

**IN THE COURT OF INSPECTOR OF SURVEYS AND LAND
RECORDS, CITY SURVEYS, VASCO DA GAMA.**

Case No. ISLR/CTS/VAS/AMAL/3/2014

Mr. Umesh Desai
H. No. 551, Headland Sada,
Vasco -da-Gama, Goa

.....APPLICANT

JUDGEMENT

This Judgement & order shall dispose off the application dated 20-06-2014 moved by Mr. Umesh Desai before this court praying therein for amalgamation of the property bearing Chalta No.145&98-A of P. T. Sheet No.125 and Chalta No.32-A of P. T. Sheet No.96 of Vasco City of Mormugao Taluka.

Vide Memorandum No. REV/MISC/DSLRL/113/14/4280 dated 05/12/2014 approval of the Directorate of Settlement & Land Records, Panaji was conveyed for amalgamation.

Due notice were issued to the applicant to remain present for enquiry, thereafter the field Surveyor of this office Shri. Mandar Phadte was directed to carry out the site inspection and accordingly report was submitted by the Field Surveyor.

The statement of oath of the representative of the applicant Mr. Manuel A. Dias was recorded before me and he has stated that the area applied for amalgamation is neither tenanted nor agricultural land. He has also stated that the said property has not been acquired by the Government for any public purpose. He has also stated that they have not sold any part of the property and is still in possession of the owners.

The applicant had furnished original copy of Survey plan & Form D of Chalta No.98-A & 145 of P. T. Sheet No.125 and Chalta No.32-A of P. T. Sheet No.96, Notarized copy of Deed of Sale executed on 14/05/2008 registered under No.821 at pages 287 to 305 of Book No. I, Volume No. 838 dated 19/05/2008 duly registered in the office of the Sub-registrar of Mormugao, Deed of Sale





OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT

Room No: 449, Fourth Floor,

Matanhy Saldanha Administrative Complex, Margao- Goa.

Phone No: 0832-2794431

Fax No: 0832-2794402

No: AC-II/MOR/SG/CONV/23/2017/6642

Date: 06/06/2019.

READ: Application U/S 32 of LRC, 1968

S A N A D

S C H E D U L E - II

(See Rule 7 of the Goa, Daman & Diu Land Revenue)

(Conversion of Use of Land non-agricultural Assessment Rules, 1969)



WHEREAS, an Application has been made to the Collector of South Goa (hereinafter referred to as "the Collector" which expression shall include any Officer whom the Collector shall appoint to exercise and perform his duties and powers under this grant) under Section 32 of the Goa, Daman & Diu Land Revenue Code, 1968 (hereinafter referred to as "the said Code" which expression shall, where the context so admits include the Rules and Orders there under) **Shri Umesh Dessai, r/o. Hotel Urvashi, F.L. Gomes Road, Vasco-da-Gama**, being the occupant of the plot registered **under Chalta No.145 of PTS No.125 of Vasco City of Mormugao Taluka, Goa**, admeasuring an area 404.00 sq.mts for **Residential** purpose and 1190.00m² for **Commercial** purpose.

AND WHEREAS, the Mamlatdar of Salcete, vide letter no: MAM/Mor/AK/CONV/2017/1366 dated 04/07/2017, has informed that such use will not affect public health, safety and convenience, the market value of the land is about 10000/- per sq.mts., there is in access to the site in question, there is no tenants/mundkars on the proposed land for conversion, there was no tenancy on the proposed land for conversion as on 2/11/90 to till date, and the land is partly slopy nor any water body exists, there is no structures in the land propose for conversion, the land proposed for conversion is surveyed under Chalta No 145 of PTS No 125 of Vasco City of Mormugao Taluka , it is not coming under C.R.Z. Regularization either 200 mts. or 500 mts.

AND WHEREAS, the Town Planner, Mormugao, has reported that as per Outline Development plan of Vasco da Gama Planning area 2026 the plot question

is located in partly in Residential (S-1) and partly in Commercial C1 zone having permissible FAR 100 and 200 respectively and recommended the conversion for admeasuring an area 404.00 sq.mts for Residential purpose and 1190.00m2 for Commercial purpose vide report no: DH/5930/0/MTP/2017-18/350 dated 18/07/2017.

AND WHEREAS, the Asst. Conservator of Forest, South Goa Division, Margao- Goa, vide letter No 5/SGF/CONV/109/2017-18/837 dated 13/06/2017 has informed that his has inspected site and it is observed that the area under surveyed under Chalta No 145 of PTS No 125 of Vasco City of Mormugao Taluka is not a Govt. Forest and does not form part of any compartment of South Goa Division Working Plan. The area/plot does not figure in the list of Survey numbers identified as private forest by State Level Expert Committee. Forest (Conservation) Act, 1980 is not applicable to the above area/plot.

AND WHEREAS, the Inspector of Surveys and Land Records , Vasco da Gama has submitted six copies of plans and the Schedule II.

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under surveyed under Chalta No 145 of PTS No 125 of Vasco City of Mormugao Taluka was approved and applicant has deposited Conversion fees of Rs. 15,12,840/- (Rupees fifteen laks twelve thousand eight hundred and forty only) vide e-challan no AC-II/4/2019-20 dated 14/05/2019, in the State Bank of India, and the applicant has submitted Affidavit cum Indemnity Bond, executed before Vidya Shet , Notary Statre of Goa Reg. 130/200 dated 28/05/2019.

NOW THEREFORE, is to certify that the permission to use for the said plot is hereby granted subject to the provisions of the said Code and Rules there under and on the following conditions namely:

1. **Leveling and clearing of the Land**: The Applicant shall be bound to level and clear the Land sufficiently to render suitable for the particular non-agricultural purpose for which the permission is granted and to prevent non-sanitary conditions.
2. **Assessment**: The Applicant shall pay the non-agricultural assessment when fixed by the Collector under the said Code and Rules there under with effect from the date of this Sanad.
3. **Use**: The Applicant shall not use the said land and building erected or to be erected thereon for any purpose other than granted purpose, without the previous sanction of the Collector.



