Adv. (Mrs) Vidhya A. Shet
B.A., LL.B.

NOTARY

OFFICE :
No. -47, Ground Floor,
Apna Bazar,
Vasco - da - Gama,
Goa - 403 802.
Mob.: 9226198207
9545786252

Ref. No.: VAS/Report/2025-26/77

Date 05/02/2026

# Title Report

This Title Report is submitted at the request of **Mr. Everton Vales**, having office at Greva Developers, Near MO Goa Vales Junction, Alto Dabolim, Mormugao, South Goa, Goa

I, on the basis of the Documents/title deeds forwarded to me pertaining to the said immovable property and the other information submitted by you, have conducted a detailed search and investigation and submit my report as under : -

1. **Name(s) and Address(es) of the Title holder(s)**

**1) Mr. Everton Vales**

resident of H. No. 240, Alto-Dabolim, Mormugao, South Goa, Goa

2. **List of Documents as seen by me**

The list of documents seen are as follows:

1. Copy dated 12/08/2011 issued by Land Registrar of Salcete in respect of Description No. 16320 of Book B No. 42 of New Series along with Inscription No. 47008 at folio 88 of G. No. 55 of Land Registration Office of Salcete in Portuguese with English translation;

2. Certificate dated 11/04/1970 of the Orphanological Inventory Proceedings on the demise of Ligorio Cota Carvalho under no. 44/70 initiated before the Civil

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Judge Senior Division at Margao in Portuguese with English translation;

3. Registration certificate of Partnership Firm M/s Victoria Enterprises, registered under Firm No. 60/92, Vol. 13 dated 13/03/1992 with the Registrar of Firms at Ilhas;

4. Provisional NOC for Sub-Division of Land from the Town and Country Planning Department of Mormugao Taluka, Vasco-da-Gama, Goa under ref no. DH/2433/5/ATP/79 dated 12/02/1196;

5. Provisional NOC for Sub-Division of Land from the Village Panchayat of Cortalim-Quelossim bearing ref. no. VPCQ/32/96-97/69 dated 30/04/1996

6. **Original** Deed of Sale dated 10/10/1996 duly registered before the Office of the Sub Registrar of Mormugao Taluka under no. 212 at pages 508 to 580 of Book no. I, Volume no. 203 dated 02/04/1997;

7. **Original** Deed of Sale dated 12/01/2021 duly registered before the Office of the Sub Registrar of Mormugao Taluka under no. MOR-1-62-2021 dated 13/01/2021.

8. **Original** Deed of Sale dated 12/01/2021 duly registered before the Office of the Sub Registrar of Mormugao Taluka under no. MOR-1-63-2021 dated 13/01/2021.

9. Copy of the Order dated 25/04/2022 in Case No. 3/ISLR/MOR/PART/CORT/203 passed by the Inspector of Surveys and Land Records, Vasco-da-Gama, Goa

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10. Copy of Form No. I & XIV dated 13/05/2022 in respect of Survey No. 126/1-AD of Cortalim village, Mormugao Taluka.

11. **Original** Conversion Sanad bearing no. 11/DYC-MOR/CONV/53/2022/418 dated 13/02/2023 from Dy Collector/SDO, Mormugao, Vasco-da-Gama, Goa.

12. **Original** Conversion Sanad bearing no. 11/DYC-MOR/CONV/53/2022/417 dated 13/02/2023 from Dy Collector/SDO, Mormugao, Vasco-da-Gama, Goa.

13. **Original** Corrigendum bearing Ref. no. /DYC-MOR/CONV/53/2022/2020 dated 08/08/2024 to the Conversion Sanad bearing no. 11/DYC-MOR/CONV/53/2022/418 dated 13/02/2023 from Dy Collector/SDO, Mormugao, Vasco-da-Gama, Goa

14. **Original** Technical Clearance Order bearing Ref. no. DH/6872/MTP/Cortalim/2024/731 dated 04/09/2024 from the Office of the Town and Country Planning Department of Mormugao, Vasco da Gama, Goa.

