

BHARATI V. GADEKAR

ADVOCATE

First Floor,
Casa Aliados Building
Abade Faria Road,
Margao, Goa, 403601

TO WHOMSOEVER IT MAY CONCERN

1	<p><u>Name and Description of the Property.</u></p> <p>(Description of the property Surveyed under Survey No. 73/13 of Village of Varca of Salcete Taluka)</p> <hr/> <p>All that Property known as “REPROVADO”, situated at Varca, within the limits of Village Panchayat of Varca, Taluka of Salcete, District of South Goa, State of Goa, described in land Registration Office of Salcete under no. 13,300 and enrolled in Land Revenue Office of Salcete under Matriz no.1094 and surveyed under survey No. 73/13 of Village of Varca of Salcete Taluka admeasuring 1175 sq. meters and is bounded as under:-</p> <p><u>On the East:</u> - By Joao Jose da Costa e Agostinho Vas</p> <p><u>On the West:</u> - By Pascoal Dias and Father Negoceano da Costa and others</p> <p><u>On the North:</u> - By Rosario Luiz .</p> <p><u>On the South:</u> - By drain of waters.</p>
2	<p>Particular and Nature of documents verified and scrutinized</p>



Sr. No	Date	Name of the Document		
1		Inventory Proceedings		
2		Form I & XIV (old) of the Property surveyed under survey No. 73/13 of Village of Varca of Salcete Taluka		
3		Survey Plan of the Property surveyed under survey No. 73/13 of Village of Varca of Salcete Taluka		
4	06/02/2012	Certified Extract issued by the Office of the Registrar of Firms, Salcete under No.MGO-F29-2012.		
5	07/09/2023	Land Use Zoning Information Certificate issued by Town & Country Planning Department under no. TPM4998/Zon-Inf/Varca/73/13/2023/4785		
6	22/11/2023	Deed of sale registered and executed in the office of Sub-Registrar of salcete under Book :-1 Document, Reg. No. MGO-1-5007-2023 between Mr.Aniceto Otoniel Olavo Carlos Pascoal Mergulhao and his wife Mrs. Ema Belinda Santos Fernandes alias Ema Belinda Mergulhaoas "Vendors" and M/S S. F. Builders, a Partnership firm, duly represented herein by its Partners:- Mr. Stanley Ashok Martins and his wife Mrs. Frenia Margarate Martins alias Frenia Margarate Pereira as "Purchasers"		



7	13/10/2023	Power of attorney duly executed before Notary Zenia H. Fernandes under serial no. 7417/2023 by Aniceto Otoniel Olavo Carlos Pascoal Mergulhao and his wife Mrs. Ema Belinda Santos Fernandes alias Ema Belinda Mergulhao in favour of their daughter Mrs. Loren Mergulhao
8		Form I & XIV (new) of the Property surveyed under survey No. 73/13 of Village of Varca of Salcete Taluka
9	08/02/2024	Conversion Sanad issued by the Office of Collector, South-Goa District at Margao under Ref. No.CADISAL01-24-4/52 for the conversion of land admeasuring an area of 824.00 sq. mts. in survey No. 73/13 of Village of Varca of Salcete Taluka
10	28/03/2024	Technical Clearance Order issued by the Office of Senior Town Planner, Town & Country Planning Department under Ref. No.TPM/34583/Varca/73/19/2024/2224 for construction of Building A, B, C, type twin Villa, amalgamation of Plot & Swimming pool and compound wall in survey No. 73/13 of Village of Varca of Salcete Taluka
11	20/04/2024	No Objection Certificate issued by the Primary Health Centre, Chinchinim, under Ref. No.PHC-Chin/NOC/2024-25/84for construction of Building A, B, C, type twin Villa, amalgamation of Plot & Swimming pool and compound wall in survey No. 73/13 of Village of Varca of Salcete Taluka

Hereinafter referred to as the "**Said Property**".

The **Said Property** was originally belonging to Trindade Antonio Basilio Mergulhao and his wife Maria Epifania dos Reis Almeida Mendonca e Mergulhao.