4. **Liability for rates:** The applicant shall pay all taxes, rates and cesses leviable on the said land.
5. **Penalty Clause:** (a) If the applicant contravenes any of the foregoing conditions the Collector may, without prejudice to any other penalty to which the applicant may be liable under the provisions of the said Code continue the said plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

(b) Notwithstanding anything contained in Sub-Clause (a) it shall be Lawful for the Collector to direct the removal or alteration of any building or structure erected or use contrary to the provisions of this grant within such time as specified in that behalf by the Collector and on such removal or alteration not being carried out and recover the cost of carrying out the same from the Application as an arrears of land revenue.
6. **Code provisions applicable:** Save as herein provided the grant shall be subject to the provisions of the said Code and Rules there under.
7. The Applicant shall comply with the provisions of Town and Country Planning Act in force in Goa. Any violations of these provisions shall be solely at the cost of the Applicant at his own peril.
8. If any person claims ownership right and succeeds in it, the conversion shall stand automatically revoked.
9. Sanad shall not take away Mundcarial/Tenancy rights of any individual, if any, existing in the said property and if the sanad is obtained by suppression of any vital facts, the sanad shall stand cancelled from the date of its issue the Applicant shall also be liable to restore land back to its original use at his own cost.
10. Any further development in the plot shall be strictly as per the rules in force.
11. No hill cutting or filling of low-lying area shall be undertaken without prior permission from the Chief Town Planner under section 17A of TCP Act.
12. This Sanad is issued only for change of use of land and shall not be used for any other purpose like proof of ownership of land etc. the applicant shall not use the Sanad for pursuing any illegal or antinational activities on this converted land.
13. Traditional access, passing through the plot, if any shall be maintained.

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14. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.
15. If Sanad is obtained by suppression of any vital information, it shall be revoked any time after knowledge of such fact from date of issue.
16. N.O.C from the concern authority shall be obtained before the commencement of any secondary development work in the said land.
17. Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.
18. Low lying land, water bodies be protected and should not be harmed due to any activity.
19. If this Sanad is inconsistent with any law in force in the state of Goa or any decision of Hon'ble Supreme Court or Hon'ble High Court of Bombay, this Sanad shall be ineffective to extent of such inconsistency.
20. In case inadvertently if there is any mistake in calculating the fees for conversion payable or there is revision of fees after issuance of e-challan then the applicant hereby undertakes to pay the difference along with simple interest of 12% per annum calculated from the date of issuance of original Challan till the date of payment thereof. The failure of refusal on part of the applicant or successor interest thereof in affecting the payment shall give the liberty to the undersign to revoke the said Sanad and/or recover the balance as arrears of land Revenue from Applicants.
21. In case of violation of any of the conditions or in case any N.O.C. etc. issued by any Department for effecting conversion is withdrawn, revoked or otherwise the conversion Sanad shall also stand cancelled from such date of withdrawal, revocation or otherwise.
22. In future if any dispute arises regarding the ownership, title, etc, than the applicant shall be solely responsible and the Collector or any other authorized officer on his behalf shall be at liberty to revoke the Conversion Sanad granted without giving any notice/reasons.



Appendix-I



Length & Breadth		Total Superficial Area	Forming (part of) Survey No Hissa No.	BOUNDARIES
North to South	East to West			
54.00 mts	36.10 mts	1594.00 Sq.mts	PTS NO 125 of CHALTA NO. 145 of Vasco city of Mormugao Taluka.	North: PTS-96 of Chalta No 31,32 and PTS 125 of Chalta No 145 South: PTS-125 of Chalta No 113 East: PTS-125 of Chalta No 145 and PTS-96-A of Chalta No 1 West: PTS-125 of Chalta No 98,112
Conversion is Sanctioned for an area 404.00 sq.mts for Residential purpose and 1190.00m2 for Commercial purpose based reports/NOC referred at page no: 1 & 2 in this sanad				




In witness whereof the Additional Collector-II of South Goa District, Margao, has hereunto set his hand and sent seal of his Office on behalf of the Government of Goa and the Applicant **Shri Umesh Dessai, r/o. Hotel Urvashi, F.L. Gomes Road, Vasco-da-Gama**, hereunto set his hand this ^{6th} day of ~~May~~ ^{June} 2019.

Umesh V. Dessai
Shri Umesh Dessai (applicants)



Signature and names of the witnesses:

-  Dharmendra L. Ugrani
-  Bishan Singh




(Agnelo A J Fernandes)
Additional Collector-II,
South Goa District,
Margao- Goa

We declare that **Shri Umesh Dessai**, who has signed this sanad is, to our personal knowledge, the persons he represents himself to be, and that he has affixed his signature here to in our presence.

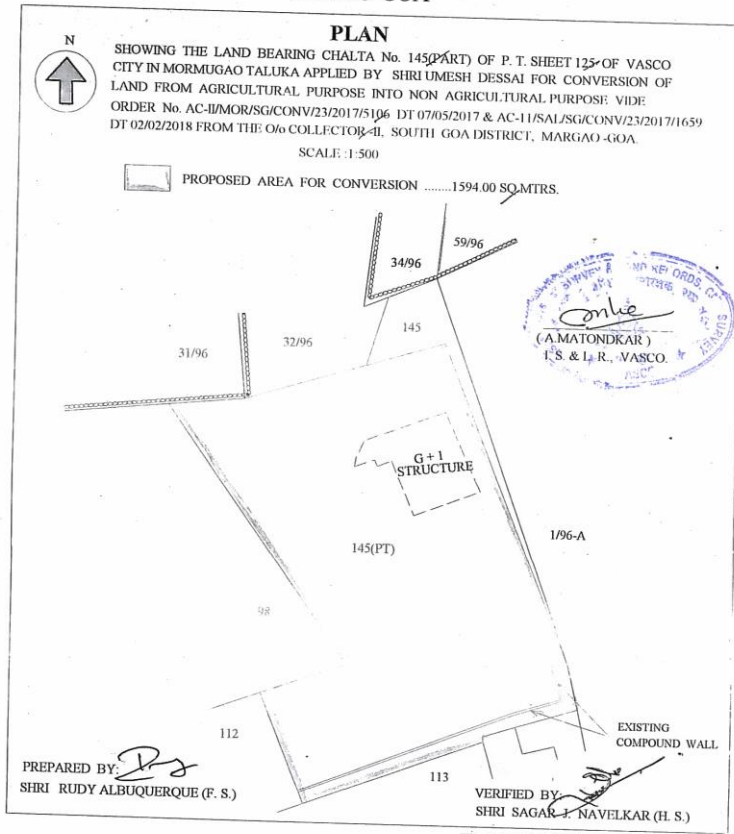
-  Dharmendra L. Ugrani
-  Bishan Singh

Copy to:

