

MR. ADITYA RANJAN NAIK
(ADVOCATE)

Office at: B2B, Business Center,
Manjunath Apartments,
Panaji-Goa.403001

c. Area.		and inscribed under No. 36432 at fls 50v of G-40 and enrolled in the Taluka Revenue Office under Matriz No. 17 of 1 st Circumscription, surveyed under survey no. 492/2 of Village Anjuna, Bardez-Goa, admeasures an area of 2175 sqmts, situated within the jurisdiction of the Village Panchayat of Anjuna, Taluka and Sub-District of Bardez, District of North Goa and State of Goa and the same is bounded as under:-	
d. Location details like Village, Taluka, District, City, Registration, Sub District, State etc.		On the North : By the property bearing Survey No. 492/1,	
e. Boundaries.		On the South : By the Property bearing Survey No. 492/3 & 492/5,	
		On the East : By Public Road and the property bearing Survey No. 492/3 & 492/4,	
		On the West : By Rivulet.	
4	Sr. No	Description of Document	Original/Photo Copy of the Original/ Notarised copy/ Sub Registrar Certified Copy etc.
1	07/12/1950	Deed of Sale: in Portuguese Language.(translated in English)	Photocopy of the original
2	20/07/2006	Inventory Proceedings: Filed before the court of Civil judge Senior Division at Mapusa bearing No, 140/93	Photocopy of the Original
3	12/04/2017	Inventory Proceedings: Filed before the court of Civil judge	Photocopy of the Original

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LEGAL TITLE SEARCH REPORT

1	Name of the person seeking opinion please give reference if any	Mr. Lincoln Bennet Rodrigues, Son of Mr. Luciano Benedito Rodrigues & Mrs. Lourdes Clara Rodrigues, aged 38 years, married, resident of Villa Bel Air, Quellossim, Cortalim, 403710,Chairman/Founder/Director , Bennet and Bernard Custom Homes Pvt. Ltd.
2	Name of the Original Owners of the Property	1. MR. KENNETH GREGORY MASCARENHAS , s/o late Mariano Paulo Mascarenhas Alias Mariano Paul Mascarenhas, age 51 years, married, business, Indian National. 2. MRS. LUCIA FREDA MASCARENHAS , age 48 years, married, occupation Service, Indian National 3. MRS. CARMEN VERNON FERNANDES , d/o late Mariano Paulo Mascarenhas Alias Mariano Paul Mascarenhas, age 48 years, married, housewife, Indian National, 4. MR. VERNON MARIO FERNANDES , s/o Romeo Fernande, age 46 years, married, service, Indian National all residing at Anjuna, Bardez 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,	All that immovable property known as “Dossoxir” also known as “Doxexir” in which there is a house standing thereon bearing H. No. 138/3, which is described in the Land Registration Office of Bardez under No. 38960 at fls 22 of B100 and 38961 at fls 222v of Book B-100

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		Senior Division at Mapusa bearing No, 543/2015/B	
4.	20/08/2019	Construction License : issued by Village Panchayat of Anjuna-Caisua, Bardez-Goa. Bearing No:- VP/ANJ-CAI/2019-2020/1760	Original
5	30/07/2019	SANAD: Issued from office of the Dy. Collector North at Bardez, Mapusa North Goa	Original
6	26/05/2015	Survey Plan:- Issued by Directorate of Settlement of Land Records- Mapusa-Goa	Photocopy of the Original
7	09/06/2015	Land Zoning Certificate: issued by Town and County Planning Department, Government of Goa.	Original
8	12/09/2018	Memorandum Of Understanding:- between Mr. Kennath G. Mascarenhes, Mrs. Lucia F. Mascarenhas, Mrs. Carmen Vernon Fernandes, Mr. Vernon M. Fernandes, Ms. Leena D. Mascarenhas and M/s Bennet and Bernard Custom Homes Pvt. Ltd	Original
9	19/07/2019	Form I & XIV	Computerised Copy
10.	17/07/2018	Nil Encumbrance Certificate: issued by the office of Sub Registrar of Mapusa at Bardez-Goa	Photocopy of the Original
11	05/07/2019	Technical Clearance Order: bearing No: TPB/5239/ANJ/TCP-19/3283	Original
12	02/07/2019	Infra Structure Tax Receipt: bearing No: TPB/5239/ANJ/TCp/19/4029	Original