Said Trindade Antonio Basilio Mergulhao expired and upon his death [**Document at Serial no.1**] **Inventory Proceedings** were initiated and among other Properties the **Said Property** listed under item no. 11 in the list of assets was exclusively allotted to one of his son Mr.Aniceto Otoniel Olavo Carlos Pascoal Mergulhao.

[**Document at Serial no.2**] **Form I & XIV (old)** of the Property surveyed under survey No. 73/13 of Village of Varca of Salcete Taluka shows that the name of Mr.Aniceto Otoniel Olavo Carlos Pascoal Mergulhao is figuring in the occupants column and there are no names figuring in tenants and other rights column.

[**Document at Serial no.3**] **Survey Plan** of the Property shows the location and extent of land under survey No. 73/13 of Village of Varca of Salcete Taluka

Mr.Aniceto Otoniel Olavo Carlos Pascoal Mergulhao married to Mrs. Ema Belinda Santos Fernandes alias Ema Belinda Mergulhao under the regime of communion of assets who thus became the co-owner in possession of the **said Property**.

M/s S F Builders is Partnership Firm of Mr. Stanley Ashok Martins alias Stanley Ashok Martins alias Stanley A Martins alias Stanly Ashok Martins and Mrs. Frenia Margarate Pereira alias Frenia Margarate Martins formed on 01/02/2012 and registered with the Registrar of Partnership Firms as can be seen and confirmed [**Document at Serial no.4**] **Certified Extract** dated 06/02/2012 issued by the Office of the Registrar of Firms, Salcete under No.MGO-F29-2012.



Said Property falls in Settlement Zone as per Regional Plan for Goa according to the **[Document at Serial no.5] Land Use Zoning Information Certificate** dated 07/09/2023 issued by Town & Country Planning Department under no. TPM4998/Zon-Inf/Varca/73/13/2023/4785.

Vide **[Document at Serial no.6] Deed of sale** dated 22/11/2023 registered and executed in the office of Sub-Registrar of salcete under Book :-1 Document, Reg. No. MGO-1-5007-2023 said Mr.Aniceto Otoniel Olavo Carlos Pascoal Mergulhao and his wife Mrs. Ema Belinda Santos Fernandes alias Ema Belinda Mergulhao sold and conveyed the **said Property** surveyed under survey No. 73/13 of Village of Varca of Salcete Taluka to M/S S. F. Builders, a Partnership firm, duly represented herein by its Partners:- Mr. Stanley Ashok Martins and his wife Mrs. Frenia Margarate Martins alias Frenia Margarate Pereira. In this Deed of sale vendors i.e.Aniceto Otoniel Olavo Carlos Pascoal Mergulhao and his wife Mrs. Ema Belinda Santos Fernandes alias Ema Belinda Mergulhao are represented by their attorney their daughter Mrs. Loren Mergulhao by virtue of **[Document at Serial no.7] Power of attorney** dated 13/10/2023 duly executed before Notary Zenia H. Fernandes under serial no. 7417/2023. Power of attorney is valid, genuine and in enforce.

Thus M/S S. F. Builders are having clear and Marketable title of ownership over the Said property.

Upon Purchase of **said Property** said M/S S. F. Builders mutated their names in survey records

[Document at Serial no.8] Form I & XIV (new) of the Property surveyed under survey No. 73/13 of Village of Varca of Salcete Taluka shows that the name of M/S S. F. Builders is figuring in occupants column against mutation entry no. 102926 and there are no names figuring in other rights and tenants column.



