

VIRAJ Y. DESSAI

ADVOCATE

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TITLE REPORT IN RESPECT OF THE PROPERTY DESCRIBED

HEREINBELOW:

Description of the Property:

All that Plot 'C', admeasuring an area of 1026 sq. mtrs being Part of the Landed property known as "COMBA" also known as "COMMA PARRICOTO" situated at Parricoto within the Jurisdiction of Cuncolim Municipal Council, Taluka Salcete, District of South Goa and state of Goa, not described in the Land Registration Office of Salcete or Quepem but enrolled in the Taluka Land Revenue for Matriz under No. 6228 old and under No. 4109 New and surveyed under survey No. 381/19-A of village Cuncolim Salcete Goa. The plot 'C' herein described is hereinafter referred to as **SAID PLOT** and bounded as under:

On the East: by 6.00 mts wide road through survey No. 381/14 Cuncolim, Salcete, Goa;

On the West: by property surveyed under surveyed No. 381/13 of Cuncolim, Salcete, Goa;

On the North: by plot of the same property surveyed under survey No. 318/19 of village Cuncolim, Salcete, Goa;



Xerox copies of the following documents were submitted for scrutiny:

1. Records of Regular Inventory proceeding no. 166/2017/E;
2. Matriz Certificate No. 6228 old;
3. Matriz Certificate No. 4109 New;
4. NOC from the Office of the Town and Country Planning at Margao Goa vide Ref No.: TPM/3774/SALE-DEED/CUNC/ 381/19/PLOT NO. C/21/6113 dated 07-12-2021;
5. Deed of Sale dated 21/12/2021 duly registered in the Office of the Sub Registrar of Salcete at Margao under registration no. MGO-1-4171-2021 on 24/12/2021;
6. Form I & XIV;
7. Nil Encumbrance Certificate on property;
8. Partition Order dated 23/03/2022 from the Office of Inspector of Survey and Land Records, Salcete-Goa in case no. 3/ISLR/LRC/PART/SAL/Cunc/195/22/335.;
9. Conversion Sanad dated 29/07/2022 having reference no. CAD2SAL06-22-169/10368;
10. Technical Clearance Order from the Office of the Senior Town Planner, Town and Country Planning Department, South Goa District Office, Margao-Goa dated 07/10/2022, having reference no. TPM/34109/CUNC/381/19-A/2022/4791;
11. No Objection Certificate from the Directorate of Health Services, Primary Health Centre, Balli-Goa dated 13/10/2022 having reference no. PHCB/NOC/Const./2022-23/1205;
12. Construction Licence from Cuncolim Municipal Council dated 27/10/2022 having reference no. CONSTLIC/CUNCOLIM/ 2022-2023/23/2261/11;



The property known as "COMBA" also known as "COMMA PARRICOTO" situated at Parricoto within the Jurisdiction of Cuncolim Municipal Council, Taluka Salcete, District of South Goa and state of Goa originally belonged to Mr. Joaquino Fernandes.

The said Mr. Joaquino Fernandes expired on 04-04-1982 leaving behind his widow namely Mrs. Deodita Niquela Fernandes as moiety sharer and his only son i.e Mr. Donato Maeso Camilo Fernandes leaving behind his widow namely Mrs. Nebul Fernandes and his moiety sharer and three children i.e. Mr. Jesper Valmiki Fernandes married to Mrs. Anne Rossy Leitao, Mrs. Saviola Vannesa Fernandes married to Mr. Sabino Falcao and Miss Stacy Vanya Fernandes being his legal heirs.

Upon the death of said Mr. Joaquino Fernandes and Mr. Donato Maeso Camilo Fernandes, and inventory proceeding had been initiated by Mrs. Nebul Fernandes in the Court of Civil Judge Junior Division at Margao Goa which had been registered under Regular Inventory proceeding no. 166/2017/E in order to partition the estate/properties left behind by the said Mr. Joaquino Fernandes and Mr. Donato Maeso Camilo Fernandes.

That Mrs. Deodita Niquela Fernandes, Mrs. Nebul Fernandes, Mr. Jesper Valmiki Fernandes, Mrs. Anne Rossy Leitao, Mrs. Saviola Vannesa Fernandes, Mr. Sabino Falcao and Miss Stacy Vanya Fernandes were declared as the legal heirs of the said Mr. Joaquino Fernandes and Mr. Donato Maeso Camilo Fernandes.