15. **Original** Construction Licence No. VP/C/Const licence/8/2024-25/1180 dated 23/10/2024 from the Village Panchayat of Cortalim, Cortalim, Goa

16. **Original** General Power of Attorney dated 24/10/2024 duly executed before the Public Notary Adv. Vimmy Korgaonkar at Vasco-da-Gama, Goa and registered in her Book under no. 1656/2024.

NOTARY
Adv. Mrs. Vidhya A. Shet
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17. **Original** Technical Clearance Order (Revised) bearing Ref. no. DH/6872/MTP/Cortalim/2025/1055 dated 10/12/2025 from the Office of the Town and Country Planning Department of Mormugao, Vasco da Gama, Goa alongwith approved Plan.

18. **Original** Construction Licence (Revised) No. VP/C/Const licence/20/2025-26/1680/1180 dated 20/01/2026 from the Village Panchayat of Cortalim, Cortalim, Goa

19. Copy of Form No. I & XIV dated 27/01/2026 in respect of Survey No. 126/1-AC of Cortalim village, Mormugao Taluka.

3. **Description of immovable property/ies**

**SCHEDULE I**

All that property known as **"NAUTA"** described in the Land Registration Office Mormugao Taluka under No.16320 but not enrolled in the Taluka Revenue Office of Mormugao and presently surveyed under Survey No. 126/1, 218/1, 212/2, 217/1 of Cortalim Village, Taluka and sub District for registration Mormugao, District South Goa, and a portion of this property admeasuring 20,725 sq. m. is sub divided into plots and the entire property is bounded as under:

On the East : By Pond and stream of Communidade;
On the West : By top of the hill;
On the North : By property of the same name of the Cofre of Santas Almas of the Church of Cortalim and
On the South : By top of the hill.

The said property is presently bounded as under:

On the East : By property of Santas Almas of Cortalim Church, top of hill, stream, pond of

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Communidade and property of heirs of Albino D'Sa and Manuel Gama & Ors.;

On the West : By top of the hill of Communidade;

On the North : By Pond and top of the hill of Communidade, property of heirs of Albino D'Sa and Manuel Gama & Ors

On the South : By property of Cofre and top of the hill of Communidade.

**SCHEDULE II**

All that part of the property described in SCHEDULE I hereto, which part admeasuring 20,725 sq. mts. and presently surveyed under Survey No. 126/1, of Cortalim Village, Taluka and sub District for registration Mormugao, District South Goa, the entire property is bounded as under:

On the North : By the Communidade of Cortalim

On the South : By property of Cofre of Santas Almas of the church of Cortalim

On the East : By Pond

On the West : By Road

**SCHEDULE III**

All that Property bearing No. 126/1-AC (originally bearing Plot No. 27, in Survey No. 126/1, Cortalim Village, Mormugao taluka) formed from the part of the property described in SCHEDULE II hereto, having an area of 255 sq. mts. and bounded as under:

On the East : By Road;

On the West : By Plot No. 24 of the same property.

On the North : By Plot No. 23 of the same property; and

On the South : By plot no. 28 of the same property.

And as per survey records now bounded as follows:-

On the East: By property bearing Survey no. 126/1;

On the West : By property bearing Survey no. 126/1-AA;

On the North : By property bearing Survey no.126/1-AD and

On the South : By property bearing Survey no. 126/1.

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**SCHEDULE IV**

All that Property bearing No. 126/1-AD (originally bearing Plot No. 23, in Survey No. 126/1, Cortalim Village, Mormugao taluka) formed from the part of the property described in SCHEDULE II hereto, having an area of 425 sq. mts. and bounded as under:

On the East : By Road;
On the West : By Road.
On the North : By Road; and
On the South : By Plot No. 24 & Plot No. 27 of the same property;

And as per survey records now bounded as follows:-

On the East : By property bearing Survey no. 126/1; .
On the West : By property bearing Survey no. 126/1;
On the North : By property bearing Survey no.126/1 and
On the South : By property bearing Survey no. 126/1-AA and Survey no. 126/1-AC.

