

21/11/2020

To,
Mr. Anthony Marcellino Barreto and
Mrs. Maura Oilivia Pereira @
Maura Olivia Pereira e Barretto,
H. No.4/399, Mangor Hill,
Vasco-Da-Gama, Goa.

Sir,

SEARCH REPORT

At your request, I am herewith submitting the search report of the property described hereinbelow.

SUBJECT MATTER AND DESCRIPTION OF THE PROPERTY

SCHEDULE-I

All that property known as TERRENO A CONSISTENTE EM UM LOTE DENOMINADO OSSORPEM OU OSSOPI, described in the Land Registration Office of Salcete under No.19362 at Page 177 of Book B-49 New and enrolled in the Taluka Revenue Office under Matriz No.702 & 703 of Dabolim Village and recorded in the Record of Rights under Survey No. 65/2 of Dabolim Village within the Village of Dabolim in the Taluka of Mormugao in the State of Goa.

SCHEDULE-II

All that plot being the Plot No.A admeasuring an area of 775.00 sq. mtrs., situated in the property described more particularly in Schedule I hereinabove written and is bounded as under:-

- On the North : By the hilly terrain belonging to Ana Rodrigues;
On the South : By Public tar road;
On the East : By the bondage (faixa) reserved for railway road;
On the West : By property bearing Survey No.65/1 of Village Dabolim.



DOCUMENTS PRODUCED FOR VERIFICATION

1. Form I & XIV in respect of the property of surveyed under Survey No.65/2 of Dabolim Village.
2. Survey plan of the property of surveyed under Survey No.65/2 of Dabolim Village.
3. Description certificate No.19362 at Page 177 of Book B-49 New.
4. Letter issued by Office of the Mamlatdar of Mormugao, Vasco dated 03/11/2020.
5. Deed of Sale dated 31/07/1972 registered before Sub-Registrar of Mormugao at Vasco-Da-Gama under No.191 at pages 38 to 41 of Book No.I, Vol. No.XV dated 31/07/1972.
6. Deed of Sale dated 25/08/1972 registered before Sub-Registrar of Mormugao at Vasco-Da-Gama under No.209 at pages 67 to 71 of Book No.I, Vol. No.XV dated 25/09/1972.
7. Deed of Sale dated 08/02/2013 duly registered before Sub-Registrar of Mormugao at Vasco-Da-Gama under No.1028 at pages 109 to 123 of Book No.I, Vol. No.1560 dated 04/07/2013.
8. Conversion Sanad dated 06/12/2017 under ref No. AC-I/MOR/SG/CONV/09/2017/13469 issued by the Additional Collector-I, South Goa, Margao, Goa.
9. Development Permission Order No.MPDA/9-B-69/2017-18/1219 dated 26/02/2018 issued by the Mormugao Planning & Development Authority.
10. Construction licence No.VP/CHI/11/2017-18/42/3010 dated 27/03/2018 issued by Village Panchayat of Chicalim.
11. NOC from the South Western Railway under No. II/W.280/IINOC/Sr.DRN/Co-Ord/DRG dated 14/03/2017.
12. NOC issued by the Urban Health Centre, Vasco, Goa under No. UHCV/NOC/17-18/1825 dated 23/03/2018.
13. Approved Construction Plan.
14. Deed of Partnership dated 13/03/2018 duly executed before Notary Adv. Surajkumar Naik, Vasco-Da-Gama, Goa under Reg. No.2843/2018 dated 13/03/2018.
15. Certificate of Registration of Partnership Firm issued by the Office of the Registrar of Firms bearing Number of Firm on the Register MGO-F70-2018.



16. Agreement for Development and Sale dated 06/10/2020 duly registered before Sub-Registrar of Mormugao at Vasco-Da-Gama under Book-1 Document, Reg. No.MOR-1-1093-2020, dated 14/10/2020.
17. Nil Encumbrance Certificate dated 09/01/2013 under No.1 of 2013 for the period from 01/01/1980 to 08/09/2013.
18. Nil Encumbrance Certificate dated 02/11/2020 under No.484 of 2020 for the period from 14/10/2013 to 03/11/2020.

DEVOLUTION OF THE PROPERTY

From the documents produced for verification it reveals that there exists a property known as TERRENO A CONSISTENTE EM UM LOTE DENOMINADO OSSORPEM OU OSSOPI, described in the Land Registration Office of Salcete under No.19362 at Page 177 of Book B-49 New and enrolled in the Taluka Revenue Office under Matriz No.702 & 703 of Dabolim Village and recorded in the Record of Rights under Survey No. 65/2 of Dabolim Village within the Village of Dabolim in the Taluka of Mormugao in the State of Goa, hereinafter referred to as the "said property" and is more particularly described in Schedule-I hereinabove.

