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RESIDENCE:

Opp. Mahalaxmi Temple, No.117, Fatorda,
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Date: 26/12/2024

SUB: TITLE REPORT OF THE SUB PLOT C BELONGING TO Mr. ANTONIO BLASCO DA COSTA GRACIAS, situated at Marlem, Borda, within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa presently surveyed under Chalta 60 of P. T Sheet no. 175 of Margao city.

1	<u>Complete or full description of the immoveable property/(ies)</u> ALL THAT Sub-Plot 'C', admeasuring an area of 540 sq mtrs. Part of the lager plot no 'B2' of the property known as "MARLEM" of Cultivation of mangoes, jackfruits And other trees and in part uncultivated , wherein there is an old residential house bearing municipal house no.959, situated at Marlem of Borda, within the area of Municipal Council of Margao, Taluka and Sub-district of Salcete, District of South Goa and State of Goa described in the Land Registration office of Salcete under no. 23881 at pages 109 reverse of Book B no. 71 of new series, enrolled in the Taluka Revenue offices of Salcete under matriz nos. 639 and 665 , and the said plot is presently surveyed under Chalta 60 of P. T Sheet no. 175 of Margao city.				
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.		<u>Land description and inscription</u> the said property is described no. 23881 at pages 109 reverse of book B no.71 of new series and inscription No. 42015 at pages 42 reverse of	Photo Copy	No

			Book G no.48.		
	2.	05/06/1978	<u>Deed of Partition</u> executed on 05/06/1978, duly registered before the sub-registrar of salcete, under no.801, at pages 272 to 275 of Book no. I, volume no.196, dated 07/10/1978.	Photo Copy	No
	3.	12/03/1990	<u>Agreement for sale</u> dated 12/03/1990.	Photo Copy	No
	4.	12/10/2006	<u>Deed of Partition</u> dated 12/10/2006, duly registered in the office sub-registrar of salcete, under no.4611, at pages 258 to 288, Book no. I, volume no.2190, dated 30/10/2006.	Photo Copy	No
	5.	26/03/2023	<u>Deed of Sale</u> 26/03/2023, registered in the office of the sub-registrar of Salcete under reg. no. MGO-1-1289-2023, dated 28/03/2023.	Photo Copy	Original Verified
	6.		<u>Form D</u> of the Plot surveyed under Chalta No. 60 of P.T. Sheet No. 175, of Margao city.	Photo Copy	Original Verified
	7.	16/09/2024	<u>Sanad</u> under no. CCSAL08-24-322/330, issued by office of the Collector, South Goa District dated 16/09/2024.	Photo Copy	Original Verified
	8.	11/07/2024	<u>Development Permission</u> under No. SGPDA/P/6671/524/24-25 issued by South Goa Planning & Development Authority, dated 11/07/2024.	Photo Copy	Original Verified
	9.	29/10/2024	<u>Construction License</u> under No. CONSTLIC/MARGAO/2024-2025/54 was issued by the Margao Municipal Council, Margao Goa, dated 29/10/2024	Photo Copy	Original Verified
	10.	17/12/2024	<u>Nil Encumbrance certificate</u> was obtained under certificate	Photo Copy	Original Verified