- The Mamlatdar of Mormugao-Goa.
- The Town Planner, Mormugao, Goa.
- The Dy. Conservator of Forests, Margao, Goa.
- The Inspector of Survey & Land Records, Mormugao, Goa



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of the Inspector of Surveys and Land Records
VASCO-GOA



FILE No.: 2/ISLRCTS/VAS/CONV/26/2017

RAJKUMAR N. NAIK

B. Com. LL.B.

ADVOCATE & NOTARY

*Office Address: 2nd Floor,
Shop no. 54, Apna Bazar Bldg,
Next to Vasco Civil Court,
Vasco da Gama, Goa.*

PIN : 403 802

☎: 9637766337, ☎: 9423819813, ☎: 9890547717

Date: 22-04-2020

To
Mr. Umesh V. Desai,
Vasco da Gama, Goa.

Sir,

THE TITLE VERIFICATION AND SEARCH REPORT

Having been engaged by Mr. Umesh V. Desai for preparing Property Title Verification and Search Report with respect to the below mentioned properties, I furnish my Search Report as under;

PROPERTY NO. 1

Schedule

All that distinct and well demarcated portion/plot of land admeasuring an area of 514:50 (Five Hundred Fourteen Point Fifty) square meters surveyed under Chalta No. 112 (part) of P.T. Sheet No. 125 of Vasco City being part and parcel of the larger Plot identified under No.9 admeasuring an area of 897.00 square meter independently and separately surveyed under Chalta No. 112 of P.T Sheet No. 125 of Vasco City which by itself is part of the bigger property known as Dumoleachi Numochi or Nelly situated at vaddem within the limits of Mormugao Municipal Council Taluka and Sub District of Mormugao South Goa District Goa not described in the Land Registration Office of Salcete but enrolled in the Taluka Revenue Office under Matriz No. 108 totally admeasuring an area of 8560:00 square meters and bounded as follows:

On the North: Portion of properties with Chalta Nos. 98/125 and 32/96

On the South: Plot of Chalta No. 113 of P. T. Sheet No.95

On the East: Come de Oiteiro and Chalta No. 32/96

On the West: 6:00mts wide road and remaining portion of Chalta No. 112 of P.T Sheet No. 125.

[Report Only for Mr. Umesh Desai]



Page 1

PROPERTY NO. 2

Schedule

All that one of the sub divided plot identified under plot no. 10 admeasuring an area of 600.00 (Six Hundred) square meters being part and parcel of the larger property, which itself is the southern portion of the larger property identified under Plot B totally admeasuring an area of 3933.50 square meters of the property known as Aforamento Lote No. 6 or Aforamento situated at Vaddem within the limits of Mormugao Municipal Council, Sub District of Mormugao South Goa Goa described in the Land Registration Office under Matriz No. 378 surveyed under Chalta No. 32 of P.T. Sheet No.96 of Vasco City admeasuring an area of 6809.00 square meters and the same is bounded as follows:

On the North: Plot No.9 of the same property

On the South: Property of Bossuet De Gama

On the East: Property of the same lote now belonging to Goa Shipyard Ltd. and road

On the West: the property of Bousset de Gama.

Property No. 3

Schedule I

All that property being part and parcel of the larger property Dumoleachi Numochi or Nelly situated at Vaddem vasco da Gama within the limits of Mormugao Municipal Council Taluka and Sub District of Mormugao District of South Goa State of Goa not described in the Land registration office of Salcete but enrolled in the Taluka Revenue office under Matriz No. 108 and surveyed under Chalta No.98 of P.T.Sheet No. 125 of vasco City totally admeasuring an area of 2160:00 (Two Hundred One Hundred Sixty) square meters (though Form D mentions the area of 2204:00 square meters).

Schedule II

All that distinct and well demarcated portion plot of land identified as plot B admeasuring an area of 550:00 (Five Hundred Fifty) square meters being part and parcel of the Said Property which is more particularly described in the Schedule I and the Said Plot bounded as follows:

On the North: MMC tar road

On the South: Plot belonging to Mr. D' Cunha

On the East: Property belonging to Mr. Karandikar

On the West: Plot of the same property

AMALGAMATED PROPERTY/PLOT

(Property No.1, Property no. 2 and property no. 3)

All that Amalgamated above three properties now after amalgamation the area is 1,664.00 square meters and surveyed



under Chalta No. 145, PT sheet No. 125 and now bounded as under;

On the North : By P T Sheet no. 96, Chalta No. 31,32 and PT Sheet No. 125 of Chalta No. 145.

On the South : By P T Sheet no. 125, Chalta No. 113.

On the East : By P T Sheet no. 125, Chalta No. 145 and PT Sheet No. 96A of Chalta No. 1.

On the West : By P T Sheet no. 125, Chalta No. 98,112.

