

SURAJKUMAR NAIK

B. Com. LL.B.

ADVOCATE

Mobile: 7020960306

**Office Address: Ground Floor,
Shop No. 36, Apna Bazar,
Near Civil & Criminal Court,
Vasco da Gama, Goa.**

Date :- 01/08/2017

To,
Felicity Real-Infra Private Limited,
Office No.201, 2nd Floor,
Anand Chambers, Near SBI Bank,
Vasco-Da-Gama, Goa.

Date:

Sir,

SEARCH REPORT

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

DESCRIPTION OF THE PROPERTY
SCHEDULE-I

All that landed property denominated as "RAMAXENOILEM" also known as "PALONDICHEM CULAGORA" situated at Chicalim village, within the limits of Village Panchayat of Chicalim, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa, described in the Land Registration Office under No.5151 of Book B-21 of old series, enrolled in the Land Revenue Office under Matriz No.71 of Mormugao Taluka and the said property is bounded as under:-

On the North	: By the top of the hill;
On the South	: By the rivulet of Comunidade;
On the East	: By the property of Caetano Jose Flores; and
On the West	: By the property of Eusebio Antonio Sequeira.

...2/-



SCHEDULE-II

All that half of the entire property denominated as "RAMAXENOILEM" also known as "PALONDICHEM CULAGORA" admeasuring an area of 2000.00 sq. mtrs. situated at Chicalim village, within the limits of Village Panchayat of Chicalim, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa, described in the Land Registration Office under No.5151 of Book B-21 of old series, enrolled in the Land Revenue Office under Matriz No.71 of Mormugao Taluka and surveyed under Survey No.115, sub-division 3 of Chicalim Village and the said property is bounded as under:-

- On the North : By the public road;
- On the South : By the rivulet;
- On the East : By the properties surveyed under No.115/4 and 115/6 of Chicalim village; and
- On the West : By the property surveyed under No.115/4 and 115/2 of Chicalim village.

DOCUMENTS PRODUCED FOR VERIFICATION

1. Form I and XIV in respect of the property surveyed under Survey No.115, sub-division 3 of Chicalim Village.
2. Survey Plan in respect of the property surveyed under Survey No.115, sub-division 3 of Chicalim Village.
3. Description Certificate.
4. Matriz Certificate.
5. Deed of Quittance and Sale dated 25/07/1950.
6. Public Will dated 26/03/1954 recorded at Folio No.30 onwards of Book of Public Will No.32.
7. Deed of Succession dated 04/10/2016 was executed before Notary. Ex-Officio of Canacona.
8. Writ Petition under No.554 of 2012 before the Hon'ble High Court of Bombay at Goa.
9. Order dated 21/01/2013 passed in Case No.15/05/Promu/01/2012/233 before the Dy. Collector/SDO, Mormugao Taluka, Vasco-Da-Gama. ...3/-



10. Deed of Sale dated 11/08/2017 duly registered before the Sub-registrar of Mormugao under book-1 Document, registration No.MOR-BK1-01339-2017, CD No.MORD22 dated 16/08/2017.
11. Land Use/Zoning Information under No.MPDA/ODP-2026/2017-18/344 dated 19/07/2017 issued by Mormugao Planning and Development Authority.
12. Power of Attorney dated 27/03/2018 in favour of Mr. Nazir Khan executed before Notary Adv. Mrs. Vimmy V. Redkar alias Devika Korgaonkar under Registration No. 1087/2018 dated 06/07/2018.
13. Conversion Sanad under No.AC-I/SAL/SG/CONV/69/2017/2308 dated 15/02/2018 from the Office of the Collector, South, Goa.
14. Development Permission Order under No.MPDA/5-F-46/2018-19/397 dated 03/07/2018 issued by Mormugao Planning and Development Authority.
15. Construction Licence under No.VP/CHI/11/2018-19/37/1418 dated 04/09/2018 issued by Village Panchayat of Chicalim.
16. NOC under No.PHC/CORT/NOC/CONST/18-19/714 dated 31/08/2018 issued by Primary Health Centre, Cortalim, Goa.
17. NOC under No.SDE\$-II/VSG/Tech-1/1238/18-19 dated 21/08/2018 issued by Electricity Department, Vasco-Da-Gama, Goa.
18. Approved Construction Plan.

