

Adv. NITESH S. PARAB

L.L.B. (Hons)



ADVOCATE

Office at, 'Gopiki Niwas'
Virnoda, Pernem, Goa.
Cont: 9049910767
Email: nitparab8@gn-ail.com

Ref. No.

Date:

11/03/2023

ADVOCATE

LEGAL TITLE SEARCH REPORT

1	Name of the person seeking opinion please give reference if any	MRS. FABIOLA GRACE MENDES E RODRIGUES , age 42 years, daughter of Mr. Jose Mendes and wife of Mr. Lincoln Bennet Rodrigues, married, business, Indian National, Director, Bennet and Bernard Custom Homes Pvt. Ltd.
2	Name of the Owners of the Property	M/S. BENNET AND BERNARD CUSTOM HOMES PRIVATE LTD , through its Director MRS. FABIOLA GRACE MENDES E RODRIGUES , c/o 1 st Floor, Mathias House, Campal, Panaji, Goa
3	Full and detailed description of the property including the following details a. Survey No./Khata No. etc. b. Door/ House No. in case of buildings, c. Area. d. Location details like Village, Taluka, District, City, Registration, Sub District, State etc. e. Boundaries.	All that immovable property known as "ALTA" also Known as "UNDO" situated at Assagao, within the limits of Assagao Village, Grampanchayat of Assagao, Taluka-Bardez, Sub-District, Bardez, District of North Goa and State of Goa, neither registered in the Land Registration nor enrolled in the Taluka Revenue Office of Bardez, but previously surveyed under Old Cadastral No. 1151 and presently surveyed under Survey No. 128, Sub Division 8, Village Assagao, Taluka-Bardez, Sub-District, Bardez, District of North Goa and State of Goa and same is

Adv. NITESH S. PARAB

L.L.B. (Hons)

ADVOCATE



ADVOCATE

Office at, 'Gopiki Niwas'
Virnoda, Pernem, Goa.
Cont: 9049910767
Email: nitparab8@gmail.com

Ref. No.

Date:

	bounded as under:-			On the North: By property bearing Suryey No. 132/1, On the South : By village road, On the East : By property bearing Survey No. 128/9 and 128/33 On the West : By the Property bearing Survey No. 128/17 and 128/32
4	Sr. No	Date	Description of Document	
	1		Form I & XIV	
	2		Registo Do Agrimensor along with English Translation.	
	3		Indice Numerico de Assagao De Concelhoda Bardez.	
	4		Old Cadstral Plan OF Concelho De Bardez	Photocopy of the original
	5	07/03/1927	Will: registered before Joao Cupertinho Da Caridade Frias, Notary of Bardez, under Book No. 11 of Will.	Photocopy of the original
	6	08/11/1989	Will: registered in the Office of Civil Registrar cum Sub Registrar and Notary Ex-Officio under Reg. No. 155/60.	Photocopy of the original
	7	06/02/2013	Deed of Declaration:	Photocopy of the original



Ref. No.

Date:

			Registered before the Sub registrar of Ilhas, Tiswadi Goa, registered under Reg. No. PNJ-BK1-00393-2013, CD No. PNJD20 on 07/02/2013	original
8	07/10/2011		Inventory Proceedings: bearing No. 140/95 initiated upon death of Luis Jose Pinto de Andrade in CJSD, Mapusa.	Photocopy of the original
9	06/09/2011		Judgement and Order passed by Hon'ble High Court of Bombay at Panaji.	Photocopy of the original
10	4/1/2019		Nil Encumbrance Certificate: of 11 years, issued by the office of Sub Registrar of Mapusa at Bardez-Goa under No. 17/2019	original
11	28/12/2018		Nil Encumbrance Certificate: of 20 years, issued by the office of Sub Registrar of Mapusa at Bardez-Goa under No. 4009/2018	original
12	29/11/2018		Survey Plan:- Issued by Directorate of Settlement of Land Records- Panaji-Goa	original
13	27/08/2021		Land Conversion Sand: issued by the Additional Collector-III, North Goa at Mapusa, Bardez, Goa	Original
14	09/03/2023		Deed of Sale: Registered before the Sub registrar of Mapusa Goa,	Original
15	07/08/2018		Technical Clearance Order: Issued by the office of senior Town Planner North Mapusa Bardez, Goa	original



Ref. No.

Date:

16	19/02/2019	Health N.O.C.: Issued by the Department of Health, Siolim	Original
----	------------	---	----------

5 **Tracing title of the Property:** it is expected that the title deed is traced for a period up to 30 years.