I Shri Rajkumar N. Naik, Advocate, having office at shop no. 54, 2nd Floor, Apna Bazar Building, Vasco da Gama, Goa do hereby furnish my report as under:

That Mr. Umesh V. Desai is owner of the following three properties (Now Amalgamated into one Plot);

PROPERTY NO. 1

Schedule

All that distinct and well demarcated portion/plot of land admeasuring an area of 514:50 (Five Hundred Fourteen Point Fifty) square meters surveyed under Chalta No. 112 (part) of P.T. Sheet No. 125 of Vasco City being part and parcel of the larger Plot identified under No.9 admeasuring an area of 897.00 square meter independently and separately surveyed under Chalta No. 112 of P.T Sheet No. 125 of Vasco City which by itself is part of the bigger property known as Dumoleachi Numochi or Nelly situated at vaddem within the limits of Mormugao Municipal Council Taluka and Sub District of Mormugao South Goa District Goa not described in the Land Registration Office of Salcete but enrolled in the Taluka Revenue Office under Matriz No. 108 totally admeasuring an area of 8560:00 square meters and bounded as follows:

On the North: Portion of properties with Chalta Nos. 98/125 and 32/96

On the South: Plot of Chalta No. 113 of P. T. Sheet No.95

On the East : Come de Oiteiro and Chalta No. 32/96

On the West : 6:00mts wide road and remaining portion of Chalta No. 112 of P.T Sheet No. 125.

PROPERTY NO. 2

Schedule

All that one of the sub divided plot identified under plot no. 10 admeasuring an area of 600.00 (Six Hundred) square meters being part and parcel of the larger property, which itself is the southern portion of the larger property identified under Plot B totally admeasuring an area of 3933.50 square meters of the



property known as Aforamento Lote No. 6 or Aforamento situated at Vaddem within the limits of Mormugao Municipal Council, Sub District of Mormugao South Goa described in the Land Registration Office under Matriz No. 378 surveyed under Chalta No. 32 of P.T. Sheet No.96 of Vasco City admeasuring an area of 6809.00 square meters and the same is bounded as follows:

On the North: Plot No. 9 of the same property

On the South: Property of Bossuet De Gama

On the East: Property of the same lote now belonging to Goa Shipyard Ltd. and road

On the West: the property of Bousset de Gama.

Property No. 3

Schedule I

All that property being part and parcel of the larger property Dumoleachi Numochi or Nelly situated at Vaddem vasco da Gama within the limits of Mormugao Municipal Council Taluka and Sub District of Mormugao District of South Goa State of Goa not described in the Land registration office of Salcete but enrolled in the Taluka Revenue office under Matriz No. 108 and surveyed under Chalta No.98 of P.T.Sheet No. 125 of vasco City totally admeasuring an area of 2160:00 (Two Hundred One Hundred Sixty) square meters (though Form D mentions the area of 2204:00 square meters).

Schedule II

All that distinct and well demarcated portion plot of land identified as plot B admeasuring an area of 550:00 (Five Hundred Fifty) square meters being part and parcel of the Said Property which is more particularly described in the Schedule I and the Said Plot bounded as follows:

On the North: MMC tar road

On the South: Plot belonging to Mr. D' Cunha

On the East: Property belonging to Mr. Karandikar

On the West: Plot of the same property.

AMALGAMATED PROPERTY/PLOT

(Property No.1, Property no. 2 and property no. 3)

All that Amalgamated above three properties now after amalgamation the area is 1,664.00 square meters and surveyed under Chalta No. 145, PT sheet No. 125 and now bounded as under;

On the North : By P T Sheet no. 96, Chalta No. 31,32 and PT Sheet No. 125 of Chalta No. 145.

On the South : By P T Sheet no. 125, Chalta No. 113.

On the East : By P T Sheet no. 125, Chalta No. 145 and PT Sheet No. 96A of Chalta No. 1.

On the West : By P T Sheet no. 125, Chalta No. 98,112.



The above three properties were amalgamated by the Court of Inspector of surveys an land Records City Surveys, Vasco da Gama, Goa vide Judgment Dated 15-12-2015 in case no. ISLR/CTS/VAS/AMAL/3/2014 and allotted a survey no. P T Sheet no. 125 Chalta no. 145 and the area read as 1,664.00 square meters.

1. That Mr. Umesh Desai acquired clear, marketable and absolute title to by virtue of the following documents and transactions:

2. Documents Scrutinized

Sl. No.	Date	Description of documents
1.	23-05-2000	Matriz no. 108
2.		Description no. 44537 (along with English translation)
3.		Inventory Proceeding no. 33 of 1981 at Vasco Senior Division Court.
4.	28-05-1975	Deed of Sale dated 28.05.1975 registered in the Office of the Sub Registrar of Mormugao under No. 162 at pages 284 to 288 of Book No. 1, Volume No. 23 dated 30.06.1975
5.	25-05-2007	Deed of Sale dated 25-05-2007, registered under registration no. 747 at pages 231 to 246, Book No. 1, Volume No. 693, dated 29-05-2007
6.		Form D Chalta No. 112 PT Sheet No. 125 of Vasco city
7.		Form D Chalta No. 112 PT Sheet No. 145 of Vasco city
8.	29-05-2006	Deed of Sale dated 29-05-2006, registered under registration no. 733 at pages 134 to 147, Book No. 1, Volume No. 574, dated 01-06-2
9.		Form D Chalta No. 32, PT Sheet No. 96 of Vasco city
10.	27-05-1975	Deed of Sale dated 27-05-1975 registered in the Office of the Sub Registrar of Mormugao under No. 157 at pages 215 to 220 of Book No. 1, Volume No. 24 dated 25-06-1975
11.	08-02-1979	Deed dated 08-02-1979 registered in the office of the Sub Registrar of Mormugao under No. 278 at pages 187 to 198 of Book No. 1 Volume



