

PRASAD S. NAIK

ADVOCATE & NOTARY

EMAIL: naik_prasad@yahoo.com

Tel.: 0832-2756345 Mobile: 9422058561

Chamber:

R-6, Marelda Residency,
Laymati, Davorlim,
Margao, Goa.

Ref No. LOURENCINHO/TSR/SALIGAO/2021

Date: 21/09/2021

SEARCH REPORT
AND
CERTIFICATE OF TITLE

This Report and Certificate of Title is given at the request of Mr. Lourenchino Rodrigues alias Lourencinho Milton Nazario Rodrigues resident of Cavelossim, Salcete, Goa, in respect of property described in **SCHEDULE-I, SCHEDULE-II and SCHEDULE-III** hereinafter appearing on which the project consisting of 9 Villas named **TRANQUIL** is proposed to be constructed:

I. DESCRIPTION OF THE PROPERTY WHEREIN THE PROJECT NAMED TRANQUIL IS PROPOSED TO BE CONSTRUCTED:

SCHEDULE-I

(Description of the said PROPERTY No. 1)

All that Plot of land admeasuring 2022 sq. mts. formed out of the property named MUDDAWADI also known as MUDDAVADI surveyed under Survey No. 226/39 of Village Saligao within the area and jurisdiction of Village Panchayat of Saligao, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, which property is neither found described in the Land Registration Office nor found enrolled in the Taluka Revenue Office of Bardez alongwith old dilapidate House bearing No. 3/62 and the same is bounded as under:

East: By property surveyed under Survey No. 226/33;

West: By property surveyed under Survey No. 227/15;

North: By the properties surveyed under Survey Nos. 226/10, 226/34, 226/35 and 226/36; and

South: By Road.



SCHEDULE-II

(Description of the said PROPERTY No. 2)

All that property named MUDDAWADI admeasuring 100 sq. mts. surveyed under Survey No. 226/32 of Village Saligao, Village Saligao within the area and jurisdiction of Village Panchayat of Saligao, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, which property is neither found described in the Land Registration Office nor found enrolled in the Taluka Revenue Office of Bardez, surveyed under Survey No. 226/32 of Village Saligao and the same is bounded as under:

East: By property surveyed under Survey No. 226/33;

West: By property surveyed under Survey No. 226/27;

North: By the properties surveyed under Survey Nos. 226/28 and 29; and

South: By property surveyed under Survey No. 226/36.

SCHEDULE-III

(Description of the said PROPERTY No. 3)

All that property named MUDDAWADI admeasuring 175 sq. mts. surveyed under Survey No. 226/36 of Village Saligao, Village Saligao within the area and jurisdiction of Village Panchayat of Saligao, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, which property is neither found described in the Land Registration Office nor found enrolled in the Taluka Revenue Office of Bardez, surveyed under Survey No. 226/36 of Village Saligao and the same is bounded as under:

East: By property surveyed under Survey No. 226/33;

West: By property surveyed under Survey No. 226/35;

North: By the properties surveyed under Survey Nos. 226/32; and

South: By property surveyed under Survey No. 226/39.

II. DOCUMENTS SCRUTINISED AND SCRUTINY OF DOCUMENTS:

1. From the **Registo do Agrimensor**, it is seen that the said property MUDDAWADI was surveyed under Old Cadastral



- Survey under No. 1845 and the same originally belonged to Joao Francisco Marcelo Fernandes.
2. From the **Auto de demarcacao**, it is seen that the said property MUDDAVADDI belonged to Joao Francisco Marcelo Fernandes.
 3. Hence, the above two documents reveal that the said property belonged to JOAO FRANCISCO MARCELO FERNANDES.
 4. From the **Correspondence Certificate dated 10/06/2003 issued by the Directorate of Settlement and Land Records, Panaji, Goa**, it can be seen that Old Survey No. 1845 corresponds to Survey No. 226/39 of Village Saligao.
 5. The **Marriage Certificate dated 13/06/1994**, it is seen that under Entry No. 213/55 of the year 1955, the marriage of Joubert Fenelon Marcos Fernandes who is son of Joao Francisco Marcelo Fernandes and Isabel Petornila Severina Ritinha Lobo with Maria Rita Josefina de Mendonca is found registered.
 6. From the **Burial Certificate dated 03/11/2006**, it is seen that Juberto Fenelon Marcus Fernandes expired on 01/05/1969. The said Certificate further reveals that he was married to Rita Fernandes and is survived by one daughter.
 7. From the **Form-DX**, it is seen that under Entry No. 1339 the name of Rita Fernandes is records as occupant thereof.
 8. From the **Form-III**, it is seen that the same is recorded in the name of Rita Fernandes and the said property comprises of 1825 sq. mts of land, 475 sq. mts. of house and 25 sq. mts. well. Hence, the total area of the said property is 2325 sq. mts. The said Form also shows that the Entry No. 1339 of Form-DX is taken over.
 9. From the **Deed of Sale dated 22/12/2003, registered in the Office of the Sub-Registrar of Salcete under Reg. No. 2538 at pages 145 to 158 of Book No. I, Vol. No. 1078**



dated 02/01/2004 later on rectified vide Deed of Rectification dated 04/03/2004 registered in the Office of the Sub-Registrar of Salcete under Reg. No. 376 at pages 117 to 124 of Book No. I, Vol. No. 1096 dated 09/03/2004, it can be seen that Maria Rita Josephine Fernandes alias Rita Josephine Fernandes alias Rita Fernandes alongwith his daughter Maria Isabela Fernandes e De Souza and her husband Jacinto Agapito Exaltation de Souza have sold and transferred the said Plot of land admeasuring 2022 sq. mts. in favour of Christina Veronica Coelho e Moraes alias Christina Veronica Coelho alias Tina Coelho, Raymond Clement Moraes and Lynette Bertha Moraes.