I HEREBY CERTIFY THAT THIS REPORT IS PURELY BASED ON THE DOCUMENTS MADE AVAILABLE TO ME AND THEREFORE FROM THE DOCUMENTS EXAMINED IT TRANSPIRES AS UNDER:-

REGARDING THE PROPERTY: DERIVATION/ FLOW OF TITLE:-

REGARDING All that immovable property known as “**ALTA**” also Known as “**UNDO**” situated at Assagao, within the limits of Assagao Village, Grampanchayat of Assagao, Taluka-Bardez, Sub-District, Bardez, District of North Goa and State of Goa, neither registered in the Land Registration nor enrolled in the Taluka Revenue Office of Bardez, but previously surveyed under Old Cadastral No. 1151 and presently surveyed under Survey No. 128, Sub Division 8, Village Assagao, Taluka-Bardez, Sub-District, Bardez, District of North Goa and State of Goa and same is bounded as under:-

- On the North** : By property bearing Survey No. 132/1,
On the South : By village road,
On the East : By property bearing Survey No. 128/9 and 128/33
On the West : By the Property bearing Survey No. 128/17 and 128/32

1. From the document produced it is duly noted that the said property belonged to Mrs. Anunciacao Maria Claudina de Andrade alias Anunciacao de Andrade and accordingly her name stands recorded in Registo Do Agrimensor and Indce, N. 1151, Bardez.

**Ref. No.****Date:**

De Concelhodo Bardez as against the said property.

2. From the document produced it is duly noted that Mrs. Anunciacao Maria Claudina de Andrade alias Anunciacao de Andrade, in status of a spinster, by way of will ddated 07/03/1927 registered in Book No. 11 of Wills of noting of the Notary of Bardez District, bequeath all her properties upon her nephew Luis Jose Caridade Hipolito Antonio de Andrade, son of her brother Minguel Jose de Andrade.

Upon death of said Mrs. Anunciacao Maria Claudina de Andrade alias Anunciacao de Andrade the said property along with ger other properties bequeathed upon said Luis Jose Caridade Hipolito Antonio de Andrade by virtue of said Will dated 07/03/1927.

3. From the document produced it is duly noted that subsequently said Mr. Luis Jose Caridade Hipolito Antonio de Andrade alias Luis Jose Pinto de Andrade registered a will on 08/11/1989 registered under No. 155/60 in the Judicial Division of Bardez, City of Mapusa in the Office of Civil Registrar cum Sub Registrar and Notary Ex-officio, wherein he bequeathed the said property under Survey No. 128/8 located at Assagao upon his son Carl Pinto de Andrade.

4. From the document produced it is duly noted that On death of said Mr. Luis Jose Caridade Hipolito Antonio de Andrade alias Luis Jose Pinto de Andrade on 21/09/1991, an inventory



Ref. No.

Date:

	proceeding was initiated by his son Mr. Michael Pinto de Andrade in the Court of Civil Judge Senior Division of Bardez at Mapusa – Goa bearing Inventory Proceeding No. 140/95. 5. From the document produced it is duly noted that Mr. Luis Jose Caridade Hipolito Antonio de Andrade alias Luis Jose Pinto de Andrade died leaving behind following his widow and Moiety sharer Mrs. Lucille Pinto de Andrade and his following children; a. Jamilla Maria Colaco, married to Manuel Francis Colaco, b. Michael Pinto de Andrade, married to Cynthia Pinto de Andrade, c. Rosalie Srivastava, married to Alok Srivastava d. Carl Pinto de Andrade, married to Veena Pinto de Andrade 6. From the document produced it is duly noted that in the said Inventory Proceeding bearing No. 140/1995, the Said Property under Survey no. 128/8 was listed as Item No. 8 in the list of Description of asset and vide Final Chart of Allotment the said Property listed as Item No. 8 was allotted in equal share to Mrs. Lucille Pinto de Andrade and Carl Pinto de Andrade. That said Chart of allotment was made final for all legal purposes vide order of the Court of the Civil Judge, Senior Division at Mapusa dated 09/02/1999. 7. From the document produced it is duly noted that in Appeal from order bearing No. 20 of 2000 was filed before High Court of Bombay at Goa where in the Hon'ble High Court vide its Order
--	---

**Ref. No.****Date:**

dated 06/09/2000 was pleased to direct the Ld. Civil Judge Senior Division, Mapusa to draw a fresh chart of partition in Inventory Proceedings No. 140/95/A in accordance with the consent terms taken on record and marked as "X" in the said proceedings.

8. From the document produced it is duly noted that accordingly the Court of the Civil Judge Senior Division A Court at Mapusa in the Inventory Proceeding No. 140/1995/A drew final Chart of allotment dated 7/10/2011, where no change was made with respect to the allotment of said property at item No. 8 and same was affirmed to be allotted to Mrs. Lucille Pinto de Andrade and Carl Pinto de Andrade in equal shares.