		No. NEC/2/2024/2928, issued by the sub-registrar of Salcete, from 26/03/2023 to 17/12/2024.																		
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 property known as "MARLEM" of cultivation of mangoes, jackfruits and other trees and in part uncultivated, wherein there is an old residential house bearing municipal house no. 959, situated at Marlem of Borda, within the area of Municipal Council of Margao, Taluka and Sub-district of Salcete, District of South Goa and State of Goa described in the Land Registration office of Salcete under no. 23881 at pages 109 reverse of Book B no. 71 of new series, enrolled in the Taluka Revenue offices of Salcete under matrizes nos. 639 and 665, and bounded as under:</p> <table><tr><td>EAST</td><td>by property of Augusto Dias</td></tr><tr><td>WEST</td><td>by top of the hill,</td></tr><tr><td>NORTH</td><td>by property of the heirs of Rosario Camara and</td></tr><tr><td>SOUTH</td><td>by properties of Fr. Tomas da Silva and brothers and of Camilo Fernandes and brothers</td></tr></table> <p>(Hereinafter referred to as the "SAID PROPERTY")</p> <p>All that plot 'B1' admeasures an area of 1693 sq. mtrs., surveyed under Chalta no. 34 of P.T. Sheet no. 175 and bounded as under:</p> <table><tr><td>EAST</td><td>by Plot 'A1' of the said property</td></tr><tr><td>WEST</td><td>by nalla thereafter by road</td></tr><tr><td>NORTH</td><td>by 2.00 meters wide Reserved access road and</td></tr><tr><td>SOUTH</td><td>by properties of Fr. Tomas da Silva and of Camilo</td></tr></table>				EAST	by property of Augusto Dias	WEST	by top of the hill,	NORTH	by property of the heirs of Rosario Camara and	SOUTH	by properties of Fr. Tomas da Silva and brothers and of Camilo Fernandes and brothers	EAST	by Plot 'A1' of the said property	WEST	by nalla thereafter by road	NORTH	by 2.00 meters wide Reserved access road and	SOUTH	by properties of Fr. Tomas da Silva and of Camilo
EAST	by property of Augusto Dias																			
WEST	by top of the hill,																			
NORTH	by property of the heirs of Rosario Camara and																			
SOUTH	by properties of Fr. Tomas da Silva and brothers and of Camilo Fernandes and brothers																			
EAST	by Plot 'A1' of the said property																			
WEST	by nalla thereafter by road																			
NORTH	by 2.00 meters wide Reserved access road and																			
SOUTH	by properties of Fr. Tomas da Silva and of Camilo																			



Fernandes and brothers.

Hereinafter referred to as the "SAID PLOT B1"

All that plot 'B2' ,admeasures an area of 2467 sq. mtrs., surveyed under Chalta nos. 30, 31 and 32 of P.T. Sheet no. 175 and is bounded as under:

EAST	by nalla now by road
WEST	by Plot 'A2' of the said property
NORTH	by 2.00 meters wide reserved access road and
SOUTH	by properties of Fr. Tomas da Silva and of Camilo Fernandes and brothers

Hereinafter referred to as the "SAID PLOT B2"

All that sub-plot no. 1 , admeasures an urea of 200 Sq. Mtrs. surveyed under chalta no. 35 (part) of P.T. Sheet no. 175 and is bounded as under:

EAST	by property of the heirs of Augusto Dias.
WEST	by Plot "B1" of the Said property,
NORTH	by property of the heirs of Rosario Camara now by 2.00 meters wide road and
SOUTH	by property of Camilo Fernandes and brothers.

Hereinafter referred to as the SAID SUB PLOT NO.1

All that sub-plot 'C' admeasures an area of 540 square meters surveyed under Chalta No. 60 of P.T. Sheet No. 175, of Margao city and bounded as under:

EAST	by road,
WEST	by Sub-Plot 'B' allotted to Smt. Florinda Pereira e Rodrigues alias Florinda Rodrigues
NORTH	by 4.00 meters wide reserved access road and
SOUTH	by property surveyed under Chalta no. 4 of P.T. Sheet



no.175.

(Hereinafter referred to as the "SAID PLOT")

As per the first **DOCUMENT No.1)** Land description and inscription the said property is described under no. 23881 at pages 109 reverse of book B no.71 of new series, and inscribed in favor of Shri. Joaquim Antonio Rodrigues and Aleixo Rodrigues, under inscription No. 42015 at pages 42 reverse of Book G no.48..

