

# SANA SHAIKH

## ADVOCATE

Off: Shop no. 79, Ground Floor, Felicinta Complex,  
Near Gogol Circle, Salcete, Margao, Goa-403601

Mob: 8007278002

Date: 24/12/2024

To,  
**M/S. M. I. CONSTRUCTIONS,**  
a partnership firm having office at  
House no. D-1, 1000/26, Masjid Road,  
Moddi Navelim, Margao, Salcete, South Goa-403707.

### TITLE INVESTIGATION REPORT

1. This title investigation is undertaken in respect of an immovable Plot bearing **PLOT NO. A**, admeasuring an area of **900 sq. mtrs.** surveyed under **survey** no. 186/8-A of village Dramapur, which plot is formed out of the property named as "**OLLY MORDY**" also known as "**FIRGUEM MURDY OR MANDOPA**" OR "**MUDDI**" situated at Village Panchayat of Dramapur, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, totally admeasuring an area of 1275 sq. mtrs. now admeasuring an area of 1125 sq. mtrs., Described in the Land Registration office of Salcete Taluka, at Margao, under no. 43074 of 187 of Book "B" no. 111 of new series and which stands inscribed under inscription no. 45656 drawn at Book G no. 53 at 37V and the same is enrolled under Matriz number 1898 in the office of the Land Revenue for Salcete Taluka, at Margao and is surveyed in the record of rights of village Dramapur under Survey no. 186/8 of village Dramapur and the SAID PLOT is independently bounded as under:

<b>EAST</b>	: by property bearing Survey no. 186/3,
<b>WEST</b>	: by 15 mtrs. road,
<b>NORTH</b>	: by property bearing Survey no. 186/2,
<b>SOUTH</b>	: by 10 mtrs. road.

*Hereinafter referred to as the "SAID PLOT".*





2. The following documents were submitted for my scrutiny:

- i. Copy of Land Description Certificate in respect of land described under no. 43074 of 187 of Book "B" no. 111 of new series issued by land Registrar of Salcete along with its inscription of transmission under no. 45656 drawn at Book G no. 53 at 37V.
- ii. Matriz Certificate under Matriz no. 1898 issued by the Mamlatdar of Salcete.
- iii. Deed of Sale dated 16.10.1970 duly registered in Sub Registrar of Salcete under Reg No. 1177 at pages 55 to 56 of Book No. I, Vol. No. 70 dated 24.10.1970.
- iv. Deed of Succession was drawn up on 20.01.2015 recorded at Folios 25v to 27 of Deed/Wills Book No. 1607 registered before Notary Public Ex Officio of Judicial Division of Salcete City of Margao.
- v. Deed of Relinquishment drawn on 16.08.2019 recorded at Folios 27 to 28v of Deed/Wills Book No. 1669 before Notary Public Ex Officio of Judicial Division of Salcete City of Margao.
- vi. Deed of sale dated. 15.06.2024, duly registered before the Sub-Registrar of Salcete, under Book-1 Doc Reg. no. MGO-1-3186-2024, on 24.06.2024 in favour of M/s M. I. CONSTRUCTIONS.
- vii. Form I & XIV in respect of survey no. 186/8 of village Dramapur of Salcete Taluka.
- viii. Survey Plan of survey no. 186/8 of village Dramapur of Salcete Taluka.





- ix. Technical Clearance bearing no. TPM/35991/Dramapur/186/8/plot no. A/2024/8000, dated. 18.10.2024 issued by Town and Country Planning authority in respect of Plot A bearing survey no. 186/8 of village Dramapur.
- x. Construction license bearing no. VP/N/Const.L.23/2024-25, dated. 02.11.2024 issued by the Village Panchayat of Navelim, Salcete Goa.
- xi. No Objection certificate issued by the Primary Health centre Navelim bearing no. no. PHCN/NOC/const/2024-25/1052, dated. 22.10.2024.
- xii. Partition Order dated 16.09.2024 in partition case no. PISAL07-24-1091/2100 passed by the Inspector of survey and land records wherein the said plot was given a new survey no. 186/8-A of village Dramapur.
- xiii. Form I & XIV in respect of survey no. 186/8-A of village Dramapur of Salcete Taluka wherein the name of said M/s. M. I. CONSTRUCTIONS is shown therein as Owners.
- xiv. Conversion Sanad bearing no. CCSAL10-24-455/460 dated 16/12/2024 issued by the Office of the Collector of South Goa District.
3. That there exists a property named as **"OLLY MORDY"** also known as **"FIRGUEM MURDY OR MANDOPA"** OR **"MUDDI"** situated at Village Panchayat of Dramapur, Taluka and Sub-District of Salcete, District of South Goa, State of Goa.
4. That the aforesaid property originally belonged to one Mr. Conceicao Mariano Barreto and his wife Mrs. Esmeralda Perpetua