DEVOLUTION OF THE PROPERTY

From the documents produced for verification it reveals that there exists a property known as "RAMAXENOILEM" also known as "PALONDICHEM CULAGORA" situated at Chicalim village, within the limits of Village Panchayat of Chicalim, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa, described in the Land Registration Office under No.5151 of Book B-21 of old series, enrolled in the Land Revenue Office under Matriz No.71 of Mormugao Taluka and surveyed under Survey No.115, sub-division 3 of Chicalim Village which property hereinafter referred to as the entire property.

...4/-



The entire property originally belonged to Amarildes Heroína Ines Properaia Prazares Sequeira e Melo also known as Amarildes Sequeira e Melo who gifted the half of the entire property known as "RAMAXENOILEM" or "PALONDICHEM CULAGORA" to Mr. Aleixo Francisco Roque Inacio Rodrigues and his wife Mrs. Ana Maria Bernandina Augusta Heroína da Piadade Sequeira e Melo also known as Heroína Sequeira e Melo.

By a Deed of Quittance and Sale dated 25/07/1950, said Mr. Aleixo Francisco Roque Inacio Rodrigues and his wife Mrs. Ana Maria Bernandina Augusta Heroína da Piadade Sequeira e Melo also known as Heroína Sequeira e Melo sold the said half of the entire property to Mr. Joao Vicente Lactancio de Sequeira e Melo in whose name the said half of the entire property inscribed under Inscription of transmission No.43711 dated 23/02/1951.

By a Public Will dated 26/03/1954 recorded at Folio No.30 onwards of Book of Public Will No.32, said Mr. Joao Vicente Lactancio de Sequeira e Melo, bequeathed the said half of the entire property known as "RAMAXENOILEM" or "PALONDICHEM CULAGORA" to his third nephew viz. Mr. Augusto Nazario de Sigmaringa Melo also known by name Mr. Augusto D'Mello.

Said Mr. Joao Vicente Lactancio de Sequeira e Melo expired bachelor on 25/04/1960 and upon his death a Deed of Succession dated 04/10/2016 was executed before Notary. Ex-Officio of Canacona and thus the said Mr. Augusto Nazario de Sigmaringa Melo also known by name Mr. Augusto D'Mello came in possession of the said half of the entire property in terms of the aforementioned Public Will dated 26/03/1954 and Deed of Succession dated 04/10/2016.



The said half of the entire property is currently bounded on the North by the public road, on the South by the rivulet, on the East by the properties surveyed under No.115/4 and 115/6 of Chicalim village and on the West by the property surveyed under No.115/2 of Chicalim village. The said half of the entire property hereinafter referred to as the 'said property' for brevity.

Said Mr. Augusto Nazario de Sigmaringa Melo alias Mr. Augusto D'Mello filed a Writ Petition under No.554 of 2012 before the Hon'ble High Court of Bombay at Goa for correction of survey records in terms of Order dated 30/03/1987 passed in D. C. Case No.147/Chicalim and Order dated 24/10/1988 in case No.LRC/COR/20/88 wherein the Hon'ble High Court of Bombay at Goa has issued direction to dispose off the said matter within the fixed time limit.

As per the directions of Hon'ble High Court, the Dy. Collector/SDO has promulgated and corrected the Survey Records of Survey No.151/22 and included the name of said Mr. Augusto Nazario de Sigmaringa Melo alias Mr. Augusto D'Mello, in Survey No.115/3 vide Order dated 21/01/2013 passed in Case No.15/05/Promu/01/2012/233 before the Dy. Collector/SDO, Mormugao Taluka, Vasco-Da-Gama and as such said Mr. Augusto Nazario de Sigmaringa Melo alias Mr. Augusto D'Mello became the exclusive owner in possession of the said property known as "RAMAXENOILEM" also known as "PALONDICHEM CULAGORA" admeasuring an area of 2000.00 sq. mtrs. surveyed under Survey No.115/3 of Chicalim village.