4. **Search in Sub-Registrar's Office**

i) Location of property/ies:
within the jurisdiction of the Village Panchayat of Cortalim, Registration Sub district and Taluka of Mormugao, District of South Goa, State of Goa.

ii) Investigation, flow/tracing of Title and Search:
From the documents produced for verification it reveals that:

That there exists a larger property known as "NAUTA", described in the Land Registration Office of Mormugao Taluka under no. 16320 but not enrolled in the Taluka Revenue Office of Mormugao and presently surveyed under Survey no. 126/1, 218/1, 212/2, 217/1 of village Cortalim, situated within the jurisdiction of Village

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Panchayat of Cortalim, Taluka and Sub District of Mormugao, District of South Goa, hereinafter reffered to as the 'SAID PROPERTY' and originally bounded as follows:-

On the East : By Pond and stream of Communidade;
On the West : By top of the hill;
On the North : By property of the same name of the Cofre of Santas Almas of the Church of Cortalim and
On the South : By top of the hill.

The said property is presently bounded as under:

On the East : By property of Santas Almas of Cortalim Church, top of hill, stream, pond of Communidade and property of heirs of Albino D'Sa and Manuel Gama & Ors.;
On the West : By top of the hill of Communidade;
On the North : By Pond and top of the hill of Communidade, property of heirs of Albino D'Sa and Manuel Gama & Ors
On the South : By property of Cofre and top of the hill of Communidade.

That the said property originally belonged to Mr. Anton Ligorio D'Cunha Braganza Cotta Carvalho alias Anton Ligorio Braganza D' Cunha Cotta Cavalho or Ligorio Cotta Carvalho and stands so inscribed under No. 47008 dated 30/10/1958 in the Office of The Land Registrar of Salcete at Margao, Goa.

That on the death of the Ligorio Cotta Carvalho on 19/04/1970 Inventory Proceedings no. 44/70 were initiated before the Civil Judge Senior Division at Margao wherein the said property was allotted to his son Mr.

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Ranjit Cotta Carvalho who brought it into the Partnership Firm M/s Victoria Enterprises.

After obtaining the provisional permissions and approvals from the Town and Country Planning Department of Mormugao Taluka, Vasco-da-Gama, Goa under ref no. DH/2433/5/ATP/79 dated 12/02/1196 and the Village Panchayat of Cortalim-Quelossim bearing ref. no. VPCQ/32/96-97/69 dated 30/04/1996, the aforesaid M/s Victoria Enterprises developed a portion of the said property admeasuring an area of 20,725 sq. mtrs. falling under Survey no. 126/1 of Village Cortalim, Mormugao Taluka, (more particularly described in SCHEDULE II hereinabove) into developed plots numbered from 1 to 33. That by virtue of Deed of Sale dated 10/10/1996 duly registered before the Office of the Sub Registrar of Mormugao Taluka under no. 212 at pages 508 to 580 of Book no. I, Volume no. 203 dated 02/04/1997, M/s Victoria Enterprises sold sub divided plots identified under Plot nos. 23, 24 and 27 admeasuring an area of 425 sq. mtrs., 255 sq mtrs. and 255 sq. mtrs. respectively to Miss Smitha Bhandare.

Thereafter by virtue of Deed of Sale dated 12/01/2021 duly registered before the Office of the Sub Registrar of Mormugao Taluka under no. MOR-1-62-2021 dated 13/01/2021, the aforesaid Mrs. Smitha Bhandare alias Smitha Ajit Kamat and her husband Shri. Ajit Guiry Kamat sold to Mr. Everton Vales one of the sub divided plots identified as Plot no. 23, admeasuring an area of 425 sq. mtrs.

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Deed of Sale dated 12/01/2021 duly registered before the Office of the Sub Registrar of Mormugao Taluka under no. MOR-1-63-2021 dated 13/01/2021, the aforesaid Mrs.

