MILTON R. A. FERNANDES

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Ref: - 0102/2020-21 Date:- 31/08/2020

To,
Brian Walter Dias
H.no.672/B,
Orgao, Loutulim,
Camurlim Salcete South-Goa.

Sub: All that Plot of Land admeasuring 2584 sq.mtrs, presently forming a part of the property surveyed under survey no.2/6, of the village panchayat Nagoa of Salcete Taluka, which property is more particularly described as "NELLI OR COTTA", neither described in the land registration office of this judicial division nor enrolled in the land revenue office of Salcete but surveyed in the survey records under survey no.2/6 of village Nagoa, Salcete, South Goa.

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

Sr. No.1	**Name, Fathers name and address of the Title Holder and Developer**	**Ownership Rights in favour of :** Mr.Edwin Aldrin Cabral S/o Jose Alvaro Cabral and his wife Mrs. Carmen Cabral resident of H.no.4 Mazilwado, Nagoa, Verna Salcete South Goa **Development Rights in favour of:-** Mr.Brian Walter Dias, S/o Arthur Dias resident of H.no.672/B, Orgao loutulim Salcete Goa.
Sr. No.2	**Description of the subject land**	All that property admeasuring 2584 sq.mtrs. de-annexed from the property known as "NELLI OR COTTA"

		situated at Nagoa, within the area of village panchayat of Nagoa, Taluka and sub-district of Salcete, District of South Goa, State of Goa, neither described in the Land registration office of salcete nor enrolled in the land revenue office of Salcete but surveyed under Survey no.2/6 of Nagoa village . The property is bounded as under: East :- By reserved access West :- By water drain surveyed under no.2/5 North :- By road and partly by said water drain South: - By plot B of the same property.

Sr No.3 :-DESCRIPTION OF THE DOCUMENTS SCRUTINISED:-

Sr. No.	Whether original/Xerox	Nature of Document
A	Photocopy	Deed of Partition Dated : 17/10/2012 registered in the office of the Sub-Registrar of Salcete under no. MGO-BK1-05688-2012 CD Number MGOD63 dated 18th October 2012.
B	Photocopy	Deed of Rectification Dated : 22/07/2013 registered in the office of the Sub-Registrar of Salcete under no. MGO-BK1-04057-2013 CD Number MGOD70 dated 30th July 2013.
C	Photocopy	Sanad bearing Ref No. AC-II/SAL/SG/CONV/01/2018/5405 Dated: 02.05.2019 issued by the Additional collector-II, South Goa District, Margao Goa.
D	Photocopy	Technical Clearance Order issued by the Town and Country Planning Department bearing Ref No:26769/ Nagoa/2/6/17/3470 dated 05/09/2017.
E	Photocopy	Construction Licence No.350/VP/NAG-SAL/2019-20/288 dated 30/05/2019.
F	Photocopy	No Objection Certificate bearing

		Ref.no:PHC/CORT/NOC/CONST/17-18/1171 dated 31/10/2017 issued by the Primary Health Centre Cortalim.
G	Photocopy	Certificate of Nil Encumbrance on Property dated 19/08/2020 issued by the Civil Registrar of Salcete
H	Photocopy	Agreement of Sale Dated 02/06/2015, registered in the office of the Sub-Registrar of Salcete at Margao under Registration No.1472/15.

Sr. No.4 :- TRACING OF TITLE

I. Deed of Partition Registered in the office of the Sub Registrar vide Registration no. MGO-BK1-05688-2012 CD Number MGOD63 Dated 18.10.2012,in the said deed of partition Mr. Pedro Francisco Cabral alias Peter Cabral and his wife Mrs. Gina Anne Pereira e Cabral alias Gina were allotted Plot A, Mr. Walter Agnelo Socorro Cabral alias Walter Cabral and his Wife Mrs. Hazel Lucia Dias E Cabral alias Hazel Cabral were allotted Plot B and Edwin Aldrin Cabral alias Edwin Cabral and his wife Mrs. Carmen Cabral , were allotted plot C as described in schedule E in the said deed of partition.