DOCUMENT No. 2 Deed of Partition executed on 05/06/1978, duly registered before the sub-registrar of Salcete, under no. 801, at pages 272 to 275 of Book no. I, volume no.196, dated 07/10/1978, wherein the said Joaquim Antonio Rodrigues and Aleixo Rodrigues and his wife Smt. Florinda Pereira alias Florinda Rodrigues partitioned the said property into plots nos. A1, A2 and B1, B2 and the said plot B1 and B2 was allotted to Aleixo Rodrigues and his wife Smt. Florinda Pereira alias Florinda Rodrigues.

DOCUMENT No.3) And whereas further an Agreement for sale dated 12/03/1990 was executed, wherein the said Joaquim Antonio Rodrigues (bachelor) agreed to sell the said plot A1 admeasuring an area of 200 sq.mts, to Smt. Florinda Pereira alias Florinda Rodrigues.

Further the said Aleixo Rodrigues alias Alex Rodrigues died on 28/07/1986, leaving behind him, his widow as his moiety sharer Smt. Florinda Pereira e Rodrigues as his sole and universal heirs, his following children's, namely, (i) Shri. Benjamin Rodrigues married to Leena Robert e Rodrigues, (ii) Shri. Roumaldo Rodrigues married to Zeena D' Souza e Rodrigues (iii) Shri. George Rodrigues married to Julia Alex e Rodrigues, (iv) Shri. Valentine Rodrigues married to Crucina Rodrigues (v) Shri. Domnic Savio Rodrigues married to Veronica D'Souza e Rodrigues (vi) Mrs. Helen rodricks E Dias alias Helen Dias married to Mr. Basilip Gergorio Dias (vii) Mrs. Rosy E D'Cunha married to Mr. Martinho Luis Arcanjo D'Cunha alias Martin Luis Arcanjo D'Cunha (viii) Mrs. Juduth Lucas Pinto married to Lucas Jerom Pinto and (ix) Mrs.



Anniecetta Louis Robert married to Louis Francis Robert, and subsequently} Deed of Partition dated 12/10/2006, which is the document No.4 was executed which was duly registered in the office sub-registrar of Salcete, under no.4611, at pages 258 to 288, Book no. I, volume no.2190, dated 30/10/2006, wherein Smt. Florinda Pereira e Rodrigues and her children's, namely, (i) Shri. Benjamin Rodrigues and his wife Smt. Leena Robert e Rodrigues, (ii) Shri. Romoldo Baptista Rodrigues Roumaldo Rodricks and his wife Smt. Zeena D'Souza e Rodrigues (iii) Shri. George Rodrigues and his wife Smt. Julia Alex e Rodrigues, (iv) Shri. Valentine Rodrigues and his wife Smt. Crucina Rodrigues and (v) Shri. Domnic Savio Rodrigues and his wife Smt. Veronica D'Souza e Rodrigues partitioned the said plots B1 and B2 into sub-plots, and the said sub-plot 'C' admeasuring an area of 540 sq.mts **which is of our interest was allotted to Shri. Domnic Savio Rodrigues and his wife Smt. Veronica D'Souza e Rodrigues**

And soon said Mrs. Rosy E D'cunha expired on 24/10/2015, in Mumbai leaving behind her widower said Mr. Martinho Luis Arcanjo D' cunha alias Martin Luis Arcanjo D' cunha and 3 daughters as the successors, namely Mrs. Diana D'souza married to Mr. Savio William D'souza alias Savio D'souza, Mrs. Edna D'souza married to Mr. Fredrick D'souza and Mrs. Fiona D'souza married to Mr. Lenwin Placid D' Souza. And subsequently the said Mrs. Judith Lucas Pinto and her husband Mr. Lucas Jerome Pinto expired on 12/12/2016 and 23/08/2009 respectively leaving behind their only son Mr. Vivian Lucas Pinto. And further Shri. Dominic Savio Rodrigues And his Wife Smt. Veronica D'souza E Rodrigues Alias Veronica Rodrigues along with the consent of Mrs. Helen Rodricks E Dias Alias Helen Dias, Mr. Basilio Gregorio Dias, Mr. Martinho Luis Arcanjo D'cunha Alias Martin Luis Arcanjo D'cunha, Mrs. Diana D'souza, Mr. Savio William D'souza Alias Savio D'souza, Mrs. Edna D' Souza, Mr. Fredrick D'souza, Mrs. Fiona D'souza, Mr. Lenwin Placid D' Souza, Mr. Vivian Lucas Pinto and Mrs. Anniecetta Louis Robert Mr. Louis Francis Robert sold the said Sub plot C to Mr. Antonio Blasco Da Costa Gracias, vide **DOCUMENT NO. 5)** which is the **Deed of Sale** 26/03/2023, registered in the office of the sub-registrar of Salcete under