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13	23/07/2019	Conversion Order: issued by the District Collector North-Goa bearing ref No. 4/59/CNV/AC-III/2019/990.	Original
6	Tracing title of the Property: it is expected that the title deed is traced for a period upto 30 years, please discuss chain of title systematically referring to each document in the chain. 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:- A. REGARDING THE PROPERTY: DERIVATION/ FLOW OF TITLE:- REGARDING All that immovable property known as “Dossoxir” also known as “Doxexir” in which there is a house standing thereon bearing H. No. 138/3, which is described in the Land Registration Office of Bardez under No. 38960 at fls 22 of B100 and 38961 at fls 222v of Book B-100 and inscribed under No. 36432 at fls 50v of G-40 and enrolled in the Taluka Revenue Office under Matriz No. 17 of 1st Circumscription, surveyed under survey no. 492/2 of Village Anjuna, Bardez-Goa, admeasures an area of 2175 sqmts, situated within the jurisdiction of the Village Panchayat of Anjuna, Taluka and Sub-District of Bardez, District of North Goa and State of Goa 1. From the documents produced, it is duly noted that the said property originally belonged to Antonio Francisco Mascarenhas, vide Deed of Sale and Quittance, dated, 07/12/1950, drawn under Book No. 508, fls 45 before Notary Guilherme Diogo Jose Conceicao das Dorez Lobo of the Comarca of Bardez. 2. From documents Produced, it is duly noted upon the death of Antonio Francisco Mascarenhas and his wife Mrs. Amelia Mascarenhas,an inventory proceeding was initiated in the court of civil judge, senior Division, at Mapusa, bearing no. 140/1993 and in that proceeding this property was listed under item 1. And the same was allotted to Mr. Mariano Paul Mascarenhas		

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alias Mariano Paul Mascarenhas and his wife, Mrs. Bertha Angelica Mascarenhas less the usufructuary rights to half of the said item no. 1 to Mrs. Leena Deodita Mascarenhas and the said allotment was finally confirmed and made absolute by the Order dated 24/10/2008 of the Learned Civil Judge, Mapusa.

3. From documents Produced, it is duly noted that Mr. Mariano Paul Mascarenhas alias Mariano Paul Mascarenhas expired on 9th of December, 2012 leaving behind his wife as a moiety sharer Mrs. Bertha Angelica Mascarenhas alias Bertha Mascarenhas and two children:-

(a) Mr. Kenneth Gregory Mascarenhas married to Lucia Freda Mascarenhas,

(b) Mrs. Carmen Vernon Fernandes married to Vernon Mario Fernandes.

4. .

5. From documents Produced, that upon Mr. Mariano Paul Mascarenhas alias Mariano Paul Mascarenhas demise his wife, Mrs. Bertha Angelica Mascarenhas alias Bertha Mascarenhas, filed an inventory proceeding bearing No. 534/2015/B, in the Court of the Ad-Hoc Additional Senior Civil Judge "B" Court at Mapusa and in the said proceeding the said property was listed as "Item No.1" and the said item No. 1 was divided into three Plots (Plot A, Plot B & Plot C) as shown in the site plan as per the consent terms filed by the parties to the proceeding.

6. From documents Produced, Plot A admeasuring an area of 480 sqmts along with the part of the house and the well standing thereon to Mrs. Carmen Vernon Fernandes who was married to Mr. Vernon Mario Fernandes.

