

07/04/2025

To,
Mr. Marcus Dias,
F-2, Second Floor, Melissa Port View,
El-Monte Theatre, Desterro,
Vasco-Da-Gama, Goa.

Dear Sir,

SEARCH REPORT/TITLE CERTIFICATE

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

SUBJECT MATTER AND DESCRIPTION OF THE PROPERTY

SCHEDULE-I

(Description of Larger Property)

All that property known as 'VALADO VULGAOMENTE' or 'PIMENTACHO BANDO' or 'SINOLIM', described in the Land Registration Office of Salcete under No.41420 of Book B No.107 New Series but not enrolled in the Taluka Revenue Office, situated at Sancoale, within the limits of Village Panchayat of Sancoale, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa, surveyed under Survey No.61/1 of Sancoale Village, admeasuring 3,650.00 sq. mtrs. and is bounded as under :-

- On the North : By property under Survey No.61/6 of Sancoale village;
- On the South : By property under Survey No.61/4 of Sancoale village;
- On the East : By Road; and
- On the West : By Nullah or rivulet under Survey No.61/3 and 61/7 of Sancoale village.



SCHEDULE-II
(Description of Plot C)

All that distinct, separate, well defined Plot totally admeasuring an area of 1526.00 sq. mtrs. consisting of Plot C admeasuring an area of 1189.00 sq. mtrs. with internal Village Road admeasuring 337.00 sq. mtrs. thus totally admeasuring an area of 1526.00 sq. mtrs., presently surveyed under Survey No.61/1-A of Sancoale Village, which by itself is part and parcel of the said property, more particularly described in Schedule-I hereinabove and the said plot which includes Plot C with road is bounded as under :-

- On the North : By property under Survey No.61/6 of Sancoale village;
On the South : By property under Survey No.61/4 of Sancoale village;
On the East : By Road; and
On the West : By Nullah or rivulet under Survey No.61/3 and 61/7 of Sancoale village.

DOCUMENTS PRODUCED FOR VERIFICATION

1. Form I & XIV of the property bearing survey No.61/1-A of Sancoale Village.
2. Survey plan of the property bearing survey No. 61/1-A of Sancoale Village.
3. Land Description Certificate No.41420 of Book B No.107 New Series alongwith Inscription Certificate No.46908.
4. Notarial Deed of Succession dated 03/05/1988 drawn before Ex-officio Notary of Mormugao under Book of Deeds No.158 at pages 44.
5. Deed of Gratuitous Relinquishment of Illiquid and Undivided Rights to Inheritance and Deed of Succession dated 02/03/2010 drawn before Ex-officio Notary of Salcete at Margao under Book of Deeds No.1548 at pages 91 to 93.
6. Deed of Sale dated 04/02/2022 duly registered before Sub-Registrar of Mormugao at Vasco-Da-Gama under Book-1 Document, Reg. No.MOR-1-191-2022 dated 04/02/2022.



7. Rectification Deed dated 12/04/2023 duly registered before Sub-Registrar of Mormugao at Vasco-Da-Gama under Book-1 Document, Reg. No.MOR-1-681-2023 dated 12/04/2023.
8. Development Permission Order for Sub-Division (Provisional) under No.MPDA/7-D-183/2022-23/1718 dated 03/03/2023 issued by Mormugao Planning and Development Authority, Vasco-Da-Gama-Goa.
9. Order dated 18/12/2023 passed in Case No.PIMORO7-23-267 by the Court of Inspector of Survey and Land Records, Vasco, Goa.
10. Conversion Sanad under No.CCMOR06-24-179/317 dated 04/09/2024 issued by Additional Collector-I, South Goa District, Margao, Goa.
11. Development Permission Order under No.MPDA/7-D-192/204-25/1690 dated 17/02/2025 issued by Mormugao Planning and Development Authority, Vasco-Da-Gama-Goa for construction.
12. Construction Licence No.43/2024-25 under No.VP/S/21/2024-25/4022 dated 20/02/2025 issued by the Village Panchayat of Sancoale.
13. Approved Construction Building Plans.
14. Nil Certificate of Encumbrance on property under No.NEC/10/2025/434 for the period from 04/04/1995 to 04/04/2025.

DEVOLUTION OF THE PROPERTY

From the documents produced for verification it reveals that there exists a property known as 'VALADO VULGAOMENTE' or 'PIMENTACHO BANDO' or 'SINOLIM', described in the Land Registration Office of Salcete under No.41420 of Book B No.107 New Series but not enrolled in the Taluka Revenue Office, situated at Sancoale, within the limits of Village Panchayat of Sancoale, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa, surveyed under Survey No.61/1 of Sancoale Village, admeasuring 3,650.00 sq. mtrs, hereinafter referred to as the "said property".



The said property is originally seen inscribed in favour of Nanum Balo Naique alias Nanum Bablo Naique alias Nomu Babalo Naik alias Namu Naik and his wife Kashi Naique in Inscription Certificate No.46908 and even the Form III also stands recorded in the name of Nomu Babalo Naik.

The said Nomu Babalo Naique expired on 18/11/1982 and his wife Mrs. Kashi Namu Naik alias Caxi Naique pre-deceased him on 27/02/1981, leaving behind their son Mr. Vithal Namu married to Mrs. Rucmini Vitol Naique as their sole and universal heirs which is confirmed vide Notarial Deed of Succession dated 03/05/1988 drawn before Ex-officio Notary of Mormugao under Book of Deeds No.158 at pages 44.