		24 dated 21-09-1988
12.	24-03-2005	Deed of Sale dated 24-03-2005 duly registered in the office of the Sub registrar of Mormugao under No.470 at pages 19 to 40 of Book No. I Volume 499 dated 08-04-2005.
13.	14-05-2008	Deed of Sale dated 14-05-2008, registered under registration no. 821 at pages 287 to 305, Book No. I, Volume No. 838, dated 19-05-2008
14.		Form D Chalta No. 98 PT Sheet No. 145 of Vasco city
15.	15-12-2015	Judgment and Order dated 15-12-2015 passed by the Court of Inspector of Surveys and Land Records City Surveys Vasco da Gama, Goa Case No. ISLR/CTS/VAS/AMAL/3/2014
16.		Form D Chalta No. 145, PT Sheet No. 125 of Vasco city
17.		Survey Plan of PTS No. 125, Chalta No. 145
18.	22-09-2008	Sanad vide ref no. COL/SG/CONV/35/07/175 dated 22-09-2008 collector of South Goa, Margao
19.	01-03-2017	Land Use Zoning Information letter no. MPDA/ODP-2026/2016-17/1603 dated 01-03-2017 issued by Mormugao Planning & Development Authority.
20.	06-06-2019	Sanad vide ref no. AC-II/MOR/SG/CONV/23/2017/6642 dated 06-06-2019 collector of South Goa, Margao
21.	09-04-2018	Development Permission Ref No. MPDA/1A-D-24/2018-19/26 dated 09-04-2018 issued by Mormugao Planning & Development Authority
22.		Approved Plan of the Building.
23.	01-02-2019	Construction Licence No. 32/2018 dated 01-02-2019

3. The title history for last 30 years from this date shows the following chain of transactions.

PROPERTY NO. 1

Mr. Manuel D Cunha and Mrs. Sanatana Rodrigues are the owners in possession of All That distinct and well demarcated portion/plot of land admeasuring an area of 514:50 (Five Hundred Fourteen Point Fifty) square meters hereinafter referred to as the 'Said Plot' being part and parcel of the larger Plot identified under No.9 admeasuring an area of 897.00 square meters independently and separately surveyed under Chalta No. 112 of P.T. Sheet No. 125 of Vasco City which by itself is a part of the bigger property



known as Dumoleachi Numochi or Nelly situated at Vaddem within the limits of Mormugao Municipal Council Taluka and Sub District of Mormugao South Goa District Goa not described in the Land Registration Office of Salcete but enrolled in the Taluka Revenue Office under Matriz No. 108 totally admeasuring an area of 8560:00 square meters and the entire property shall be hereinafter referred to as the Said Entire Plot.

The aforesaid bigger property earlier belonged to Mr. Caetano Francisco Manuel Joaquim Mariano Acacio da Gama and his wife and upon his death the bigger property was allotted to his wife being Mrs. Silvia da Gama in Inheritance Proceeding in the Judicial Court of Salcete at Margao (Inventario Organologico) in the year 1937.

The aforesaid Mrs. Silvia da Gama inter alia sold Plot No. 3 and Plot No. 9 being part and parcel of the Said Entire Plot vide Deed of Sale dated 28.05.1975 registered in the Office of the Sub Registrar of Mormugao under No. 162 at pages 284 to 288 of Book No. 1, Volume No. 23 dated 30.06.1975 unto and in favour of Mr. Manuel D' Cunha.

Mr. Manuel D' Cunha have sold the other portions of the aforesaid Plot No. 3 and 9 and still are owners in possession of the Said Plot being distinct and well demarcated portion/plot of land admeasuring an area of 514:50 (Five Hundred Fourteen Point Fifty) square meters of the aforesaid plot identified under No. 9 admeasuring an area of 897.00 square meters independently and separately surveyed under Chalta No. 112 of P.T. Sheet No. 125 of Vasco da Gama City.

Vide Deed of Sale dated 25-05-2007, registered under registration no. 747 at pages 231 to 246, Book No. 1, Volume No. 693, dated 29-05-2007 Mr. Manuel D' Cunha and his wife Mrs. Santana Rodrigues sold the said plot admeasuring an area of 514.50 square meters surveyed under Chalta No. 112(part) of PT Sheet No. 125 of Vasco City being part and parcel of the larger Plot identified under No. 9 to Mr. Umesh V. Desai.

PROPERTY NO. 2

Miss Vinette Francisca De Souza is the exclusive owner in possession and otherwise entitled to All That one of the sub divided plot identified under plot no.10 admeasuring and area of 600.00 (Six Hundred) square meters being part and parcel of the larger property which is the southern portion of the larger property identified under Plot B totally admeasuring an area of 3933.50 square meters of the property known as Aforamento Lote No. 16 or Aforamento situated at Vaddem within the limits of Mormugao Municipal Council Sub District of Mormugao, South Goa, Goa described in the Land Registration office under No. 44537 and enrolled in the Taluka Revenue Office under Matriz No. 378 surveyed under Chalta No. 32 of P.T Sheet No. 96 of Vasco



City admeasuring an area of 6809 square meters (hereinafter referred to as the Said Plot).

The aforesaid larger property earlier belonged to Shri Pedro Nolasco de Souza which is further confirmed as the same is seen inscribed in his name as per the document being inscription and Description of the bigger property registered in the land registration office of Salcete under No. 44537.

Upon the death of Shri Pedro Nolasco de Souza and his wife the Inventory Proceeding was instituted under No 33 of 1981 filed in the court of Civil Judge Senior Division at Vasco da Gama Goa whereby the aforesaid portion of the property identified under plot B was allotted separately and exclusively unto and in favour of Miss Vinette Francisca De Souza .

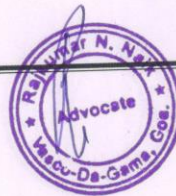
Miss Vinette Francisca De Souza secured necessary permission for the development and sub division of the aforesaid Plot B into several plots from the competent authorities as seen from the Development Permission vide Order under No. MPDA/1-0-47/86-87/726 dated 25.07.86 issued by the Mormugao Planning & Development Authority which includes the said Plot.

Vide Deed of Sale dated 29-05-2006, registered under registration no. 733 at pages 134 to 147, Book No. I, Volume No. 574, dated 01-06-2006 Miss Vinette Francisca De Souza sold the Plot no. 10 admeasuring 600.00 square meters surveyed under Chalta No. 32 of P.T Sheet No. 96 of vasco City to Mr. Umesh V. Desai.