In order to develop the **said Property** by constructing Building A, B, C, type twin Villa, amalgamation of Plot & Swimming pool and compound wall said M/S S. F. Builders obtained:- **[Document at Serial no.9] Conversion Sanad** dated 08/02/2024 issued by the Office of Collector, South-Goa District at Margao under Ref. No.CADISAL01-24-4/52 for the conversion of land admeasuring an area of 824.00 sq. mts. in survey No. 73/13 of Village of Varca of Salcete Taluka

[Document at Serial no.10] Technical Clearance Order dated 28/03/2024 issued by the Office of Senior Town Planner, Town & Country Planning Department under Ref. No.TPM/34583/Varca/73/19/2024/2224 for construction of Building A, B, C, type twin Villa, amalgamation of Plot & Swimming pool and compound wall in survey No. 73/13 of Village of Varca of Salcete Taluka

[Document at Serial no.11] No Objection Certificate dated 20/04/2024 issued by the Primary Health Centre, Chinchinim, under Ref. No.PHC-Chin/NOC/2024-25/84 for construction of Building A, B, C, type twin Villa, amalgamation of Plot & Swimming pool and compound wall in survey No. 73/13 of Village of Varca of Salcete Taluka

[Document at Serial no.12] Construction License dated 24/04/2024 issued by the Village Panchayat of Varca under no. VP/VAR/2024-2025/04 for construction of Building A, B, C, type twin Villa, amalgamation of Plot & Swimming pool and compound wall in survey No. 73/13 of Village of Varca of Salcete Taluka and other approvals. And sought of

[Document at Serial no.13] Approval of Plans for the proposed construction of a residential building and compound wall in Survey No.73/13 of Village Varca of Salcete Taluka.

[Document at Serial no.14] Nil Encumbrance Certificate dated 17/06/2024 issued by the



Sub-Registrar of Salcete under no. NEC/2/2024/1331 showing that there are no encumbrances affecting the property from 18/06/1994 to 18/06/2024

CERTIFICATE OF TITLE

1. I have examined and scrutinized the Certified copies of the above mentioned TITLE DEEDS and in my Opinion M/S S. F. Builders are having clear and Marketable title of ownership over the property.
2. I have examined all the title Deeds and documents relating to the Property as mentioned in scheduled and on basis of investigation & scrutiny of all the documents and search conducted in the Land Revenue in the concern office for last more than 30 years, I confirms that the chain of title is complete and legally passed from person to person have/has got clear, legal, valid Marketable title over the scheduled Property.
3. There are no claims of minors or any other persons and the property is freehold.
4. There are no prior Mortgage/Charges/encumbrances whatsoever, as could be seen from the documents pertaining to the Scheduled Property covered by the above title Deeds.

SCHEDULE OF THE PROPERTY

All that Property known as “**REPROVADO**”, situated at Varca, within the limits of Village Panchayat of Varca, Taluka of Salcete, District of South Goa, State of Goa, described in land Registration Office of Salcete under no. 13,300 and enrolled in Land Revenue Office of Salcete under Matriz no.1094 and surveyed under survey No. 73/13



of Village of Varca of Salcete Taluka admeasuring 1175 sq. meters and is bounded as under:-

On the East: - By Joao Jose da Costa e Agostinho Vas

On the West: - By Pascoal Dias and Father Negoceano da Costa and others

On the North: - By Rosario Luiz .

On the South: - By drain of waters.

Date: -22/06/2024

Place:-Margao - Goa



BHARATI V. GADEKAR
ADVOCATE

First Floor,
Casa Aliados Building
Abade Faria Road,
Margao, Goa, 403601

TO WHOMSOEVER IT MAY CONCERN

1	<p><u>Name and Description of the Property.</u></p> <p>(Description of the property Surveyed under Survey No. 73/19 of Village of Varca of Salcete Taluka)</p> <hr/> <p>All that Property known as “BARCOY OR CANTULEM”, situated at Varca, Village Panchayt of Varca, Taluka of Salcete, District of South Goa, State of Goa, Not described in land Registration Office of Salcete but enrolled in Land Revenue Office of Salcete under Matriz no.1115 and surveyed under survey No. 73/19 of Village of Varca of Salcete Taluka admeasuring 600 sq. meters and is bounded as under:-</p> <p><u>On the East:</u> - By survey no. 73/20</p> <p><u>On the West:</u> - By survey no. 73/13</p> <p><u>On the North:</u> - By Survey no. 73/14.</p> <p><u>On the South:</u> - By drain.</p>
2	<p>Particular and Nature of documents verified and scrutinized</p>



