



PRASAD NAIK

ADVOCATE & NOTARY

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Ref No. L&L/TSR/NAVELIM

Date: 31/08/2020

SEARCH REPORT
AND
CERTIFICATE OF TITLE

This Report and Certificate of Title is given at the request of M/s. L & L Builders Pvt. Ltd. having Office at Margao, Goa, in respect of the land described herein below:-

I. DESCRIPTION OF THE PLOT:

All that Plot of land identified as **PLOT-A** admeasuring **987 sq. mts.** independently surveyed under **SURVEY NO. 101/1-F Of VILLAGE NAVELIM**, which is erstwhile disannexed from the larger property named PATXAMANDO or NAGMODEM, situated at Village Navelim, within the area and jurisdiction of Village Panchayat of Navelim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, which larger property is described in the Land Registration Office of Salcete under No. 41429 at folio 93 of Book B-107 of new series, enrolled in Taluka Revenue Office under Matriz No. 684.

Boundaries of larger property:

East: By property of Conceicao Paulo (Carvalho) Fernandes;

West: By property of Feliz Albano Leal Fernandes, Simplicio Furtado and Irineu Pereira;

North: By property of Conceicao Paulo Fernandes and Simplicio Furtado; and

South: By Municipal Road which goes from Telaulim to the Church of Navelim and with the property of heirs of Felix Albano Leal Fernandes.

Boundaries of said Plot:

East: By Plot-B;

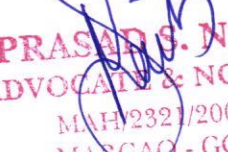
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West: By property of Narcinva Kenim;
North: By Plot-E of the larger property; and
South: By property of Joao Correia and Sinquetim Navelim Road.

II. DOCUMENTS SCRUTINISED AND SCRUTINY OF DOCUMENTS:

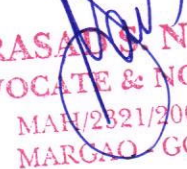
(Towards scrutiny, I have perused photocopies of below mentioned documents)

1. From the **English Translation of the Land Registration Certificate dated 15/11/2011 issued by the Land Registrar of Salcete**, it can be seen that the property named PATXAMANDO stands inscribed in favour of Maria Zulema Herculana Leal Fernandes.
2. From the **Partition Deed dated 12/08/1985 registered in the Office of the Sub-Registrar of Salcete under Reg. No. 1262 at pages 376 to 387 of Book No. I, Vol. No. 338 dated 30/08/1985**, it can be seen that the following parties namely (1) Maria Zulema Leal Fernandes; (2) Antonio Salazar Rebelo e Leal Fernandes and his wife Maria de Fatima Menazita Goretti Rodrigues e Rebello; (3) Jose Romao Braga Rebello e Leal Fernandes and his wife Maureen Felicidade Fernandes; (4) Antonio Jeoffree Thomas Rebelo e Leal Fernandes and his wife Maria Terezinha Olivia Reva Gomes; and (5) Maria Odelle Rebello O Almeida and her husband Megnerico Almeida have partitioned amongst them the properties that were enjoyed by them in common and which were owned by them after death of Augustinho Bonifacio Rebello i.e. the husband of First Party Maria Zulema Leal Fernandes. By virtue of the said Partition, the plot identified as PLOT-A admeasuring 987.50 sq. mts. was allotted to Antonio Jeoffree Thomas Rebelo e Leal Fernandes and his wife Maria Terezinha Olivia Reva Gomes with reservation of usufruct in favour of Maria Zulema Leal Fernandes. In the said Deed it was mentioned that said


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Party Antonio Jeoffree Thomas Rebelo e Leal Fernandes and his wife Maria Terezinha Olivia Reva Gomes were allotted as Plot-B, however, the same was rectified by the parties thereto vide **Deed of Rectification dated 06/08/2001, registered in the Office of the Sub-Registrar of Salcete under Reg. No. 2842 at pages 213 to 228 of Book No. I, Vol. No. 1251 dated 09/10/2001.**

3. From the **Death Certificate dated 07/08/2004 issued by the Registrar of Births and Deaths, Navelim**, it can be seen that Maria Julema Herculana Leal Fernandes expired on 10/05/2004.
4. From the **extract of the Inventory Proceedings No. 64/2005 before the Court of the IIIrdl Addl. Civil Judge Senior Division, at Margao**, it can be seen that the same was instituted upon death of Antonio Tomas Joffry Rebello. In the said Inventory by virtue of the Terms of Settlement the said Plot-A which was listed as Item No. 1 was jointly allotted to Blake William Rebello and David Manuel Rebello.
5. From the **Deed of Sale dated 13/08/2012, registered in the Office of the Sub-Registrar of Salcete under Reg. No. MGO-Bk1-04584-2012, CD Number MGOD62 dated 13/08/2012**, it can be seen that Blake William Rebello and his wife Gizelle Rebello, David Manuel Rebello have sold and transferred the said Plot-A in favour of Shoba alias Shobhan S. Dhulapkar.
6. From the **Deed of Sale dated 03/05/2019 registered in the Office of the Sub-Registrar of Salcete under Reg. No. MGO-1-1019-2019 dated 31/05/2019**, it can be seen that Shoba alias Shobhan Shrikant Dhulapkar has sold and transferred the said Plot-A in favour of M/s. L & L Builders Pvt. Ltd.



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7. From **Form I & XIV of the property bearing Survey No. 101/1-F of Village Navelim**, it can be seen that the same stands recorded in name of M/s. L & L Builders Pvt. Ltd.
8. From the **Sanad dated 30/07/2020 under Ref. No. COL/SAL/SG/CONV/63/2019 issued by the Office of the Collector, South Goa District, Margao**, it can be seen that permission is granted for change in use of land bearing Survey No. 101/1-F of Village Navelim for residential use.
9. From the **Technical Clearance Order dated 28/11/2019 under Ref. No. TPM/31681/Navelim/101/1-F/2019/6915 issued by the Office of the Senior Town Planner, Town and Country Planning Department, Margao, Goa**, it can be seen that Technical Clearance is granted to the construction of residential/commercial building and compound wall in said property bearing Survey No. 1011-F situated at Navelim, Salcete, Goa.
10. From the **Construction Licence No. VP/N/Const.L.46/2019-20 dated 21/02/2020, issued by the Office of the Village Panchayat Navelim, Navelim, Salcete, Goa** alongwith approved plans, it can be seen that licence is granted for construction of residential/commercial building and compound wall in said property bearing Survey No. 1011-F situated at Nagmodem, Navelim, Salcete, Goa.

IV. OPINION:

From the scrutiny of the abovementioned documents, I have to report and certify as under:-

- (a) That the said Plot of land identified as **PLOT-A** admeasuring **987 sq. mts.** independently surveyed under **SURVEY NO. 101/1-F OF VILLAGE NAVELIM** is owned by M/s. L & L Builders Pvt. Ltd. and their title to the same is clean, clear,


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valid, absolute and marketable and the same can be traced for a period of last more than 30 years.

- (b) As owners the said M/s. L & L Builders Pvt. Ltd. have proposed to develop the said Plot by way of Construction and towards such construction they have obtained the required Technical Clearance from the Town and Country Planning Department and Construction Licence from the Village Panchayat.



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