7. From documents produced, Plot B admeasuring an area of 685 sqmts along with the part of the house and the well standing thereon and Plot C which admeasures an area of 1010 sqmts to Mr. Kenneth Gregory Mascarenhas married to Lucia Freda Mascarenhas and the chart of allotment was confirmed and made absolute by the order & decree, dated, 12th of April, 2017 of

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the Learned Civil Judge Mapusa..

8. From the documents produced, the survey Records of Rights relating to the Said Property came to be duly muted in favour of the OWNERS herein, with inclusion of their names in the Occupants Column of Form I & XVI relating to the Said Property.

9. From the documents produced, the Owners along with Confirming Party were desirous of developing the Said Property by carrying out the construction therein of Villas, however unable to do so personally on account of logistics and other reasons, for which they entered into Memorandum of Understanding with M/s Bennet and Bernard Custom Homes Pvt. Ltd., and conveyed the rights of the said property to them through the same for Development and sale.

B. REGARDING CONSTRUCTION LICENSE, TCP CLEARANCE ORDER, SANAD, TCP APPROVALS, SURVEY PLAN, ZONING CERTIFICATES AND APPROVALS:

From the documents it is duly noted that the owner Mr. Kenneth Gregory Mascarenhas, has applied and obtained/in-possession of the required permission and license etc. from the competent authorities as detailed below:

1. CONSTRUCTION LICENSE: dated 20/08/2019 bearing No: VP/ANJ-CAI/2019-2020/1760 issued by Office of the Village Panchayat of Anjuna-Caisua Bardez-Goa.

2. SANAD: dated 30/07/2019, bearing No. 4/59/CNV/AC-III/2019/1037 issued by the Dy. Collector SDO Mapusa, Bardez, North-Goa.

3. TCP APPROVAL: dated 24/12/1996, bearing No. DH/2060/5/TP-96/634, issued by Office of Associate Town Planner Mormugao, Taluka, Town and Country Planning

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Department Vasco-Goa.

- 4. SURVEY PLAN:** for the property Bearing Survey No. 492/2 issued by Directorate of Settlement of Land Records office of Mapusa Goa dated 26/05/2015.
- 5. LAND ZONING CERTIFICATE:** dated 09/06/2015 issued by Town and Country Planning Department bearing No. TPBZ/ZON/1471/TCP/15/220.
- 6. NIL ENCUMBRANCE CERTIFICATE:** dated 17/07/2018 issued by the office of Sub Registrar of Bardez at Mapusa Goa.
- 7. TECHNICAL CLEARANCE ORDER:** dated 05/07/2019 bearing ref. No. TPB/5239/ANJ/TCP-19/3283 issued by the office of The Senior Town Planner, Mapusa Bardez-Goa.
- 8. INFRA STRUCTURE TAX RECEIPT:-** dated 02/07/2019 bearing No. TPB/5239/ANJ/TCP/19/4029 issued by the office of The Senior Town Planner, Mapusa Bardez-Goa.
- 9. CONVERSION ORDER:-** dated 23/07/2019, bearing ref No. 4/59/CNV/AC-III/2019/990 passed by the Office of the District Collector North Goa at Mapusa Bardez-Goa.

C. FORM X, FORM I AND XIV,

- 1. Form I& XIV:** for property bearing survey No. 492/2 dated 19/07/2019, issued by the Mamlatdar of Bardez at Mapusa Goa.

D. OFFICES SEARCHED:

I have given searches in the Office of the Registrar/Sub Registrar Bardez at Mapusa-Goa and in the Civil Judge Senior Division at Mapusa-Goa.

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CERTIFICATE

I, Certify on the basis of the documents furnished (Photocopy/Original) to me that the below mentioned persons, **MR. KENNETH GREGORY MASCARENHAS** has clear marketable title to the said property along with the other co-heirs as described herein above and can deal with the same as they wishes.

Date: 22/08/2019

Place: Panaji-Goa



ADV. ADITYA NAIK.

