

Legal Report

1) Name of the Owner : -

- (a) **MR. PHILIP FRANCIS FERNANDES**, son of George Caetano Fernandes, and his wife;
- (b) **MRS. ERMELINDA FERNANDES**, wife of MR. Philip Francis Fernandes, both resident of H. No. 41, Near the Church, Bambolim, Tiswadi, Goa.
- (c) **MR. VIVIAN STEPHAN LIONEL FERNANDES ALIAS VIVIAN STEPHEN LIONEL FERNANDES**, son of George Caetano Fernandes, and his wife;
- (d) **MRS. PERPETUA EGIDIA REMEZIA FERNANDES**, wife of Mr. Vivian Stephan Lionel Fernandes, both resident of H. No. 41, Near the Church, Bambolim, Tiswadi, Goa.
- (e) **DYNA DEVELOPERS**, A proprietorship concerned owned by Mr Bapitsta Fernandes, having their office at Febama Apartments, Dhavali, Ponda-Goa.

2) Description of the property including complete property address as per title documents, Dimension details as per title documents, Area of property as per title documents, Cadastral Survey No. (if applicable) and the Nature of the Land (Residential / Commercial / Industrial) :-



ALL that property known as "**BANDIALO**" or "**CAPRIACHO**" or "**GHARBHAT**" situated at Bambolim Goa, admeasuring 1000 Sq. mtrs along-with the house therein admeasuring 250 Sq Mtrs and described in the land registration office of Ilhas under no. 10613 at pages 48V of Book B 28 and Inscribed under no. 7246 at pages 158V of Book G 16, surveyed under old cadastral survey no. 116 and at present surveyed under survey no. 64/10 of Village Bambolim, Taluka Tiswadi, District North Goa, within the State of Goa, which property is bounded as under :

North	by the property of Romualdo Jose Monteiro and Jose Xavier D'Souza;
South	By the property of Venctexa Porob;
East	By the property of Venctexa Porob;
West	By the field of comunidade.

(Hereinafter referred as "**the said Property**").

The nature of **the said Property** is for Residential Purpose.



3) A list of documents studied in the below mentioned format in a chronological order:-

- 1) Photo copy of the English translation of Inscription and Description of the property.
- 2) Photo copy of the Power of Attorney executed before Axxess Law professional Corporation, 425 University Ave, Suite 502, Toronto, on (416) 901-9638, duly stamped before Additional Collector-I of North Goa District, Panaji dated 25.07.2016
- 3) Photo copy of the Inventory Proceedings No.13/2005/A along with the Order.
- 4) Photo copy of the Form I & XIV dated 23.05.2008 pertaining to the Survey No. 64 Sub Division 10 of Bambolim Village.
- 5) Photo copy of the Survey Plan dated 04.12.2015.
- 6) Photo copy of the Nill Encumbrance Certificate dated 10.08.2016.

- 7) Photo copy of the Memorandum of Understanding dated 06.07.2017 executed before Notary Nelson Soares, bearing No. 2750 dated 06.07.2017.
- 8) Photo copy of the Technical Clearance Order dated 22.01.2018 bearing reference No.TIS/9845/BAMBOLIM/TCP/2018/80 issued by the office of the Town and Country Planning Department, Panaji Goa.
- 9) Photo copy of the NOC issued by the office of the Urban Health Centre, Panaji dated 07.02.2018 bearing No. UHCP/DHS/NOC/17-18/3753
- 10) Photo copy of the Construction License dated 08.03.2018 issued by the office of the Village Panchayat of Curca, Bambolim & Talaulim, Tiswadi-Goa bearing reference No. VP/CBT/2017-18/Const/2020.
- 11) Photo copy of the Sanad dated 29.03.2018 issued by the office of the District Collector, North Goa, Panaji Goa bearing No. RB/CNV/TIS/COLL/13/2017/616.