II. Deed of Rectification Registered in the office of the Sub Registrar vide Registration no.MGO-BK1-04057-2013 CD Number MGOD70X Dated 17.10.2012,This document shows that by Deed of Rectification dated 22.07.2013 ,the above Deed was rectified and certain mistake in the said principal deed namely the said plan dividing the first property into three plots was not correctly drawn and thereby area of plot C and reserved road was not correctly shown ,and substituted the area of plot C of the Schedule E admeasuring 2483 sq.mtrs to 2584 sq. mtrs. Which Were allotted to Edwin Aldrin Aldrin Cabral alias Edwin Cabral and his wife Mrs. Carmen Cabral .

III. Agreement of Sale Dated 25.06.2015, executed before the notary J.V.Antao in the office of Salcete , Margao under registration no. 1472/15 dated 26.06.2015 .the said Edwin Aldrin Cabral alias Edwin Cabral and his wife Mrs. Carmen Cabral have sold their property to Mr. Brian Walter Dias.

IV. Conversion Sanad Dated:-02.05.2019 bearing no.AC-II/SAL/SG/CONV/01/2018/5405 issued by the Additional Collector-II,

South Goa District, Margao:- This document shows that the 'UNSOLD PORTION OF THE SAID PROPERTY' has been permitted to be used for residential purpose.

V. Survey Form I &XIV of the property surveyed under survey no.2/6 of Nagoa Village Salcete Taluka : This document shows that the total area of this survey holding is 3995sq.mtrs .from this Mr. Pedro Francisco Cabral alias Peter Cabral and his wife Mrs. Gina Anne Pereira e Cabral alias Gina were allotted Plot A, , Mr. Walter Agnelo Socorro Cabral alias Walter Cabral and his Wife Mrs. Hazel Lucia Dias E Cabral alias Hazel Cabral were allotted Plot B, and the balance area admeasuring 2584 sq.mtrs is allotted to Mr. Edwin Aldrin Aldrin Cabral alias Edwin Cabral and his wife Mrs. Carmen Cabral , Marked as plot C. Which is the subject matter of the Title Report, the 'UNSOLD PORTION OF THE SAID PROPERTY admeasuring 2584sq.mtrs, which is hereafter referred to as the 'SUBJECT LAND'.

VI. Technical Clearance Order issued by the Town and Country Planning Department bearing Ref. No: 26769/Nagoa/2/6/17/3470 dated 05.09.2017: This document shows that it is proposed to construct residential flats in the 'SUBJECT LAND' and for the purpose of such development the Town and country Planning Department has granted its approval.

VII. Construction Licence No 350/VP/NAG-SAL/2019-20/288 Dated:- 30.05.2019 issued by the village Panchayat of Nagoa Salcete alongwith approved plans: - A perusal of this document shows that the village Panchayat has issued construction licence for construction of Residential Flats in the Subject Land.

VIII. No Objection Certificate bearing Ref No: PHC/CORT/NOC/CONST/17-18/1171 dated 31.10.2017 issued by the Primary Health Centre, Cortalim-Goa :- This document shows that the Primary Health Centre has issued its No Objection to the Construction from sanitation point of View.

IX. Certificate of Nil Encumbrance on property Dated: - 19.08.2020 issued by the Civil Registrar of Salcete:-This document shows that the Civil Registrar has certified that there are no encumbrances on the property for the period 17.10.2012 to 14.08.2020.

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Final Certificate	After Scrutiny of the above cited documents and based on the representations made to me by Mr. Brian Walter Dias and information provided to me, I am of the opinion that Mr. Edwin Aldrin Cabral and his wife Mrs. Carmen Cabral is the title holder of the subject land and development rights in the Subject land have been conferred in the favour of Mr. Brian Walter Dias.

I have along with my report enclosed the photocopies of all documents, which have been cited by me in my report .The said documents shall form a part of my report.

Dated: 31/08/2020
Place : Margao –Goa

MILTON R A FERNANDES

Proprietor

Mr. Milton R. A. Fernandes
B.com. LLB