Said Mr. Augusto Nazario de Sigmaringa Melo alias Mr. Augusto D'Mello is married to Mrs. Maria Lira Praxedes and as per the law communion of assets applicable in Goa, said Mrs. Maria Lira Praxedes Menezes is entitled to half share in the estate of her husband said Mr. Augusto Nazario de Sigmaringa Melo alias Mr. Augusto D'Mello.



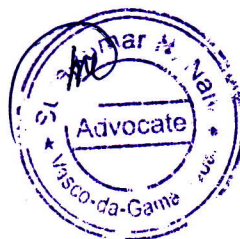
Said Mr. Augusto D'Mello has obtained Land Use/Zoning Information under No.MPDA/ODP-2026/2017-18/344 dated 19/07/2017 from Mormugao Planning and Development Authority.

By a Deed of Sale dated 11/08/2017 duly registered before the Sub-registrar of Mormugao under book-1 Document, registration No.MOR-BK1-01339-2017, CD No.MORD22 dated 16/08/2017, said Mr. Augusto Nazario de Sigmaringa Melo alias Mr. Augusto D'Mello and his wife Mrs. Maria Lira Praxedes sold the said property known as "RAMAXENOILEM" also known as "PALONDICHEM CULAGORA" admeasures an area of 2000 sq. mtrs. surveyed under Survey No.115/3 of Chicalim village to FELICITY REAL-INFRA PRIVATE LIMITED and as such said FELICITY REAL-INFRA PRIVATE LIMITED became the absolute Owner in possession of the said property.

You, viz. Felicity Real-Infra Private Limited, have executed Power of Attorney dated 27/03/2018 in favour of Mr. Nazir Khan which Power of Attorney was executed before Notary Adv. Mrs. Vimmy V. Redkar alias Devika Korgaonkar under Registration No. 1087/2018 dated 06/07/2018 empowering him to develop the said property and to construct the Building thereon upon obtaining construction licence/permissions/ Approvals on their behalf and to sell transfer, assign the constructed units in the said property.

Said Mr. Nazir Khan in accordance with the said Power of Attorney had obtained Conversion Sanad under No.AC-I/SAL/SG/CONV/69/2017/2308 dated 15/02/2018 from the Office of the Collector, South, Goa.

...7/-



Said Mr. Nazir Khan in accordance with the said Power of Attorney dated 27/03/2018 also had obtained necessary Development Permission Order under No. MPDA/5-F-46/2018-19/397 dated 03/07/2018 from Mormugao Planning and Development Authority, Construction Licence under No. VP/CHI/11/2018-19/37/1418 dated 04/09/2018 from Village Panchayat of Chicalim, NOC under No.PHC/CORT/NOC/CONST/18-19/714 dated 31/08/2018 from Primary Health Centre, Cortalim, Goa, NOC under No.SDE\$-II/VSG/Tech-1/1238/18-19 dated 21/08/2018 from Electricity Department, Vasco-Da-Gama, Goa, in the name of the said FELICITY REAL-INFRA PRIVATE LIMITED and has started the work of construction of a Group Housing and Compound wall in the said property and as such the said proposed construction is legal in nature.

ENCUMBRANCES, IF ANY

I have visited the office of the Sub-Registrar of Mormugao and upon inspection of the records I found that there are no written encumbrances of whatsoever nature on the said Property till date.

OPINION

On considering what has been stated by me hereinabove and the documents produced before me at Sr. No.1 to 18, I am of the opinion that the Felicity Real-Infra Private Limited has right over the said property and that the construction of Group Housing and Compound wall undertaken by you is legal in nature in terms of Construction Licence, Development Permission and other approvals obtained by you.

You viz. Felicity Real-Infra Private Limited through POA holder said Mr. Nazir Khan, as "Owners-cum-Developer" can therefore safely enter into agreement to sell the units with the Prospective Purchasers.

Suraj Kumar N. Naik
(Advocate)