Gonsalves whose name is found inscribed under inscription no. 45656 drawn at Book G no. 53 at 37V in respect of the said property.

5. That the said Mr. Conceicao Mariano Barreto and his wife Mrs. Esmeralda Perpetua Gonsalves by virtue of Deed of Sale dated 16.10.1970 duly registered in Sub Registrar of Salcete under Reg No. 1177 at pages 55 to 56 of Book No. I, Vol. No. 70 dated 24.10.1970, sold one fraction of land, admeasuring 1275 sq. mtrs. designated as Plot No.2; to one Mr. Jose De Souza alias Jose D'Souza alias Joseph D'Souza alias Jose Souza. this property is hereinafter referred to as the **"SAID PROPERTY"**.
6. That upon the death of said Mr. Jose De Souza alias Jose D'Souza alias Joseph D'Souza alias Jose Souza on 18/02/2014 at Moddi Navelim Salcete, Goa, a Deed of Succession was drawn up on 20.01.2015 recorded at Folios 25v to 27 of Deed/Wills Book No. 1607 before Notary Public Ex Officio of Judicial Division of Salcete City of Margao wherein his wife Mrs. Anus Felicia Veronica Da Silva was declared as his moiety sharer and his children namely 1) Fiona Pemla D'Souza married to Salvador Costa, 2) Mr. Alvis D'Souza married to Diana Sequeira, 3) Mrs. Pelagia Shrianthi D'Souza married to Antonio Fernandes and 4) Mrs. Agnes Queenie D'Souza married to Cruz Fernandes were declared as his sole and universal heirs succeeding to his estate.
7. Subsequently, the above said heirs Mrs. Fiona Pemla D'Souza along with her husband Mr. Salvador D'Costa, Mrs. Pelagia Shivathi D'Souza along with her husband Mr. Antonio Fernandes and Mrs. Agnes Queenie D'Souza along with her husband Mr. Cruz Fernandes by virtue of Deed of Relinquishment drawn on 16.08.2019 recorded at Folios 27 to 28v of Deed/Wills Book No. 1669 before Notary Public Ex Officio of Judicial Division of Salcete City of Margao, have relinquished their illiquid and undivided rights, title, share and interest into the estate/inheritance of their father/father-in-law late Jose D'Souza. thereby making Mrs. Anus Felicia Veronica Da Silva,





Mr. Alvis D'Souza and Mrs. Diana Sequeira, the absolute owner in possession of the said property.