The said property was inscribed in the name of Mr. Andre Piedade De Cruz under Inscription No. 50163 at folio 156 of Book G-60 in the Land Registration Office of Salcete.

Said Mr. Andre Piedade De Cruz alongwith his wife MRs. Lydia Humiliana Remedios Monteiro de Cruz sold the said property to one Shri Pandurang Vamana Sinai Narvenkar vide Deed of Sale dated 31/07/1972 registered in the Office of the Sub-Registrar of Mormugao at Vasco-Da-Gama under No. 191 at pages 38 to 41 in Book No.I, Volume No. XV on 31/07/1972.

Said Mr. Pandurang Vamana Sinai Narvenkar sub-divided the said property into six plots and vide Deed of Sale dated 25/08/1972 registered in the Office of



the Sub-Registrar of Mormugao at Vasco-Da-Gama under No. 209 at pages 67 to 71 in Book No. I, Volume No. XV on 25/08/1972 sold the Plot A admeasuring an area of 800 sq. mtrs. to Mr. Derrik Fernandes.

Said Mr. Derrik Fernandes then partitioned the Plot A purchased from the said property and after survey as distinct and independent Plot under Survey No.65/2, found the Plot A admeasuring 775.00 sq. mtrs. is hereinafter referred to as the "said plot" and is described more particularly in the Schedule II hereunder written.

The said Mr. Derrik Fernandes alongwith his wife Mrs. Ana Serafina Afonso Fernandes alias Anne Afonso Fernandes sold the said plot being the Plot A admeasuring 775.00 sq. mtrs. to Mr. Anthony Marcellino Barreto and his wife Mrs. Maura Oilivia Pereira @ Mrs. Maura Olivia Pereira e Barretto vide Deed of Sale dated 08/02/2013 duly registered before Sub-Registrar of Mormugao at Vasco-Da-Gama under No.1028 at pages 109 to 123 of Book No.I, Vol. No.1560 dated 04/07/2013 and as such said Mr. Anthony Marcellino Barreto and his wife Mrs. Maura Oilivia Pereira @ Mrs. Maura Olivia Pereira e Barretto became the sole, exclusive owners of the said property.

Vide Conversion Sanad dated 06/12/2017 under Ref No. AC-I/MOR/SG/CONV/09/2017/13469 issued by the Additional Collector-I, South Goa, Margao, Goa, said Mr. Anthony Marcellino Barreto converted the said plot for residential purpose and thereafter obtained Development Permission Order No.MPDA/9-B-69/2017-18/1219 dated 26/02/2018 from Mormugao Planning & Development Authority and Construction Licence No.VP/CHI/11/2017-18/42/3010 dated 27/03/2018 from Village Panchayat of Chicalim, for carrying out the construction of residential building on the said property to be named as "LOURDES RESIDENCY".



You viz. Mr. Anthony Marcellino Barreto and his wife Mrs. Maura Oilivia Pereira @ Mrs. Maura Olivia Pereira e Barretto have entered into an Agreement for Development and Sale dated 06/10/2020 duly registered before Sub-Registrar of Mormugao at Vasco-Da-Gama under Book-1 Document, Reg. No.MOR-1-1093-2020, dated 14/10/2020 with M/s. Fortune Developer, a Partnership firm and agreed to sell, transfer and assign the said plot for development, construct multi-storied building and sell the flats/premises.

ENCUMBRANCES, IF ANY

Nil Certificate of Encumbrances on the said property has been produced before me which bears Certificate Nos.1 of 2013 dated 09/01/2013 and 484 of 2020 dated 02/11/2020 which certify that there are no encumbrances on the said plot for the period from 01/01/1980 to 03/11/2020.

OPINION

Upon perusal of all the documents produced before me for verification listed from Sr. No.1 to 18, I am of the opinion that Mr. Anthony Marcellino Barreto and his wife Mrs. Maura Oilivia Pereira @ Mrs. Maura Olivia Pereira e Barretto are the absolute owners of the aforesaid plot described in Schedule-II hereinabove and have clear and marketable title on the said Plot and that the proposed construction undertaken on the said plot is legal in nature.



Manguirish Kenkre
(Manguirish Kenkre)
Advocate