PROPERTY NO. 3

Shri Arjun Shriram Shet was the owner in possession of all that distinct and well demarcate portion/plot of land identified as Plot B admeasuring an area of 550:00 (Five Hundred Fifty) square meters (hereinafter referred to as the Said Plot) being part and parcel of the property Dumoleachi Numochi or Nelly situated at Vaddem Vasco da Gama within the limits of Mormugao Municipal Council Taluka and Sub District of Mormugao District of South Goa State of Goa not described in the land registration Office of Salcete not enrolled in the Taluka Revenue office under matriz No. 108 and surveyed under Chalta no.98 of P.T Sheet No. 125 of Vasco City totally admeasuring an area of 2160:00 (Two Hundred One Hundred Sixty) square meters (though Form D mentions the area of 2204:00 square meters) of the larger property entire property admeasuring an area of 8560:00 square meters and the entire property shall be hereinafter referred to as the Said property.

The Said property earlier belonged to Shri Caetano Francisco Manuel Joaquim Mariana Acacio da Gama and upon his death Inventory Proceedings was instituted in the Court of the Civil



Judge Margao and accordingly the property was allotted unto Smt Silvia da Gama widow of Shri Caetano Francisco Manuel Joaquim Mariano Acacio da Gama.

The aforesaid owner Smt Silvia da Gama sold the part of the Said Property namely being two plots bearing Plot No. 2 admeasuring an area of 500:00 square meters and Plot No.11 admeasuring an area of 1560:00 square meters thus totally admeasuring an area of 2060:00 (Two Thousand Sixty) square meters unto in favour of Mrs. Rafael Maria Menezes vide Deed of Sale dated 27-05-1975 registered in the office of the Sub registrar of Mormugao under No. 157 at pages 215 to 220 of Book No. 1 Volume 24 dated 25-06-1975.

The aforesaid owner Smt. Silvia da Gama sold yet another part of the aforementioned property being two plots identified under Plot No.8 admeasuring an area of 525:00 square meters and Plot No. 12 admeasuring an area of 640:00 square meters thus totally admeasuring an area of 1,165 (One Thousand One Hundred Sixty Five) square meters unto in favour of Shri Domingos Da Mercês Hilario Rodrigues bachelor vide Deed of Sale dated 11-06-1975 registered in the Office of the Sub registrar of Mormugao under No. 180 at pages 321 to 325 of Book no. 1, Volume 23 dated 15-07-1975.

Aforesaid Shri Domingos Das Mercês Hilario Rodrigues sold one of the above plot namely Plot No. 12 admeasuring an area of 600:00 (Six Hundred) square meters (though there is reduction of 40:00 square meters) unto Mrs. Rafael Maria Menezes vide Sale Deed dated 08.02.1979 registered in the office of the Sub Registrar of Mormugao under No. 278 at pages 187 to 198 of Book No. 1 Volume 24 dated 21.09.1988.

By virtue of the aforesaid two deeds Mrs. Rafael Maria Menezes alongwith her husband thus became the absolute owners of the inter alia the aforementioned two plots name plot No.11 admeasuring an area of 1560:00 square meters and Plot 12 admeasuring an area of 600:00 square meters thus totally admeasuring an area of 2160:00 square meters of which the Said Plot being distinct well identified and separate portion identified under letter B admeasuring an area of 550:00 (Five Hundred Fifty) square meters carved out as an undivided share of the said property was sold unto Shri Arjun Shriram Shet vide Deed of Sale dated 24.03.2005 duly registered in the office of the Sub registrar of Mormugao under No.470 at pages 19 to 40 of Book No. 1 Volume 499 dated 08.04.2005.

Vide Deed of Sale dated 14-05-2008, registered under registration no. 821 at pages 287 to 305, Book No. 1, Volume No. 838, dated 19-05-2008 Shri Arjun Shriram Shet and his wife smt. Vidhya Arjun Shet sold the plot B admeasuring 550 square meters



surveyed under Chalta no. 98 of PT sheet No. 125 to Mr. Umesh V. Desai.

Thus Mr. Umesh V. Desai became absolute owner of above three properties.

Mr. Umesh V. Desai obtained Sanad vide ref no. COL/SG/CONV/35/07/175 dated 22-09-2008 collector of South Goa, Margao for the property Surveyed under Survey no. 32(P)/96 area 600 square meters.

Mr. Umesh V. Desai after purchase of the above three properties amalgamated the properties vide Judgment and Order dated 15-12-2015 passed by the Court of Inspector of Surveys and Land Records City Surveys Vasco da Gama, Goa and a separate Survey under P T Sheet No. 125, Chalta no. 145 and area to be read as 1664.00 square meters .

Mr. Umesh V. Desai thereafter obtained the following;

- a. Sanad vide ref no. AC-II/MOR/SG/CONV/23/2017/6642 dated 06-06-2019 issued by the collector of South Goa, Margao.
- b. Development Permission Ref No. MPDA/1A-D-24/2018-19/26 dated 09-04-2018 issued by Mormugao Planning & Development Authority.
- c. Approved Plan of the Building.
- d. Construction Licence No. 32/2018 dated 01-02-2019 issued by Mormugao Municipal Council.

4. That all the relevant documents of title described above appear to be genuine.

I am satisfied and I confirm that the subject Property, Facts and events material to title have been satisfactorily proved.

I have searched the entire copies of the property documents supplied by Mr. Umesh Desai and has found that the Property subject Property is free from Encumbrance and Mr. Umesh Desai is the absolute Owner of above three properties (now amalgamated plot admeasuring 1,664.00 square meters).

SCHEDULE OF PROPERTY AFTER AMALGAMATION

Amalgamated Property/Plot

(Property No.1, Property no. 2 and property no. 3)

All that Amalgamated above three properties now after amalgamation the area is 1,664.00 square meters and surveyed under Chalta No. 145, PT sheet No. 125 and now bounded as under;



On the North : By P T Sheet no. 96, Chalta No. 31,32 and PT Sheet No. 125 of Chalta No. 145.
On the South : By P T Sheet no. 125, Chalta No. 113.
On the East : By P T Sheet no. 125, Chalta No. 145 and PT Sheet No. 96A of Chalta No. 1.
On the West : By P T Sheet no. 125, Chalta No. 98,112.

