

**PRITAM DA PIEDADE**

**MORAIS**

BSc. LL.M.

**ADVOCATE**

**Chamber:**

'Morais Residence', Near A. V.  
Da Costa Hospital, Altinho-  
Fatorada, Salcete, Goa.

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Date: 02.09.2020

To,

M/s Elite Builders and Developers.

Sub: Legal Scrutiny Report in respect of all that Plot of Land  
admeasuring 3169 sq.mtrs, surveyed under Survey No. 326/84-A of  
village Curtorim of Salcete Taluka.

Sir,

I have scrutinised the documents submitted to me by you and also  
considered the information provided by you and after such scrutiny, I  
am pleased to submit my report as under: -

**LEGAL SCRUTINY REPORT**

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| Sr.<br>No.<br>1 | Name, Fathers name and<br>address of the Title Holder<br>and Developer | M/s <b>ELITE BUILDERS AND<br/>DEVELOPERS</b> , a partnership firm,<br>registered in the office of the Registrar of<br>Firms, Salcete, under Registration No.<br>MGO-F267-2017 established on<br>27.07.2017, holder of Income Tax Pan<br>Card No. [REDACTED], represented<br>herein by its two partners:-<br><br>(i) Shri Savio Bronson Teixeira,<br><br>(ii) Shri Sanzil D' Costa |
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| Sr.<br>No.<br>2 | Description of the Subject<br>Land. | <p>All that Plot of Land admeasuring 3169 sq.mtrs, which is a separated portion of the larger property known as 'CABECEIRA DE CAMARXETA' or 'CIPRIANA XIRA', situated at village Curtorim, within the jurisdiction of the Village Panchayat of Curtorim, Taluka of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No. 37635 new at pages 105V of Book B. No. 97, and enrolled in the Land Revenue Office under Matriz No. 1546.</p> <p>The Said Plot of Land earlier formed part of the property surveyed under Survey No. 326/84 of village Curtorim of Salcete Taluka and after partition the said plot of land is independently surveyed under Survey No. 326/84-A of village Curtorim.</p> |
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**Sr No. 3:- DESCRIPTION OF THE DOCUMENTS  
SCRUTINISED:-**

| Sl.<br>No | Whether<br>Original /<br>Xerox     | Nature of Document  |
|-----------|------------------------------------|---|
| 01        | Self<br>certified<br>xerox<br>copy | Certificate issued by the Civil Registrar cum Sub Registrar of Salcete in respect of the property described under No. 37635 new at pages 105V of Book B. No. 97 |



*[Handwritten signature]*

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| 02 | Self<br>certified<br>xerox<br>copy | Deed of Sale dated 09th October 1979, registered in the office of the Sub-Registrar of Salcete at Margao under Registration No. 188 at pages 187 to 190, Book No. I, Vol No. 219, dated 17th January 1980 |
| 03 | Self<br>certified<br>xerox<br>copy | Deed of Sale dated 06th November 1979, registered in the office of the Sub-Registrar of Salcete at Margao under Registration No. 180 at pages 324 to 328, Book No. I, Vol No. 219, dated 18th April 1980  |
| 04 | Self<br>certified<br>xerox<br>copy | Deed of Sale dated 16.07.2019, registered in the office of the Sub Registrar of Salcete at Margao under Registration No. MGO-1-1840-2019 dated 19.07/2019   |
| 05 | Self<br>certified<br>xerox<br>copy | Judgement and Order dated 19.11.2019 passed by the Dy. Collector and SDO., Margao in LRC/PART/Curtorim/407/2019/11258   |
| 06 | Self<br>certified<br>xerox<br>copy | Survey Form I and XIV of the property surveyed under Survey No. 326/84-A of village Curtorim along with Survey Plan   |
| 07 | Self<br>certified<br>xerox<br>copy | Sanad dated 27.07.2020 bearing Ref No: COL/SAL/SG/CONV/20/2020/8836 issued by the Collector, South Goa District, Margao, Goa.   |
| 08 | Self<br>certified<br>xerox<br>copy | Technical Clearance Order dated 29.01.2020 bearing Ref No. TPM/31819/Curtorim/326/84(P)/2020/516  |



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| 09 | Self certified xerox copy | Construction Licence Bearing No. VPC/2020-21/3 dated 03.08.2020 issued by the Village Panchayat of Curtorim along with approved plan |
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**Sl. No. 04: - TRACING OF TITLE**

- (1) Certificate issued by the Civil Registrar cum Sub Registrar of Salcete in respect of the property described under No. 37635 new at pages 105V of Book B. No. 97 shows that there exists a landed property known as 'CABECEIRA DE CAMARXETA' or 'CIPRIANA XIRA', situated at village Curtorim, within the jurisdiction of the Village Panchayat of Curtorim, Taluka of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No. 37635 new at pages 105V of Book B. No. 97. The 'Said Property' is inscribed in the name Jose Inacio do Rosario Filomeno Lourenco under Inscription No. 49518.
  