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Smitha Bhandare alias Smitha Ajit Kamat and her husband Shri. Ajit Guiry Kamat sold to Mr. Everton Vales one of the sub divided plots identified as Plot no. 27, admeasuring an area of 255 sq. mtrs.

That the said sub divided plot bearing no. 23 was partitioned vide Order dated 25/04/2022 in Case No. 3/ISLR/MOR/PART/CORT/203/2021 passed by the Inspector of Surveys and Land Records, Vasco-da-Gama, Goa wherein the original Plot No. 23, forming part of the property bearing Survey No. 126/1, Village Cortalim was partitioned and allotted new Survey No. 126/1-AD of Cortalim Village, Mormugao Taluka and originally bounded as follows:

On the East : By Road;
On the West : By Road.
On the North : By Road; and
On the South : By Plot No. 24 & Plot No. 27 of the same property;

And as per survey records now bounded as follows:-

On the East : By property bearing Survey no. 126/1;
On the West : By property bearing Survey no. 126/1;
On the North : By property bearing Survey no.126/1 and
On the South : By property bearing Survey no. 126/1-AA and Survey no. 126/1-AC.

That the said sub divided plot bearing no. 27 was partitioned vide Order dated 25/04/2022 in Case No. 3/ISLR/MOR/PART/CORT/203/2021 passed by the Inspector of Surveys and Land Records, Vasco-da-Gama, Goa wherein the original Plot No. 27, forming part of the property bearing Survey No. 126/1, Village Cortalim was partitioned and allotted new Survey No. 126/1-AC of

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Cortalim Village, Mormugao Taluka, and originally bounded as follows:

On the East : By Road;
On the West : By Plot No. 24 of the same property.
On the North : By Plot No. 23 of the same property; and
On the South : By plot no. 28 of the same property.

And as per survey records now bounded as follows:-

On the East : By property bearing Survey no. 126/1;
On the West : By property bearing Survey no. 126/1-AA;
On the North : By property bearing Survey no.126/1-AD and
On the South : By property bearing Survey no. 126/1.

That upon the purchase of the said Plots, mutation was carried out by Mr. Everton Vales and his name appears in the column of occupant in form I & XIV of Survey no. 126/1-AD and 126/1-AC of Village Cortalim, Mormugao Taluka

That aforesaid Mr. Everton Vales obtained Conversion Sanad bearing no. 11/DYC-MOR/CONV/53/2022/418 dated 13/02/2023 and 11/DYC-MOR/CONV/53/2022/417 dated 13/02/2023 from Dy Collector/SDO, Mormugao, Vasco-da-Gama, Goa to use the said plots bearing Survey No. 126/1-AD, admeasuring an area of 425.00 sq. meters and 126/1-AC, admeasuring an area of 255.00 sq. meters respectively, for Residential use only.

That aforesaid Mr. Everton Vales obtained Corrigendum under no. 11/DYC-MOR/CONV/53/2022/2020 dated 08/08/2024 to the Conversion Sanad bearing no. 11/DYC-MOR/CONV/53/2022/418 dated 13/02/2023 from Dy Collector/SDO, Mormugao, Vasco-da-Gama, Goa

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wherein the condition at Point 23 "The Applicant shall leave a 10.00 mtrs road towards the **South side**....." was corrected to read as "The Applicant shall leave a 10.00 mtrs road towards the **West side**....."

That the aforesaid Mr. Everton Vales obtained Technical Clearance Order bearing Ref. no. DH/6872/MTP/Cortalim/2024/731 dated 04/09/2024 from the Office of the Town and Country Planning Department of Mormugao, Vasco da Gama, Goa for the construction of a residential building and compound wall as per approved plans in Survey No. 126/1-AD of village Cortalim

That based on the aforesaid Permission, Mr. Everton Vales obtained Construction Licence No. VP/C/Const licence/8/2024-25/1180 dated 23/10/2024 from the Village Panchayat of Cortalim, Cortalim, Goa for the construction of a residential units and compound wall which is valid for a period of three years.

