIDHI CONSTRUCTION** represented by its Sole proprietor **Shri. Virendra Yeshwant Dessai** is the lawful owners of plot being Plot 3-F forming the part of Landed Property Known as "LOSNAMELLAXIR or MADIADDA" situated within the Jurisdiction of Village Balli, Quepem Goa, South Goa, Described under No. 2208 and 4159 and enrolled under Taluka Revenue Office Under Matriz Number 7 and 8 and bearing Survey No. 84/1-F having an area of 1004 sq. mtrs of village Balli, Quepem Goa and is bounded On the East by remaining property under survey No. 84/1, On the west by property under survey No. 83/1, On the North by road and On the South by the property under survey No. 84/1-C and are authorized to sell the apartment therein to the third party.

CERTIFICATE:-

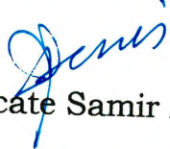
I hereby certify that I have personally searched and verified the information furnished in this report. The statements and other information given in this report are correct and true. I certify that the **M/S. VIDHI CONSTRUCTION** represented by its Sole proprietor **Shri. Virendra Yeshwant Dessai** is the lawful owners of plot being Plot 3-F forming the part of Landed Property Known as "LOSNAMELLAXIR or MADIADDA" situated within the Jurisdiction of Village Balli, Quepem Goa, South Goa, Described under No. 2208 and 4159 and enrolled under Taluka Revenue Office Under Matriz Number 7 and 8 and bearing Survey No. 84/1-F having an area of 1004

Samir



SAMIR A DESSAI B.A. LL.B. ADVOCATE
Office No.S-12, Second floor, Rafael Plaza Building, Behind
Post office, MARGAO, GOA. 403601MOB.9822587631

sq. mtrs of village Balli, Quepem Goa and is bounded On the East by remaining property under survey No. 84/1, On the west by property under survey No. 83/1, On the North by road and On the South by the property under survey No. 84/1-C and will hold clean, clear and marketable title thereto after executing the deed of sale of the said apartment/flat premises to be constructed in the building in the said property with the Builder/Owner.


Advocate Samir A. Dessai