Vasco da Gama, Goa.
22-04-2020

(Rajkumar N. Naik)
Advocate



Note : This Title Verification Report is based on the documents supplied by Mr. Umesh Desai. That Advocate Rajkumar N. Naik has/have no personal interest in the above properties nor is he related to Mr. Umesh Desai.

THE TITLE VERIFICATION AND SEARCH REPORT

Having been engaged by Mr. Umesh V. Desai for preparing Property Title Verification and Search Report with respect to the below mentioned properties, I furnish my Search Report as under:

PROPERTY NO. 1

SCHEME

All that certain well delineated portion of land measuring an area of 31750 (Five Hundred Fourteen Point 75) square meters situated in Chalta No. 112 (part of P.T. Sheet No. 125 of Vasco City being part and parcel of the larger plot identified under and measuring an area of 85500 square meter independently and separately surveyed under Chalta No. 112 of P.T. Sheet No. 125 of Vasco City which by itself is part of the larger property known as Quilomeda-Namoda or nearly known at various times the limits of Municipal Council Taluka and Sub District of Mormugao South Goa District Goa not specified in the Land Registration Office of Vasco and cancelled in the Taluka Revenue Office under Matrix No. 100 totally measuring an area of 236000 square meters and bounded as follows:

- On the North: Portion of properties with Chalta Nos. 98/125 and 32/36
- On the South: Plot of Chalta No. 113 of P. T. Sheet No. 125
- On the East: Largo de D. Maria and Chalta No. 32/36
- On the West: 80 meters wide road and remaining portion of Chalta No. 112 of P.T. Sheet No. 125.



Government of Goa
Form 'D'
See Rule 7

Goa Land Revenue (City Survey) Rules, 1969
Property Card of Vasco city

Page No. 1

Date 10/04/2018

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
125	145	1664.00	--		Private

Easements

---- Nil ----

Holders in the origin of the title
(So far as traced) -

UMESH VITHOBA DESAI
Mr. Umesh V. Desai.

ENTRY MADE VIDE AMALGAMATION ORDR
IN CASE NO.ISLR/CTS/VAS/AMAL/3/2014
DATED 15/12/2015. PASSED BY THE ISLR,
CITY SURVEY, VASCO GOA.

Lessees -

---- Nil ----

Other Encumbrances -

---- Nil ----

Other Remarks -

---- Nil ----

Details -

Mutation Date	Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)
------------------	--------------------	------------------	-----------------	--	------------------

---- Nil ----

[] Bracketed entries indicate Deletion

For any further inquires, please contact the ISLR of the concerned city.

*** END OF REPORT ***

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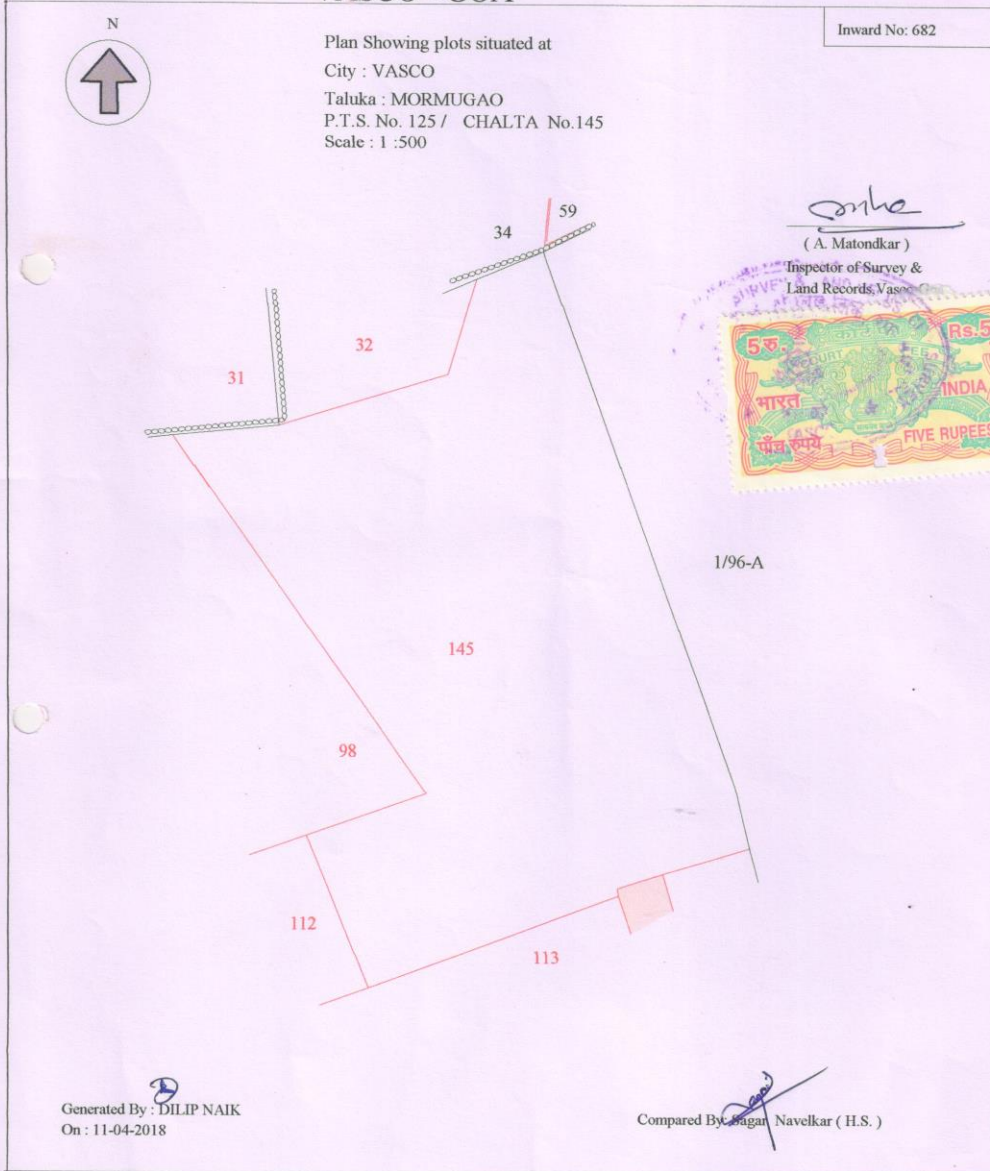
10/04/18