That the aforesaid Mr. Everton Vales subsequently has obtained Technical Clearance Order (Revised) bearing Ref. no. DH/6872/MTP/Cortalim/2025/1055 dated 10/12/2025 from the Office of the Town and Country Planning Department of Mormugao, Vasco da Gama, Goa for the amalgamation of Plots and construction of multi-family Residential Units – Block A (Revised), Block B and compound wall as per approved plans

That based on the aforesaid Permission, Mr. Everton Vales obtained Construction Licence (Revised) bearing. No. VP/C/Const licence/20/2025-26/1680/1180 dated 20/01/2026 from the Village Panchayat of Cortalim, Cortalim, Goa for the amalgamation of Plots and

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construction of multi-family Residential Units – Block A (Revised), Block B and compound wall which is valid for a period of three years.

Thereafter aforesaid Mr. Everton Vales has commenced construction of the residential building with compound wall named as **"GREVA REGENCY (Block A & Block B)"** with total (16) sixteen residential units/flats.

***ABOUT THE LEGALITY TO CONSTRUCTION:***

In order to put up construction, certain conditions have to be fulfilled by the builders/developers:

a) **Original** Technical Clearance Order (Revised) bearing Ref. no. DH/6872/MTP/Cortalim/2025/1055 dated 10/12/2025 from the Office of the Town and Country Planning Department of Mormugao, Vasco da Gama, Goa alongwith approved Plan.

b) **Original** Construction Licence (Revised) No. VP/C/Const licence/20/2025-26/1680/1180 dated 20/01/2026 from the Village Panchayat of Cortalim, Cortalim, Goa.

c) **Original** Conversion Sanad bearing no. 11/DYC-MOR/CONV/53/2022/418 dated 13/02/2023 from Dy Collector/SDO, Mormugao, Vasco-da-Gama, Goa.

d) **Original** Conversion Sanad bearing no. 11/DYC-MOR/CONV/53/2022/417 dated 13/02/2023 from Dy Collector/SDO, Mormugao, Vasco-da-Gama, Goa.

e) **Original** Corrigendum bearing Ref. no. /DYC-MOR/CONV/53/2022/2020 dated 08/08/2024 to the Conversion Sanad bearing no. 11/DYC-

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MOR/CONV/53/2022/418 dated 13/02/2023 from Dy Collector/SDO, Mormugao, Vasco-da-Gama, Goa

f) **Original** Technical Clearance Order bearing Ref. no. DH/6872/MTP/Cortalim/2024/731 dated 04/09/2024 from the Office of the Town and Country Planning Department of Mormugao, Vasco da Gama, Goa.

g) **Original** Construction Licence No. VP/C/Const licence/8/2024-25/1180 dated 23/10/2024 from the Village Panchayat of Cortalim, Cortalim, Goa

Thus the construction of the project "**GREVA REGENCY (Block A & Block B)**" is legal

## Certificate

I have examined the Title Deeds produced relating to the aforesaid property/ies and that the documents of title referred to in the Opinion are valid evidence of right, title and interest.

I hereby further certify that I have searched and verified the information furnished in this report and have compared the title deeds given to the me with the records/copy of it in the office of the Sub Registrar and has found both tallying with each other. I confirm having made search in the Land/Revenue records. I also confirm having verified and checked the records of the relevant Government Officers/Sub- Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office. I do not find anything adverse. The statements and other information given in the report are correct and true.

NOTARY
Adv. Mrs. Vidhya A. Shet
Asst.: State of Goa
Reg. No:13/2010
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I certify that **Mr. Everton Vales** is the Owner of the said property and have got a valid, clear, absolute and marketable title over the property shown above free of any encumbrances, charge or claims.

I hereby return the documents forwarded to me.

Signature

Adv. (Mrs.) VIDHYA A. SHET
NOTORY
STATE OF GOA
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PH.. 0832-2514130

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