reg. no. MGO-1-1289-2023, dated 28/03/2023. (And the confirming parties were added in this deed just for the strong documentation purpose and that they have no objection to execute this deed)

DOCUMENT No. 6) On becoming the owner of the said plot said Mr. Antonio Blasco Da Costa Gracias mutated his name in **Form D** of the Plot surveyed under Chalta No. 60 of P.T. Sheet No. 175, of Margao city.

Further said Mr. Antonio Blasco Da Costa Gracias converted the said Sub Plot C from agricultural land into non agricultural land and obtained **DOCUMENT No.7) Sanad** under no. CCSAL08-24-322/330, which was issued by office of the Collector, South Goa District on 16/09/2024.

DOCUMENT No. 8) Further for the purpose of the development of the said Sub Plot C, by carrying out the construction of Commercial cum residential building, **Development Permission** under No. SGPDA/ P/6671/524/24-25 was issued by the South Goa Planning & Development Authority, dated 11/07/2024 in the favour of Mr. Antonio Blasco da Costa Gracias.

DOCUMENT No. 11) After obtaining the final approval from the South Goa Planning & Development Authority, construction needs to be carried out for which **Construction License** under No. CONSTLIC/MARGAO/2024-2025/54 was issued by the Margao Municipal Council, Margao Goa, in the favour of Mr. Antonio Blasco da Costa Gracias on 29/10/2024.

DOCUMENT No. 12) And Whereas to check the encumbrance of the SAID Sub Pot C **Nil Encumbrance certificate** was obtained under certificate No. NEC/2/2024/2928, issued by the sub-registrar of Salcete, from 26/03/2023 to 17/12/2024, through which it can be seen that the said Sub Plot C is not mortgaged or hypothecated with any other financial bank or institution up till 17/12/2024.

6	Nature of Title of the intended Mortgagor over the Property (whether	Full Ownership Rights
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	full ownership rights, leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt./ Grantee/ Allottee etc.	
9	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) Incase 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 purposes or otherwise, whether requisite procedure followed/ permission obtained.	<u>Sanad</u> under no. CCSAL08-24-322/330, issued by office of the Collector, South Goa District dated 16/09/2024.
12	Whether the property is affected by any local laws or other regulations having a bearing on the creation	No



	security (viz. Agricultural Laws, weaker sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)	
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/marketing which points out any litigation/attachment/ security to court in respect of the property in question? In such case, please comment on such seal/marketing	Not Applicable
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.	<u>Nil Encumbrance certificate</u> was obtained under certificate No. NEC/2/2024/2928, issued by the sub-registrar of Salcete, from 26/03/2023 to 17/12/2024, and as per the said certificate No ENCUMBERANCE has been found on the SAID Sub Plot C.
16	Details of RTC extracts /mutation extracts/ Katha extract pertaining to the property in question.	Surveyed under Chalta No.60 of P. T. Sheet No.175, of Margao city.
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 property is FREE OF ENCUMBERANCE as per the, NEC/2/2024/2928, issued by the sub-registrar of Salcete, from 26/03/2023 to		



17/12/2024, and hence the owner /promoter have clear and marketable title over the property described under Chalta No.60 of P. T. Sheet No.175.

Date : 26/12/2024.

Place: Margao-Goa



Signature of the Advocate