Sr. No	Date	Name of the Document		
1		Matriz Certificate issued by Head office of Taluka Revenue under matriz no. 1115.		
2	07/07/1978	Deed of Sale registered and executed in the Office of Salcete under reg. No. 936 pages 388 to 393 vol. No. 196 dated 26/10/1978 between Mr. Socorro Sabino Elias Cardoso alias Socorro Cardoso and his wife Mrs. Eusy Gonsalves alias Eusy Cardoso as "Vendors" and Mrs. Maria Santana Rodrigues alias Maria Santana Rodrigues e Furtado as "Purchaser"		
3		Form I & XIV of the property surveyed under survey No.73/19 of Village of Varca of Salcete Taluka. (old)		
4	15/02/1993	Deed of Sale registered and executed in the Office of Salcete under reg. No. 1046 pages 551 to 569 vol. No. 288 dated 17/08/1993 between Mrs. Maria Santana Rodrigues alias Maria Santana Rodrigues e Furtado and her husband Mr. Rosario Furtado as "Vendors" and Mrs. Esperance Alphonso as "Purchaser"		
5		Form I & XIV of the property surveyed under survey No.73/19 of Village of Varca of Salcete Taluka.		
6		Survey Plan Of The Property surveyed under survey No.73/19		



			of Village of Varca of Salcete Taluka.		
7	25/07/2009		Judgment & Decree passed in the Court of 2 nd Addl. Civil Judge Senior Division under Marriage Petition no. 59/2008/II		
8	18/10/2022		Deed of succession drawn before Notarial Ex-officio at Margao recorded at Folios 15 to 17 of Deed book No. 1703		
9	26/09/2022		Land Use Zoning Information issued by Town & Country Planning Department under no. TPM/843/Zon-Inf/Var/73/19/2022/4565.		
10	09/11/2022		Conversion Sanad issued by Collector under no. CCSAL10-22-169/50 for conversion of land admeasuring an area of 600 sq.mtrs in survey no. 73/19 of Varca Village of Salcete Taluka.		
11	06/02/2012		Certified Extract issued by the Office of the Registrar of Firms, Salcete under No.MGO-F29-2012.		
12	03/03/2023		Deed of sale Registered and executed in the office of Sub-Registrar of Salcete under Book:-1 Document, reg. No. MGO-1-956-2023 dated 08/03/2023 between Mrs. Esperance Alphonso alias Mrs. Esperanca Irene Dias and her daughter Mrs. Semoni Roesina Afonso and her Husband Mr. Brindan Leo Palha as "Vendors" and Mr. Joseph Bastyanu Noronha as "Confirming Party" and M/s S. F. Builders, a Partnership firm represented herein by its Partners:- Mr. Stanley Ashok		



			Martins and Mrs. Frenia Margarate Martins alias Frenia Margarate Pereira as "Purchaser"		
	13		Form I & XIV of the property surveyed under survey No.73/19 of Village of Varca of Salcete Taluka. (new)		
	14	28/03/2024	Technical Clearance Order issued by the Office of Senior Town Planner, Town & Country Planning Department under Ref. No.TPM/34583/Varca/73/19/2024/2224 for construction of Building A, B, C, type twin Villa, amalgamation of Plot & Swimming pool and compound wall in survey No. 73/19 of Village of Varca of Salcete Taluka		
	15	20/04/2024	No Objection Certificate issued by the Primary Health Centre, Chinchinim, under Ref. No.PHC-Chin/NOC/2024-25/84 for construction of Building A, B, C, type twin Villa, amalgamation of Plot & Swimming pool and compound wall in survey No. 73/19 of Village of Varca of Salcete Taluka		
	16	24/04/2024	Construction License issued by the Village Panchayat of Varca under no. VP/VAR/2024-2025/04 for construction of Building A, B, C, type twin Villa, amalgamation of Plot & Swimming pool and compound wall in survey No. 73/19 of Village of Varca of Salcete Taluka		
	17		Approved Plan of construction in survey No. 73/19 of Village of Varca of Salcete Taluka		
	18	17/06/2024	Nil Encumbrance Certificate issued by the Sub-Registrar of		



		Salcete under no. NEC/2/2024/1330 showing that there are no encumbrances affecting the property from 18/06/1994 to 18/06/2024	
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Chain of title tracing the title from the predecessors in title/interest to the Current title holder.