9. From the document produced it is duly noted that Mr. Carl Pinto de Andrade and his wife Mrs. Veena Pinto de Andrade mutually agreed to dissolve their marriage vide constant terms dated 10/10/2008, filed before Family Court, Mumbai in the Petition No. 579/2008, wherein they both agreed to have no claims in properties of other and renounced their claims in properties of each other and accordingly their marriage was dissolved by an Order of the Family Court of Bandra at Mumbai in terms with the Consent terms dated 10/10/2008.

10. From the document produced it is duly noted that a Deed of Declaration was executed by Mr. Carl Pinto de Andrade and Mrs.



Ref. No.

Date:

Veena Pinto de Andrade, which Deed of Declaration stands registered in the Office of the Sub-Registrar of Bardez at Mapusa Goa under Registration No. PNJ-BK1-00393-2013, CD No. PNJD20 on 07/02/2013 declaration that each party have no claims of whatsoever nature in property of other whether acquired during subsistence of marriage or in future or self-acquired or inherited or awarded. Hence it can be seen that said Mrs. Veena Pinto de Andred has no right, claim or interest in the Said Property.

11. From the document produced it is duly noted that by virtue of the said order of the Court of the Civil Judge Senior Division A Court at Mapusa in the Inventory Proceeding No. 140/1995/A Said Property bearing Survey No. 128 sub division 8, Village Assagao, Taluka and Sub District Bardez, District North Goa, State of Goa, admeasuring 3700 sq. mts. devolved upon said Mrs. Lucille Pinto de Andrade and Carl Pinto de Andrade.

Accordingly, the name of said Mrs. Lucille Pinto de Andrade and Carl Pinto de Andrade stands duly mutated in Form No. I & XIV in the occupant's column with respect to the Said Property.

12. From documents produced, it is duly noted that said Mrs. Lucille Pinto de Andrade and Carl Pinto de Andrade vide Deed of Sale dated 09/03/2023 has sold the **SAID PROPERTY** to **M/S. BENNET AND BERNARD CUSTOM HOMES PVT. LTD.**, which



Ref. No.

Date:

	Deed of Sale is executed and Registered before the Civil Registrar cum Sub Registrar of Bardez at mapusa Goa under Registration No. BRZ-1-1106-2023, Book 1 Document dated 09/03/2023. A. <u>REGARDING SURVEY PLAN, NIL ENCUMBRANCE CERTIFICATE</u> <u>SANAD AND OTHER APPROVALS:</u> From the documents it is duly noted that the Vendors has applied and obtained/in-possession of the required permission and license etc. from the competent authorities as detailed below: 1. <u>SURVEY PLAN:</u> for the property Bearing Survey No. 128/8 issued by Directorate of Settlement of Land Records office of Panjim-Goa dated 29/11/2018 2. <u>TECHNICAL CLEARANCE ORDER:-</u> Issued by the office of senior Town Planner North Mapusa Bardez, Goa. bearing No. TPB/4163/ASSG/TCP-18/4835, dated 07/08/2018 3. <u>SANAD:</u> Issued by the Office of the Additional Collector III at Mapusa North Goa., bearing No. 4/38/CNV/AC-III/2018/1100 dated 27/08/2021. 4. <u>Health N.O.C.:</u> Issued by the Department of Health bearing No. PHC/HS/NOC/18-19/1952 dated19/02/2019.
	B. <u>LEGAL FINDINGS :</u> It is seen from the documents produced that: NITESH S. PARAB LLB (Hons) ADVOCATE Mah / 2403 / 2015 Mob: 9049910767

Adv. NITESH S. PARAB

L.L.B. (Hons)

ADVOCATE



ADVOCATE

Office at, 'Gopiki Niwas'
Virnoda, Pernem, Goa.
Cont: 9049910767
Email: nitparab8@gmail.com

Ref. No.

Date:

	a) Fresh Nil Encumbrance Certificate has to be applied from office of the Sub-Registrar of Bardez-Goa. b) Fresh Original Form I and IXV need to be obtained from the Mamlatdar of Bardez-Goa.
--	---

CERTIFICATE

I, Certify on the basis of the documents furnished (Photocopy/Original) to me said **M/S. BENNET AND BERNARD CUSTOM HOMES PVT. LTD.** have and hold clear, valid, absolute and marketable title with respect to the Said Property bearing Survey No. 128 sub division 8, Village Assagao, Taluka and Sub District Bardez, District North Goa, State of Goa, admeasuring 3700 sq. mts. base on the Deed of Sale dated 09/03/2023.

Date: 11/03/2023

Place: Panaji-Goa

ADV. NITESH PARAB
NITESH S. PARAB
LLB (Hons)
ADVOCATE
Mah / 2403 / 2015
Mob: 9049910767