

**VISHWANATH A. LOTLIKAR**

B.A. (Hons.), LL.B. (Spl.)

Advocate

Enrl. No. MAH/203/1981

House No. 268, Arossim,

Cansaulim, Goa 403 710

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**TO WHOMSOEVER IT MAY CONCERN**

Sub: Title Search Report

**1. Description and area of the property:**

ALL THAT property known as 'CHICOLNA' or 'MASLECATTEM' situated at Chicolna within the limits of Village Panchayat of Chicolna-Bogmalo, Sub-District of Mormugao, South Goa District, Goa described in the Land Registration Office of Salcete under No. 5888, enrolled in the Taluka Revenue Office under Matriz Predial No. 133 and Surveyed under Survey No. 30 Sub Division 9 of Chicolna Village admeasuring an area of 1550.00 square metres which is bounded as under:

On the North: By the property under Survey No. 30/3  
On the South: By the property under Survey No. 30/11  
On the East: By the property under Survey No. 30/12  
On the West: By the property under Survey No. 30/3 and 30/10

The aforesaid property shall be hereinafter referred to as the 'SAID PROPERTY'

**2. Nature of Property (Whether Agricultural, Non-Agricultural, Commercial, Residential, Industrial. If Non-Agricultural, the reference and date of conversion order from Competent Authority should also be mentioned).**

Non Agricultural being Sanad obtained for an area of 1500/1550.00 square metres under Ref. No. CAD2MOR06-22-165/134 Dated 28.04.2025 issued by the Additional collector – II South Goa District, Office of the Collector, South Goa, Goa.

**3. Description of the Owner and status - whether Individual, Sole Proprietor, Partner etc.**

Mr. Camilo Santan Rodrigues married to Mrs. Chandra Rodrigues being the individual owners with Mrs. Alzira D Costa, Mr. Domingos Santan Dcosta and Mrs. Martha Crasto as also additional parties as an abundant precaution.

**4. Whether any minor, lunatic or un-discharged insolvent is involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps to be taken.**

No minor, lunatic or un-discharged insolvent are involved and the proposed mortgagor/s all of whom have sufficient capacity to enter into contract under the provision of law

5. Whether the Property is freehold or Leasehold. If Leasehold then period of lease and if Freehold whether Urban Land Ceiling Act applies and Permissions to be obtained.

The SAID PLOT is free hold.

6. Source of the Property i.e. Self acquired or Ancestral. If Ancestral then mode of Succession and whether Original Will/ Probate is available.

Ancestral property which stands allotted in the Regular Inventory Proceeding No. 20/2017/A before the Court of the Civil Judge Senior Division at Vasco

7. Whether the Property is mutated in the land records.

Yes. The property stands mutated.

8. Details of documents examined/ scrutinised (this should be in chronological order with serial numbers, type/ nature of document, date of execution, parties, date of registration details including the details of revenue/society records etc).

- i. Form I & XIV dated 30.05.2025 and Form I & XIV (on-line) dated 10.08.2025.
- ii. Survey Plan
- iii. Land Description No. 5888 of old series alongwith its Inscription dated 18.01.2007 issued by the Land Registrar, Salcete
- iv. Letter under ref. No. Mam-Mor/Matriz/2025-26/2675 Dated 23.07.2025 issued by the Mamlatdar of Mormugao Taluka, Vasco regrading Matriz Record under No. 133
- v. Copy of the Notarised English translation of the Certificate of the Order dated 29.10.1936 from the Inventory Proceedings of Orphans upon death of Mr. Maria Etelvina Santana Fernandes instituted by her husband, Mr. Joaquim Sebastiao Rodrigues issued by Notary Shri. Ramkrishna G. Bale dated 13.04.2013.
- vi. Copy of the Notarised copy of the English translation of the Deed of Partition and Allotment dated 23.03.1949 under Book No. 73 at Folio 26 to 28 overleaf issued by Notary Shri. Ramkrishna G. Bale dated 13.04.2013.
- vii. Final Chart of Partition dated 10.11.2017 and Allotment of Shares dated 08.11.2017, Order and Decree dated 16.12.2017 in the

Regular Inventory Proceeding No. 20/2017/A before the Court of the Civil Judge Senior Division at Vasco.

- viii. Development Permission issued by the Mormugao Planning & Development Authority under ref. No. MPDA/10-D-48/2025-26/318 dated 02.06.2025 with plan
- ix. Construction Licence issued by the Office of the Village Panchayat of Chicolna-Bogmalo under Ref. No. VP/CB/Const.Licence/2/2025-2026/218 Dated 27.06.2025 with plan
- x. NOC from Commander for Flag Officer Commanding under Ref. No. 46/210/1/2025/1255 dated 23.04.2025
- xi. Conversion Sanad obtained for an area of 1500/1550.00 square metres under Ref. No. CAD2MOR06-22-165/134 Dated 28.04.2025 issued by the Additional collector – II South Goa District, Office of the Collector, South Goa, Goa
- xii. Power of Attorney notarized before Advocate & Notary Mr. Paul Rodricks having his office at Vasco under serial No. 20444 dated 31.01.2013



9. Tracing of the chain of title in favour of Mortgagor/ owner starting from the earliest document available. The nature of document/ Deed conveying the title should be mentioned with description of parties along with the type of right it creates.