All that Property known as “**BARCOY OR CANTULEM**”, situated at Varca, Village Panchayt of Varca, Taluka of Salcete, District of South Goa, State of Goa, Not described in land Registration Office of Salcete but enrolled in Land Revenue Office of Salcete under Matriz no.1115 and surveyed under survey No. 73/19 of Village of Varca of Salcete Taluka admeasuring 600 sq. meters and is bounded as under:-

On the East: - By survey no. 73/20

On the West: - By survey no. 73/13

On the North: - By Survey no. 73/14.

On the South: - By drain.

Hereinafter referred to as the “**Said Property**”.

Said Property was originally belonging to Mr. Socorro Sabino Elias Cardoso alias Socorro Cardoso and his wife Mrs. Eusy Gonsalves alias Eusy Cardoso and is enrolled for the purpose of Matriz in the land Revenue office of Salcete under Matriz No. 1115 in the name of Maria Fraancisca Fernandes e Cardoso as per **(DOCUMENT AT SERIAL NO.1)** **Matriz Certificate.**

Said **(DOCUMENT AT SERIAL No.2)** **DEED OF SALE** dated 07/07/1978 registered and executed in the Office of Salcete under reg. No. 936 pages 388 to 393 vol. No. 196



dated 26/10/1978 Mr. Socorro Sabino Elias Cardoso alias Socorro Cardoso and his wife Mrs. Eusy Gonsalves alias Eusy Cardoso sold and conveyed the **Said Property** surveyed under survey No. 73/19 of Village of Varca of Salcete Taluka to Mrs. Maria Santana Rodrigues alias Maria Santana Rodrigues e Furtado.

(DOCUMENT AT SERIAL No3) Form I & XIV (old) of the property surveyed under survey No.73/19 of Village of Varca of Salcete Taluka shows that the name of Mrs. Maria Santana Rodrigues is figuring in Occupants column.

Vide(**DOCUMENT AT SERIAL No.4) DEED OF SALE** dated 15/02/1993 registered and executed in the Office of Sub-Registrar of Salcete under reg. No. 1046 pages 551 to 569 vol. No. 288 dated 17/08/1993 between Mrs. Maria Santana Rodrigues alias Maria Santana Rodrigues e Furtado and her husband Mr. Rosario Furtado sold and conveyed the **Said Property** surveyed under survey No. 73/19 of Village of Varca of Salcete Taluka in favour of Mrs. Esperanca Alphonso.

Upon purchase of the **Said Property** Mrs. Esperance Alphonso mutated her name in Survey records.

(DOCUMENT AT SERIAL No.5) Form I & XIV (New) of the property surveyed under survey No.73/19 of Village of Varca of Salcete Taluka shows that the name of Mrs. Esperance Alphonso is figuring in Occupants column against mutation entry No.81999 and there are no names figuring in other rights column and tenants column.

(DOCUMENT AT SERIAL No.6) SURVEY PLAN Of The Property shows that the location and extent of the Property surveyed under survey No.73/19 of Village of Varca of Salcete Taluka.



Said Mrs. Esperance Alphonso alais Mrs. Esperance Irene Alphonso purchased the **Said Property** in a status of married and that Said Mrs. Esperanca Alphonso was married to Jeromio Luis Simao Afonso under the regime of communion of assets in the year 1991 and out of their wed lock there is one daughter by name Semoni Roesina Afonso.