- (2) Deed of Sale dated 09th October 1979, registered in the office of the Sub-Registrar of Salcete at Margao under Registration No. 188 at pages 187 to 190, Book No. I, Vol No. 219, dated 17th January 1980, shows that the said Shri Jose Inacio Do Rosario Filomeno Lourenco alias Inacio Lourenco and his wife Fernanda Maria Antonieta Fernandes Melo Lourenco have sold to SMT ANA PIEDADE PEREIRA alias ANA PIEDADE COELHO PEREIRA, and her husband SHRI ANTONIO PEREIRA alias ANTONIA PEREIRA a portion of the Said Property admeasuring about 3962.65 sq.mtrs, which is designated as Unit 'A'.





- (3) Deed of Sale dated 06th November 1979, registered in the office of the Sub-Registrar of Salcete at Margao under Registration No. 180 at pages 324 to 328, Book No. I, Vol No. 219, dated 18th April 1980, shows that the said Shri Jose Inacio Do Rosario Filomeno Lourenco alias Inacio Lourenco and his wife Fernanda Maria Antonieta Fernandes Melo Lourenco have sold to SMT ANA PIEDADE PEREIRA alias ANA PIEDADE COELHO PEREIRA, and her husband SHRI ANTONIO PEREIRA alias ANTONIA PEREIRA another portion of the Said Property admeasuring about 2437.80 sq.mtrs, which is designated as Unit 'B'.
- (4) Deed of Sale dated 16.07.2019, registered in the office of the Sub Registrar of Salcete at Margao under Registration No. MGO-1-1840-2019 dated 19.07/2019, shows that from the Plot designated as Unit 'A' of the above Said Property, the said SMT ANA PIEDADE PEREIRA alias ANA PIEDADE COELHO PEREIRA, and her husband SHRI ANTONIO PEREIRA alias ANTONIA PEREIRA have separated a Plot of Land admeasuring 3169 sq.mtrs. By the above mentioned Deed of Sale dated 16.07.2019, the above named SMT ANA PIEDADE PEREIRA alias ANA PIEDADE COELHO PEREIRA, and her husband SHRI ANTONIO PEREIRA alias ANTONIA PEREIRA, have sold this plot of land admeasuring 3169 sq.mtrs to M/s Elite Builders and Developers, a partnership firm
- (5) Judgement and Order dated 19.11.2019 passed by the Dy. Collector and SDO., Margao, in LRC/PART/Curtorim/407/2019/11258, shows that after purchasing the plot, M/s Elite Builders and Developers applied for partition of the said plot from the survey records and this case was registered as Case No.



*[Handwritten signature]*

LRC/PART/Curtorim/407/2019/11258. By Judgement and Order dated 19.11.2019 passed by the Dy. Collector and SDO., Margao, the said plot has been partitioned and allotted distinct Survey No. 326/84-A.

- (6) Survey Form I and XIV of the property surveyed under Survey No. 326/84-A of village Curtorim along with Survey Plan shows that in the survey records, the plot is at present recorded in the sole name of M/e Elite Builders and Developers.
- (7) Sanad dated 27.07.2020 bearing Ref No: COL/SAL/SG/CONV/20/2020/8836 issued by the Collector, South Goa District, Margao, Goa, shows that the plot has been permitted to be used for residential purpose
- (8) Technical Clearance Order dated 29.01.2020 bearing Ref No. TPM/31819/Curtorim/326/84(P)/2020/516 shows that the Town and Country Planning Department has granted technical clearance for construction of residential villas and compound wall in the said plot
- (9) Construction Licence Bearing No. VPC/2020-21/3 dated 03.08.2020 issued by the Village Panchayat of Curtorim along with approved plan shows that the Village Panchayat has issued construction licence for construction of Residential Villas and Compound wall in the plot.



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| Final Certificate | After scrutiny of the above cited documents and based on the representations made to me and information given to me by the Partners of <b>M/s ELITE BUILDERS AND DEVELOPERS</b> , I am of the opinion that at present <b>M/s ELITE BUILDERS AND DEVELOPERS</b> is the title holder of the Subject Land and it has obtained the Construction Licence for construction of residential villas and compound wall in the subject land |
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I have along with my report enclosed the photo copies of all documents, which have been cited by me in my report. The said documents shall form a part of my report.



  
Pritam Da Piedade Morais  
Advocate