Omke
Government of Goa
Inspector of Survey
CITY SURVEY
Vasco da Gama



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Inspector of Survey and Land Records

VASCO - GOA



MORMUGAO PLANNING & DEVELOPMENT AUTHORITY

Commerce Centre, IInd Floor,
Vasco da Gama

Phone No. 0832 2513341

Ref.No.: MPDA/ODP-2026/2016-17/1603

Date: 01/02/2017

LAND USE/ZONING INFORMATION

As per ODP for Vasco da Gama Planning area – 2026, the land use/zoning of the property bearing P.T.Sheet no. 125 Chalta no. 145 of Vasco City, Mormugao Taluka, falls partly in Commercial C-1 zone and partly in Settlement (S-1) zone.

This information is issued based on the application received on 15/02/2017 under inward No. 1659 to be read with note given below:

This information is valid only for six months from the date of issue of this letter or revision of the respective plan, whichever is earlier.

Processing fees of Rs. 500/- (Rupees five hundred only) paid vide receipt No. 265/013236 dated 27/02/2017.

1. This certificate shall not be construed as a document for granting NOC from Planning point of view or to be considered a document for obtaining NOC/permission from any other Department/Authority.
2. This certificate shall also not be considered for the purpose of issue of liquor licence by Excise Department.

To,
Mr. Umesh Desai,
Hotel Urvashi,
Pixi Dongri,
F.L. Gomes Road,
Vasco da Gama-Goa.



(Vertika Dagur
(MEMBER SECRETARY)

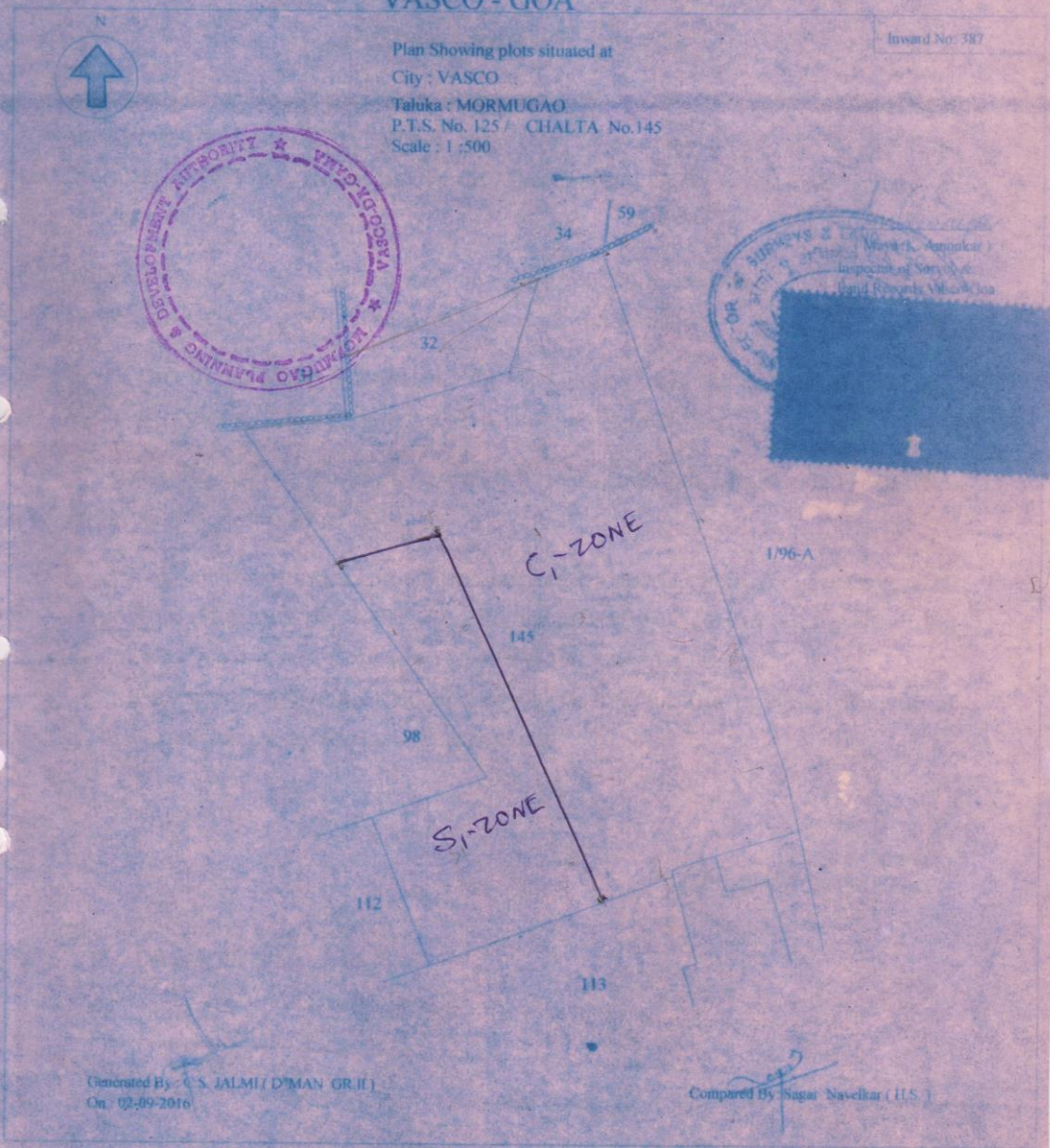


GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Inspector of Survey and Land Records

VASCO - GOA

Inward No: 587

Plan Showing plots situated at
 City : VASCO
 Taluka : MORMUGAO
 P.T.S. No. 125 / CHALTA No.145
 Scale : 1 :500



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 On: 02-09-2016

Compared By : Nagar Navelkar (I.I.S.)