The said Inventory bearing Regular Inventory proceeding no. 166/2017/E had been disposed off by the Hon'ble Court on 21-12-



2017 based upon the consent terms dated 06-12-2017 wherein the properties were allotted in following manner:

- a) Plot A admeasuring 2416 sq. mts. which is forming the part of survey Nos. 381/6 admeasuring 1232.00, survey No. 381/7 admeasuring 25.00 sq. mts. and part of survey No. 381/15 admeasuring 659.00 sq. mtrs which includes residential house with built up area of 478.00 sq. mts. and open land admeasuring 1438.00 sq. mts. of village Cuncolim Salcete Goa allotted to Mr. Jesper Valmiki Fernandes.
- b) Plot B admeasuring 1026.00 sq. mts. which is forming part of survey No. 381/19 which includes residential house with built up area of 125.00 sq. mts. and open land admeasuring 901.00 sq.mts. of village Cuncolim Salcete Goa allotted to Miss Stacy Vanya Fernandes.
- c) Plot C admeasuring 1026.00 sq. mts. which is forming part of survey No. 381/19 which is open land admeasuring 1026.00 sq. mts. of village Cuncolim Salcete Goa allotted to Mrs. Saviola Vannesa Fernandes.
- d) Plot D which admeasuring 500.00 sq. mts. which is forming survey No. 381/12 which includes residential house with built up area of 40.00 sq.mts. and open land admeasuring 460.00 sq.mts of village Cuncolim, Salcete Goa allotted to Mr. Jesper Valmiki Fernandes.

Accordingly, the said Mrs. Saviola Vannesa Fernandes alias Saviola Vanessa Fernandes Falcao became the exclusive owner in lawful possession and enjoyment of the SAID PLOT.



As per NOC from the Office of the Town and Country Planning at Margao Goa vide Ref No.: TPM/3774/SALE-DEED/CUNC/381/19/PLOT NO. C/21/6113 dated 07-12-2021, Mrs. Saviola Vannesa Fernandes alias Saviola Vanessa Fernandes Falcao obtained necessary permission from the Office of the Town and Country Planning at Margao Goa for the sale of the SAID PLOT.

As per Deed of Sale dated 21/12/2021, duly registered in the Office of the Sub Registrar of Salcete at Margao under registration no. MGO-1-4171-2021 on 24/12/2021; M/s. Vidhi Construction, a proprietary concern, represented by its Sole Proprietor, Shri Virendra Yeshwant Dessai, having its registered Office at H. No. M-7, Visava, Culwado, Cuncolim, Salcete, Goa purchased the SAID PLOT from Mrs. Saviola Vannesa Fernandes alias Saviola Vanessa Fernandes Falcao and her husband Mr. Sabino Falcao alias Sabino Martino Falcao.

That M/s. Vidhi Construction, represented by its Sole Proprietor, Shri Virendra Yeshwant Dessai got the mutation done in their name and subsequently got the partition done of the SAID PLOT vide Partition Order dated 23/03/2022 in case no. 3/ISLR/LRC/PART/SAL/Cunc/195/22/335.

That as per document at serial no. 09, M/s. Vidhi Construction, represented by its Sole Proprietor, Shri Virendra Yeshwant Dessai got the Conversion Sanad for residential purpose dated 29/07/2022 having reference no. CAD2SAL06-22-169/10368 with respect to the SAID PLOT.

As per document at at serial no. 10, the Office of the Senior Town Planner, Town and Country Planning Department, South Goa District Office, Margao-Goa issued Technical Clearance Order dated



07/10/2022, having reference no. TPM/34109/CUNC/381/19-A/2022/4791 proposed construction;

As per document at serial no. 11, the Directorate of Health Services, Primary Health Centre, Balli-Goa issued No Objection Certificate dated 13/10/2022 having reference no. PHCB/NOC/Const./2022-23/1205 for the proposed construction;

As per document at serial no. 12, the Office of the Cuncolim Municipal Council issued Construction Licence dated 27/10/2022 having reference no. CONSTLIC/CUNCOLIM/ 2022-2023/23/2261/11 for the development of the proposed building;

Upon scrutiny and due diligence of all the above referred documents, I am of the opinion that M/s. Vidhi Construction, represented by its Sole Proprietor, Shri Virendra Yeshwant Dessai have got valid, subsisting and marketable title to the SAID PLOT and the development/construction permissions taken by M/s. Vidhi Construction, represented by its Sole Proprietor, Shri Virendra Yeshwant Dessai in the SAID PLOT are valid.

The above report is purely based on the documents and information made available to the undersigned.

This Certificate of Title has been issued by me at the request of Shri Virendra Yeshwant Dessai, Sole Proprietor, M/s. Vidhi Construction.


Viraj Y. Dessai
Advocate