Due to some differences Mrs. Esperanca Alphonso and her husband Jeromio Luis Simao Afonso could not continue with their marriage bond and that their marriage was dissolved Vide **(DOCUMENT AT SERIAL No.7) JUDGMENT & DECREE OF DIVORCE** dated 25/07/2009 passed by the Court Of The Second Additional. Civil Judge Senior Division At Margao Goa, in Marriage Petition No.59/2008/II and same stands cancelled. After Divorce there was no partition of Assets between said Mrs. Esperanca Alphonso and Jeromio Luis Simao Afonso.

Said Jeromio Luis Simao Afonso expired on 05/02/2017 intestate without making any will, gift nor any other disposition of his last wish but leaving behind Said Mrs. Esperanca Alphonso in a status of Divorcee and as his sole and universal heir his successor his only daughter Semoni Roesina Afonso as declared and qualified vide **(DOCUMENT AT SERIAL No.8) DEED OF SUCCESSION** dated 18/10/2022 drawn before Notarial Ex-officio at Margao recorded at Folios 15 to 17 of Deed book No. 1703.

Thus the half share of deceased Jeromio Luis Simao Afonso in the **Said Property** devolved upon his daughter Semoni Roesina Afonso who along with her mother Esperanca Alphonso became the Co-owner in possession of the **Said Property**.

(DOCUMENT AT SERIAL No.9) LAND USE ZONING INFORMATION dated 21/09/2022 issued by Town & Country Planning Department under no. TPM/843/Zon-



Inf/Var/73/19/2022/4565 shows that the **Said Property** falls in Settlement Zone as per Regional Plan for Goa.

In order to develop the **Said Property** Mrs. Esperance Alphonso obtained the **(DOCUMENT AT SERIAL No.10) CONVERSION SANAD** dated 09/11/2022 issued by Collector under no. CCSAL10-22-169/50 for conversion of land admeasuring an area of 600 sq.mtrs in survey no. 73/19 of Varca Village of Salcete Taluka.

That Semoni Roesina Afonso is married to Mr. Brindan Leo Palha under the regime of communion of assets, a Law prevailing in state of Goa who also became the co-owner in possession of the **Said Property**.

Mrs. Esperance Alphonso Alias Mrs. Esperanca Irene Dias Alias Mrs. Esperanca Irene Alphonso married to the Mr. Joseph Bastyanu Noronha in Second nuptials and their marriage is registered in state of Goa.

And said Mrs. Esperance Alphonso Alias Mrs. Esperanca Irene Dias Alias Mrs. Esperanca Irene Alphonso being Goan Origin her Second husband Mr. Joseph Bastyanu Noronha also acquires right in the **Said Property**.

M/s S F Builders is Partnership Firm of Mr. Stanley Ashok Martins alias Stanley Ashok Martins alias Stanley A Martins alias Stanly Ashok Martins and Mrs. Frenia Margarate Pereira alias Frenia Margarate Martins formed on 01/02/2012 and registered with the Registrar of Partnership Firms as can be seen and confirmed **(DOCUMENT AT SERIAL No.11) CERTIFIED EXTRACT** dated 06/02/2012 issued by the Office of the Registrar of Firms, Salcete under No.MGO-F29-2012.

Vide **(DOCUMENT AT SERIAL No.12) DEED OF SALE** dated 03/03/2023 Registered and executed in the office of Sub-Registrar of Salcete under Book:-1 Document, reg. No.



MGO-1-956-2023 dated 08/03/2023 said Mrs. Esperance Alphonso alias Mrs. Esperanca Irene Dias and her daughter Mrs. Semoni Roesina Afonso and her Husband Mr. Brindan Leo Palha with consent from Mr. Joseph Bastyanu Noronha sold and conveyed the Said Property to M/s S. F. Builders, a Partnership firm represented herein by its Partners:- Mr. Stanley Ashok Martins and Mrs. Frenia Margarate Martins alias Frenia Margarate Pereira.

