

06/09/2022

To,
Nayab Builders & Developers,
H. No.714K, Nayab Manzil,
Near 1st Water Tank, New Vaddem,
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 "ANTOLEM OU AFORAMENTO", situated at Quelosim village, within the jurisdiction of limits of Village Panchayat of Quelosim, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.45934 of New Series and enrolled in the Land Revenue Office under No.423 and surveyed under No.122/1 of Village Quelosim and is bounded as under:-

- On the North : By the land of Comminidade and area admeasuring 47084 sq. mtrs. surveyed under No.121 of village Quelosim and Survey No.114/2 of village Cortalim;
- On the South : By the land of Comminidade and area admeasuring 47084 sq. mtrs. surveyed under No.121 of village Quelosim and Survey No.114/2 of village Cortalim;
- On the East : By the rainy waters and with Aforament of Rock Mendes;
- On the West : By the land of Comminidade and area admeasuring 47084 sq. mtrs. surveyed under No.121 of village Quelosim and Survey No.114/2 of village Cortalim.



SCHEDULE-II

All that plot identified as Plot No.21 admeasuring an area of 600.00 sq. mtrs., sub-divided of the property known as "ANTOLEM OU AFORAMENTO", more particularly described in Schedule-I hereinabove and the said plot is and is bounded as under:-

On the North : By Plot No.23;
On the South : By Plot No.19;
On the East : By Plot No.22;
On the West : By 10.00 mtrs. wide road.

DOCUMENTS PRODUCED FOR VERIFICATION

1. Form I & XIV in respect of the property surveyed under Survey No.122/0 of Quelossim Village.
2. Survey Plan in respect of the property surveyed under Survey No.122/1 of Quelossim Village.
3. Description certificate No.45,934 of New Series.
4. Matriz Certificate No.423.
5. Deed of Sale dated 18/03/1982 duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Registration No.49 at pages 388 to 393 of Book No.I, Volume No.51 dated 05/05/1982.
6. Conversion Sanad dated 19/04/1982 issued by Office of the Collector of Goa, Panaji, Goa.
7. Permission Order for sub-division dated 27/08/1982 issued by Mormugao Planning and Development Authority.
8. General Power of Attorney executed by Mr. Jose Francisco Santo Antonio Lourdes Martires Fernandes in favour of Mr. Antonio Leopoldo Anibal dos Martires Fernandes dated 18/03/1982.



9. General Power of Attorney executed by Mrs. Odette Conceicao Fernandes in favour of Mr. Antonio Leopoldo Anibal dos Martires Fernandes dated --/03/1982.
10. Deed of Sale dated 09/11/1982 duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Registration No.212 at pages 319 to 324 of Book No.I, Volume No.54 dated 07/04/1983.
11. Deed of Partnership executed before Notary Adv. P. J. Agustine under Reg. No.104/15.
12. Certificate of Registration of Partnership firm, "Nayab Builders & Developers" dated 06/10/2015.
13. Deed of Sale dated 16/02/2022 duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Book-1 Document, Reg. No.MOR-1-275-2022, dated 21/02/2022.
14. Nil Certificate of Encumbrance on Property under No.870 of 2022 dated 03/01/2022 for the period from 09/11/1982 to 03/01/2022.

DEVOLUTION OF THE PROPERTY

From the documents produced for verification it reveals that there exist a property known as "ANTOLEM OU AFORAMENTO" situated at Quelosim village, within the jurisdiction of limits of Village Panchayat of Cortalim-Quelosim, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.45934 of New Series and enrolled in the Land Revenue Office under No.423 and surveyed under No.122/0 (as per I & XIV Form) and 122/1 (as per Survey Plan) of Village Quelosim, 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. Antonio Leopoldi Anibal dos Martires and his wife Mrs. Olga Herminia Lourdes Campos Martins



which was inherited by him from his parents late Jose Francisco de Santo Antonio Fernandes and Ana Maria Dulia Assuceina Godinho.

Said Mr. Antonio Leopoldi Anibal dos Martires and his wife Mrs. Olga Herminia Lourdes Campos Martins sold the said property to Mr. Luizinho Joaquim Faleiro and Mr. Jose Francisco de Santo Antonio Lourdes Martins Fernandes vide Deed of Sale dated 18/03/1982 duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Registration No.49 at pages 388 to 393 of Book No.I, Volume No.51 dated 05/05/1982.

Mr. Luizinho Joaquim Faleiro alias L. Faleiro and Mr. Jose Francisco de Santo Antonio Lourdes Martins Fernandes upon obtaining the necessary approvals from the competent authorities for the purpose of urban construction sub-divided the said property into several plots unequal in area, excluding the area reserved for open space.

said Mr. Luizinho Joaquim Faleiro alias L. Faleiro alongwith his wife Mrs. Rachel Faleiro and Mr. Jose Francisco de Santo Antonio Lourdes Martins Fernandes alongwith his wife Mrs. Odette Conceicao Fernandes sold one of the plots being Plot No.21, admeasuring an area of 600.00 sq. mtrs. vide Deed of Sale dated 09/11/1982 duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Reg. No.212 at pages 319 to 324 of Book No.I, Volume No.54 dated 07/04/1983, to Mr. Ajit Singh Matharu, more particularly described in Schedule-II hereinabove and hereinafter referred to as the "said plot".

By a Deed of Sale dated 16/02/2022 duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Book-1 Document, Reg. No.MOR-1-275-2022, dated 21/02/2022, said Mr. Ajit Singh Matharu alongwith his wife Mrs. Swaran Kaur sold the said Plot No.21 to you, Nayab Builders and Developers and as such said Nayab Builders and Developers became the absolute owner of the said Plot No.21.



ENCUMBRANCES, IF ANY

Nil Certificate of Encumbrances on the said property has been produced before me which bears Certificate No.870 of 2022 dated 03/01/2022 which certify that there are no encumbrances on the said plot for the period from 09/11/1982 to 03/01/2022.

OPINION

Upon perusal of all the documents produced before me for verification listed from Sr. No.1 to 14, I am of the opinion that you have acquired clear and marketable title over the said Plot more particularly described in Schedule-II hereinabove and that the proposed construction of a residential building is legal in nature.

You may also apply and obtain RERA registration.



Manguirish Kenkre
(Manguirish Kenkre)
Advocate