From the earliest documents available for my verification being the copy of the Notarised English translation of the Certificate of the Order dated 29.10.1936 from the Inventory Proceedings of Orphans upon the death of Mr. Maria Etelvina Santana Fernandes instituted by her husband, Mr. Joaquim Sebastiao Rodrigues, it could be seen that inter alia the SAID PROPERTY being under Item No. (3) to the Inventory maker/Applicant, Mr. Joaquim Sebastiao Rodrigues being the widower and other interested parties being her children Remedios Rodrigues, Joaquim Lourenco Rodrigues, Gregorio Rodrigues and Maria Amelia Gracinda Robertina Rodrigues.

Thereafter upon the death of the aforesaid Mr. Joaquim Sebastiao Rodrigues, inter alia the SAID PROPERTY stands allotted unto Joaquim Lourenco Rodrigues, Gregorio Hipolito Rodrigues and Maria Amelia Gracinda Robertina Rodrigues who alongwith the other party being Remedios Rodrigues married to Ana Cicilia Fernandes were the sole heirs, which is in consonance with the Deed of Partition and Allotment dated 23.03.1949 under Book No. 73 at Folio 26 to 28 overleaf.

Thereafter Mr. Camilo Santan Rodrigues instituted Inventory Proceeding under Regular Inventory Proceeding No. 20/2017/A before the Court of Civil Judge Senior Division at Vasco upon death of Mr. Joaquim Lourenco Rodrigues married to Mrs. Anna Rodrigues where it

is also being recorded that other co-owners namely Mr. Gregorio Rodrigues and Miss Amelia Rodrigues expired in the status of bachelor and spinster whereupon inter alia the SAID PROPERTY stands solely allotted unto the aforesaid owner/s, Mr. Camilo Santan Rodrigues married to Mrs. Chandra Rodrigues which is in consonance with the Final Chart of Partition dated 10.11.2017 and Allotment of Shares dated 08.11.2017 and Order with Decree dated 16.12.2017 in the aforesaid Regular Inventory Proceeding No. 20/2017/A.

Accordingly the Land Records being Form I & XIV also stands recorded in the name of the aforesaid owner/s, Mr. Camilo Santan Rodrigues married to Mrs. Chandra Rodrigues.



But however though the SAID PROPERTY is allotted unto the Mr. Camilo Santan Rodrigues married to Mrs. Chandra Rodrigues who are the owners but since there was oral and mutual agreement (as conveyed by the other heirs) to share the proceeds upon any sale/transfer of the SAID PROPERTY unto third parties and as an abundant precaution, it is advisable to add Mrs. Alzira D Costa, daughter of Late Joaquim L. Rodrigues, alias Jack Rodriks, Mr. Domingos Santan Dcosta, son late of Shri Nicolous D'costa, and Mrs. Martha Crasto, daughter of Late Joaquim L. Rodrigues may also be added as parties.

The aforesaid owners have obtained the following permission/licence as under for undertaking development/construction in the SAID PROPERTY:

- i. Development Permission issued by the Mormugao Planning & Development Authority under ref. No. MPDA/10-D-48/2025-26/318 dated 02.06.2025 with plan
- ii. Construction Licence issued by the Office of the Village Panchayat of Chicolna-Bogmalo under Ref. No. VP/CB/Const.Licence/2/2025-2026/218 Dated 27.06.2025 with plan
- iii. NOC from Commander for Flag Officer Commanding under Ref. No. 46/210/1/2025/1255 dated 23.04.2025
- iv. Conversion Sanad obtained for an area of 1500/1550.00 square metres under Ref. No. CAD2MOR06-22-165/134 Dated 28.04.2025 issued by the Additional collector – II South Goa District, Office of the Collector, South Goa, Goa

In view of the above the undersigned hereby certify that the aforesaid owner/s, Mr. Camilo Santan Rodrigues married to Mrs. Chandra Rodrigues with confirmation of Mrs. Alzira D Costa, Mr. Domingos Santan Dcosta and Mrs. Martha Crasto have clear and marketable title to the SAID PROPERTY and are authorized to construct and sale of

constructed unit/s therein subject to obtaining latest Nil Encumbrance Certificate on the SAID PROPERTY for last 30 years.

All the aforesaid parties namely Mr. Camilo Santan Rodrigues, Mrs. Chandra Rodrigues, Mrs. Alzira D Costa, Mr. Domingos Santan Dcosta and Mrs. Martha Crasto have clothed and empowered Mr. Joseph P. R. D'Cruz proprietor of Shalom Developers vide Power of Attorney notarized before Advocate & Notary Mr. Paul Rodricks having his office at Vasco under serial No. 20444 dated 31.01.2013 to sign, execute and register any documents which is valid and enforceable since the document has been executed prior to the Notification/Amendment to the Indian Stamp (Goa Amendment) Act, 2013 which has come into effect from 21.05.2013.

Date: 01.02.2026

Place: Vasco da Gama, Goa

(Vishwanath A. Lohikar)  
Advocate