In this Deed Mr. Joseph Bastyanu Noronha is represented by his attorney his wife Mrs. Esperanca Irene Dias herein by virtue of Power of Attorney dated 25/02/2023 duly executed before Notary Utkarsh Verenkar under no. 7650/23 dated 25/02/2023.

Upon Purchase of **said Property** said M/S S. F. Builders mutated their names in survey records

(DOCUMENT AT SERIAL No.13) FORM I & XIV (NEW) of the Property surveyed under survey No. 73/19 of Village of Varca of Salcete Taluka shows that the name of M/S S. F. Builders is figuring in occupants column against mutation entry no. 97693 and there are no names figuring in other rights and tenants column.

In order to develop the **said Property** by constructing Building A, B, C, type twin Villa, amalgamation of Plot & Swimming pool and compound wall said M/S S. F. Builders obtained:- **(DOCUMENT AT SERIAL No.14) TECHNICAL CLEARANCE ORDER** dated 28/03/2024 issued by the Office of Senior Town Planner, Town & Country Planning Department under Ref. No.TPM/34583/Varca/73/19/2024/2224 for construction of Building A, B, C, type twin Villa, amalgamation of Plot & Swimming pool and compound wall in survey No. 73/19 of Village of Varca of Salcete Taluka

(DOCUMENT AT SERIAL No.15) NO OBJECTION CERTIFICATE dated 20/04/2024 issued by the Primary Health Centre, Chinchinim, under Ref. No.PHC-Chin/NOC/2024-25/84 for construction of Building A, B, C, type twin Villa, amalgamation of Plot &



Swimming pool and compound wall in survey No. 73/19 of Village of Varca of Salcete Taluka

(DOCUMENT AT SERIAL No.16) CONSTRUCTION LICENSE dated 24/04/2024 issued by the Village Panchayat of Varca under no. VP/VAR/2024-2025/04 for construction of Building A, B, C, type twin Villa, amalgamation of Plot & Swimming pool and compound wall in survey No. 73/19 of Village of Varca of Salcete Taluka and other approvals. And sought of **(DOCUMENT AT SERIAL No.17) APPROVAL OF PLANS** for the proposed construction of a residential building and compound wall in Survey No.73/19 of Village Varca of Salcete Taluka.

(DOCUMENT AT SERIAL No.18) NIL ENCUMBRANCE CERTIFICATE dated 17/06/2024 issued by the Sub-Registrar of Salcete under no. NEC/2/2024/1330 showing that there are no encumbrances affecting the property from 18/06/1994 to 18/06/2024

CERTIFICATE OF TITLE

1. I have examined and scrutinized the Certified copies of the above mentioned TITLE DEEDS and in my Opinion M/s S. F. Builders, a Partnership firm represented herein by its Partners:- Mr. Stanley Ashok Martins and Mrs. Frenia Margarate Martins alias Frenia Margarate Pereira are having clear and Marketable title of ownership over the property.
2. I have examined all the title Deeds and documents relating to the Property as mentioned in scheduled and on basis of investigation & scrutiny of all the documents and search conducted in the Land Revenue in the concern office for last more than 30 years, I confirms



that the chain of title is complete and legally passed from person to person have/has got clear, legal, valid Marketable title over the scheduled Property.

3. There are no claims of minors or any other persons and the property is freehold.
4. There are no prior Mortgage/Charges/encumbrances whatsoever, as could be seen from the documents pertaining to the above referred Property covered by the above title Deeds.

SCHEDULE OF THE PROPERTY

All that Property known as “**BARCOY OR CANTULEM**”, situated at Varca, Village Panchayt of Varca, Taluka of Salcete, District of South Goa, State of Goa, Not described in land Registration Office of Salcete but enrolled in Land Revenue Office of Salcete under Matríz no.1115 and surveyed under survey No. 73/19 of Village of Varca of Salcete Taluka admeasuring 600 sq. meters and is bounded as under:-

On the East: - By survey no. 73/20

On the West: - By survey no. 73/13

On the North: - By Survey no. 73/14.

On the South: - By drain.

Date: - 22/06/2024

Place:-Margao - Goa