4) History of the property (Flow of Title) :-

There exist immoveable property known as **"BANDIALO"** or **"CAPRIACHO"** or **"GHARBHAT"** situated at Bambolim Goa, admeasuring 1000 Sq. mtrs along-with the house therein admeasuring 250 Sq. Mtrs. and Described in the land registration office of Ilhas under no. 10613 at pages 48V of Book B 28 and Inscribed under no. 7246 at pages 158V of Book G 16, surveyed under old cadastral survey no. 116 and at present surveyed under survey no. 64/10 of Village Bambolim, Taluka Tiswadi, District North Goa, within the State of Goa, which property is bounded as under :

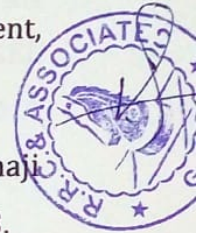
North	by the property of Romualdo Jose Monteiro and Jose Xavier D'Souza;
South	By the property of Venctexa Porob;
East	By the property of Venctexa Porob;
West	By the field of comunidade.

(Hereinafter referred as **"the said Property"**).

their office at Febama Apartments, Dhavali, Ponda-Goa. Thus said **DYNA DEVELOPERS** came to be in possession of **the said property**.

That said DYNA DEVELOPERS being desirous to construct row villa project in **the said property** in the name and style as "**EMERALD VILLAS**", obtained the following permissions / NOC's / Licenses from concerned departments:-

- (a) Technical Clearance Order dated 22.01.2018 bearing reference No.TIS/9845/BAMBOLIM/TCP/2018/80 issued by the office of the Town and Country Planning Department, Panaji Goa.
- (b) NOC issued by the office of the Urban Health Centre, Panaji dated 07.02.2018 bearing No. UHCP/DHS/NOC/17-18/3753.
- (c) Construction License dated 08.03.2018 issued by the office of the Village Panchayat of Curca, Bambolim & Talaulim, Tiswadi-Goa bearing reference No. VP/CBT/2017-18/Const/2020.
- (d) Sanad dated 29.03.2018 issued by the office of the District Collector, North Goa, Panaji Goa bearing No. RB/CNV/TIS/COLL/13/2017/616.



THUS SAID DYNA DEVELOPERS are constructing the said project on the said property after taking all the relevant Noc's, Permissions, Licenses from the concerned authority.

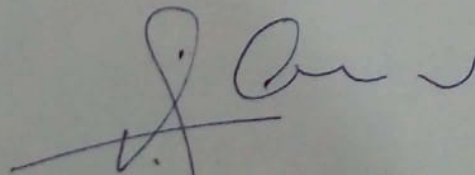
That said DYNA DEVELOPERS have agreed the land owners construct after taking all the approvals at his cost and consequences two villas bearing Villa No. 3 admeasuring about 160 Sq. mts., super built up area & 4 admeasuring about 160 Sq. mts., super built up area, wherein the said DYNA DEVELOPERS is entitled to sell other villas constructed therein on the said property as per the terms and conditions mentioned therein.

5) Based on the documents produced for my perusal which are enlisted herein above, I hereby declare that:

- a. I have perused the documents enlisted and Confirm that **MR. PHILIP FRANCIS FERNANDES** along with his wife **MRS. ERMELINDA FERNANDES**, & **MR. VIVIAN STEPHAN LIONEL FERNANDES ALIAS VIVIAN STEPHEN LIONEL FERNANDES** along with his wife **MRS. PERPETUA EGIDIA REMEZIA FERNANDES**, along with **DYNA DEVELOPERS** has & holds absolute, valid and marketable title to Villas constructed on **the said Property**.
- b. I further confirm that the **MR. PHILIP FRANCIS FERNANDES** along with his wife **MRS. ERMELINDA FERNANDES**, & **MR. VIVIAN STEPHAN LIONEL FERNANDES ALIAS VIVIAN STEPHEN LIONEL FERNANDES** along with his wife **MRS. PERPETUA EGIDIA REMEZIA FERNANDES**, along with **DYNA DEVELOPERS** have acquired a valid and marketable title to **the said property**.
- c. I hereby ascertain that there are no pending tenancy disputes and that there are no compensation claims payables in respect of **the said Property** to be mortgaged.
- d. I hereby certify that the Land Ceiling Act, Minor interest in property does not apply the property in question.

Place: Panaji.

Date: 23.11.2018.


(Shri Raviraj R. Chodankar)

Advocate

Raviraj Chodankar

Advocate

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