It also reveals from the Notarial Deed of Declaration for Succession dated 03.05.1988 that the aforesaid Mr. Vithal Namu Nalk alias Vitola Nomum Naique and his wife Mrs. Rucmini Vitol Naique alias Rucminim Vitola Naique expired leaving behind their two sons viz. Mr. Narcinva Vitola Naique and Mr. Digambor Vitol Naique as the sole and universal heirs and by virtue of the same, said Mr. Narcinva Vitola Naique and Mr. Digambor Vitol Naique became the owners of the said property described in Schedule-I hereinabove.

It further reveals from Deed of Gratuitous Relinquishment of Illiquid and undivided rights to Inheritance and Deed of Succession dated 02.03.2010 drawn before the Notary Ex-Officio Margao, Salcete under Book of Deeds No. 1548 at pages 91 to 93 that aforesaid Mr. Naracinva Vitola Naique alias Narcinva Vithal Nalk expired on 26.06.2003 leaving behind his wife as moiety holder Mrs. Nitika Naracinva Nalk alias Sarojini Panduronga Jadhav and their son viz. Mr. Vithal Nitin N. Naik alias Nitin Naik (bachelor) and a daughter Mrs. Arti N. Naik married to Mr. Nitish Chandra as his sole and universal heirs.

It further reveals that the aforesaid Mrs. Arti N. Nalk alongwith her husband Mr. Nitish Chandra voluntarily and freely ceded, released and



relinquished their illiquid and undivided rights of the aforesaid Mr. Narcinva Vithal Naik, in the aforesaid Deed of Gratuitous Relinquishment of Illiquid and undivided rights to Inheritance and Deed of Succession dated 02/03/2010 and as such the said Mrs. Nitika Naracinva Naik alias Sarojini Panduronga Jadhav and Mr. Vithal Nitin N. Naik alias Nitin Naik (bachelor), Mr. Digambor Vitol Naique alias Digambar Vithal Naik married to Mrs. Deepti Digambar Naik became the owners of the said property.

By a Deed of Sale dated 04/02/2022 duly registered before Sub-Registrar of Mormugao at Vasco-Da-Gama under Book-1 Document, Reg. No.MOR-1-191-2022 dated 04/02/2022, said Mrs. Nitika Naracinva Naik alias Sarojini Panduronga Jadhav and Mr. Vithal Nitin N. Naik alias Nitin Naik (bachelor), Mr. Digambor Vitol Naique alias Digambar Vithal Naik and Mrs. Deepti Digambar Naik sold the a portion of the said property being undivided share of 1526.00/3650.00 sq. mtrs., to Mr. Marcus Dias.

By a Deed of Rectification dated 12/04/2023 duly registered before Sub-Registrar of Mormugao at Vasco-Da-Gama under Book-1 Document, Reg. No.MOR-1-681-2023 dated 12/04/2023, the aforesaid Deed of Sale dated 04/02/2022 was rectified to correct the description of the Plot instead of undivided share to distinct, separate, well defined Plot totally admeasuring an area of 1526.00 sq. mtrs. consisting of Plot C admeasuring an area of 1189.00 sq. mtrs. with internal Village Road admeasuring 337.00 sq. mtrs.

By virtue of the Deed of Sale dated 04/02/2022 read with Rectification Deed dated 12/04/2023, said Mr. Marcus Dias became the owner of a plot admeasuring 1526.00 sq. mtrs. as described in Schedule-II hereinabove and hereinafter referred to as the "said Plot".

Said Mr. Marcus Dias filed an application for partition of the said plot purchased by him vide Deed of Sale dated 04/02/2022 read with Deed of



Rectification dated 12/04/2023 before the Inspector of Survey and Land Records, Vasco, Goa, which case was registered as Case No.PIMORO7-23-267. The said Court considered the application and passed an Order dated 18/12/2023 wherein the said plot was given a new Sub-Division No.1-A of Survey No.61 of Sancoale Village and thereafter the name of Mr. Marcus Dias appeared in the Name of the Occupant Column of newly issued Form I and XIV bearing Survey No.61/1-A of Sancoale Village.

Said Mr. Marcus Dias obtained Conversion Sanad from Additional Collector-I, South Goa District, Margao, Goa under No.CCMOR06-24-179/317 dated 04/09/2024 for converting of an area of 1189.00 sq. mtrs. into residential use.

Said Mr. Marcus Dias has obtained Development Permission Order from Mormugao Planning and Development Authority, Vasco-Da-Gama-Goa under No.MPDA/7-D-192/204-25/1690 dated 17/02/2025 and Construction Licence from Office of the Village Panchayat of Sancoale under No.43/2024-25 under No.VP/S/21/2024-25/4022 dated 20/02/2025 for construction of Multi Family Dwelling consisting of Block A/B and also got the building plans approved from the aforesaid authorities and as such the proposed construction of a building in the said plot is legal in nature.

ENCUMBRANCES, IF ANY

The Nil Certificate of Encumbrances on the said property has been produced before me which bears Certificate No.NEC/10/2025/434 which certify that there are no encumbrances on the said plot for the period from 04/04/1995 to 04/04/2025.



OPINION

On perusal of all the documents produced before me for verification listed from Sr. No.1 to 14 and what has been discussed hereinabove, I am of the opinion that you Mr. Marcus Dias has acquired clear and marketable title on the said plot described in Schedule-II hereinabove and that the proposed construction undertaken by you is legal in nature.



MKenkre
(Manguirish Kenkre)
Advocate