8. Thereafter, the above said Mrs. Anus Felicia Veronica Da Silva, Mr. Alvis D'Souza and Mrs. Diana Sequeira have mutated their names in the survey records of the SAID PROPERTY under the common Mutation no. 84572, as the Sole and exclusive owners and their names are reflected in the Occupants column in respect of the survey no. 186/8 of village Dramapur of Salcete Taluka, State of Goa for an area of 1125 sq. mtrs.
9. That the said Mrs. Anus Felicia Veronica Da Silva, Mr. Alvis D'Souza and Mrs. Diana Sequeira have dis-annexed a part of the SAID PROPERTY surveyed under survey no. 186/8 of village Dramapur, being denominated as PLOT NO. A, admeasuring an area of 900 sq. mtrs, wherein there exists a structure in dilapidated condition, having an approx. super built-up area of 85 sq. mtrs. The Plot no. A is hereinafter referred to as the **"SAID PLOT AND THE STRUCTURE"**.
10. That the above-named earlier vendors Mrs. Anus Felicia Veronica Da Silva, Mr. Alvis D'Souza and Mrs. Diana Sequeira as vendors subsequently by Deed of sale dated. 15.06.2024, duly registered before the Sub-Registrar of Salcete, under Book-1 Doc Reg. no. MGO-1-3186-2024, on 24.06.2024 have sold the Plot No. A, admeasuring 900 sq. mts. to **M/s. M. I. CONSTRUCTIONS**, a partnership firm, having its registered office at House no. D-1,1000/26, Masjid Road, Moddi Navelim, Margao, Salcete, South Goa 403707 represented by its partners (a) **MR. MUNIR KANVALLI**, (b) **MR. IMAM KASIM KHANVALE**, pursuant to which the name of M/s M.I. CONSTRUCTIONS represented by its partners has been duly recorded in Form I and XIV.
11. That by virtue of above sale deed dated 15.06.2024, the said M/s. M.I. CONSTRUCTIONS became the sole owner and possessor of





the SAID PLOT NO. A free from all encumbrance, liens, charges, etc.

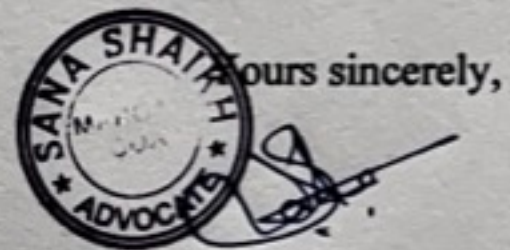
12. That the said M/s. M. I. CONSTRUCTIONS have planned and proposed to construct multi-storied building in the said plot in the name of **"M. I. GLOBAL HEIGHT"**.
13. That the aforesaid M/s M.I. CONSTRUCTIONS subsequently applied for partition of SAID PLOT NO. A so as to obtain independent survey holding and pursuant to said Partition, the Inspector of Survey and Land Records, Salcete-Goa vide Order dated 16.09.2024 passed in the Partition case no. PISAL07-24-1091/2100 partitioned the SAID PLOT NO. A and accordingly the SAID PLOT NO. A was independently assigned a separate survey number bearing under survey no. 186/8-A of village Dramapur.
14. That upon purchase of the said plot no. A and upon partitioning the said plot obtained Conversion Sanad bearing no. CCSAL10-24-455/460 dated 16/12/2024 issued by the Office of the Collector of South Goa District, South Goa-Margao and converted the said plot admeasuring an area of 900 sq. mtrs. for residential use.
15. It is seen that the said M/s M.I. CONSTRUCTIONS have obtained Technical Clearance bearing no. TPM/35991/Dramapur/186/8/plot no. A/2024/8000, dated. 18.10.2024 issued by Town and Country Planning authority and have also obtained No objection Certificate from Primary Health centre Navelim bearing no. no. PHCN/NOC/const/2024-25/1052, dated. 22.10.2024 and have also obtained Construction license bearing no. VP/N/Const.L.23/2024-25, dated. 02.11.2024 issued by the Village Panchayat of Navelim, Salcete Goa for construction of multi-storied building in the said plot consisting of flats and other premises for the purpose of selling the same to different prospective buyers on ownership basis. *(Hereinafter referred to as the "SAID PROJECT")*.





16. In light of the above and considering the devolution of title upon the present Owners, I am of the opinion that the said M/s M.I. CONSTRUCTIONS have clear and marketable title in respect of the said plot and that they are legally entitled to deal with the said plot as well as the owners of the proposed Technical Clearance, construction License as well as other NOCs and permissions meant for construction of proposed building "M.I. GLOBAL HEIGHT".
17. The present Title Search Report is solely based on the documents/ xerox copy documents submitted to me believing the same to be true, complete and accurate. I deny all responsibility for any misinformation and/or incorrect and/or incomplete information arising out of the documents and other information provided to me.

Thanking you,

Yours sincerely,

(ADV. SANA SHAIKH)