10. From the Deed of Sale and Conveyance dated 28/11/2001, registered in the Office of the Sub-Registrar of Bardez under Reg. No. 2389 at pages 275 to 288 of Book No. I, Vol. No. 865 dated 05/12/2001, it can be seen that Francisco Xavier do Perpetuo Socorro Mascarenhas alias Francisco Xavier Mascarenhas alias Francisco Mascarenhas and his wife Maria de Graga Francisca de Piedade Vaz alias Maria De Graga Vaz have sold and transferred in favour of Miss Christina Veronica Coelho and Oswald Clifford Moraes the said property named MUDDAWADI admeasuring 100 sq. mts. surveyed under Survey No. 226/32 of Village Saligao, and half undivided share in the property named MUDDAWADI admeasuring 175 sq. mts. surveyed under Survey No. 226/36 of Village Saligao.
11. From the Deed of Sale and Conveyance dated 22/09/1998 registered in the Office of the Sub-Registrar of Bardez under Reg. No. 1391 of Book No. I, Vol. No. 608 dated 29/09/1998, it can be seen that Miss Christina Veronica Coelho and Oswald Clifford Moraes purchased the



- balance half undivided share in the said property surveyed under Survey No. 226/36 of Village Saligao.
12. From the **Inventory Proceedings No. 83/2020/E initiated in the Court of the Civil Judge at Mapusa**, it can be seen that the said Inventory were initiated upon death of Lynette Bertha Moraes. In the said Inventory, the undivided rights in said property bearing Survey No. 226/39 admeasuring 2022 sq. mts. was listed at Item No. IV. By virtue of allotments made in the said Inventory, the same was allotted to Oswald Clifford Moraes married to Christina Veronica Moraes and usufruct thereof was allotted to Raymond Clement Moraes.
 13. From the **Form I & XIV of the property bearing Survey No. 226/39 of Village Saligao**, it is seen that names of Christina Veronica Coelho e Moraes alias Tino Coelho, Lynette Bertha Moraes and Raymond Clement Moraes is recorded in occupants column alongwth Babal Ladu Sancelkar.
 14. From the **Form I & XIV of the property bearing Survey No. 226/32 of Village Saligao**, it is seen that same stands recorded in name of Oswald Clifford Moraes and Christina Veronica Coelho.
 15. From the **Form I & XIV of the property bearing Survey No. 226/36 of Village Saligao**, it is seen that same stands recorded in name of Christina Veronica Coelho and Oswald Clifford Moraes.
 16. From the **NO Objection Certificate dated 24/03/2021 issued by the Office of the Senior Town Planner, Town and Country Planning Department, Mapusa**, it is seen that NOC is granted for registration of Agreement/Sale Deed of property bearing Surey No. 226/39 (part) of Village Saligao admeasuring 2022 sq. mts.. Further, the said document shows that the said property is falling under Settlement Zone(VP-2) as per RP, 2021.



17. From the **Agreement for Joint Development and Construction dated 04/09/2021**, it can be seen that Christina Veronica Coelho e Moraes alias Christina Vernoica Coelho alias Tino Coelho, Oswald Clifford Moraes and Raymond Clement Moraes have entered into Joint Development with Lourenchino Rodrigues alias Lourencinho Milton Nazario Rodrigues on terms and conditions which are set out in the said Agreement. In terms of the said Agreement, the said project consisting of 9 Villas is to be named as TRANQUIL. As per the Agreement, 2 Villas are to be allotted to the Landowners.
18. From the **Technical Clearance Order dated 24/03/2021 issued by the Office of the Senior Town Planner, TCP, Mapusa, Goa**, it is seen that permission is granted for construction of Residential Bungalow Type, 1, 2, 3, 4 (Total 9 nos.), swimming pool and compound wall in said property bearing Survey No. 226/32, 36 and 39 (part) of Village Saligao.
19. From the **Construction Licence No. VP/SAL/Const.Lic No. 04/2021-22/151 dated 04/05/2021 issued by the Village Panchayat of Saligao**, it is seen that licence is granted for construction of Residential Bungalow Type, 1, 2, 3, 4 (Total 9 nos.), swimming pool and compound wall in said property bearing Survey No. 226/32, 36 and 39 (part) of Village Saligao.

III. OPINION:

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

- (a) That the said property described in **SCHEDULE-I, SCHEDULE-II** and **SCHEDULE-III** hereinabove described is owned by Christina Veronica Coelho e Moraes alias Christina Vernoica Coelho alias Tino Coelho, Oswald Clifford Moraes and Raymond Clement Moraes and their title thereto is clean,



valid, absolute and marketable and traceable for last more than 13 years.

- (b) The said owners have entered into Development Agreements with Lourenchino Rodrigues alias Lourencinho Milton Nazario Rodrigues for the purpose of developing the said land by way of constructing Villas thereon and accordingly the said Lourenchino Rodrigues alias Lourencinho Milton Nazario Rodrigues has obtained required permissions/licence for such construction.



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