

14/08/2018.

To,  
M/s. Chandra Real Estate Developers,  
Alcon Holiday Village,  
Candolim, Bardez-Goa..

Sir,

**SEARCH REPORT/TITLE CERTIFICATE**

At your request, I am herewith submitting the search report of the property described hereinbelow.

**SCHEDULE OF THE PROPERTY**

**SCHEDULE-I**

**(PLOT No.1)**

All that plot admeasuring 3091.00 sq. mtrs. presently surveyed under Survey No.235/6-C, forming part of the property known as "Ambeque or additions of Ambeque, situated at Ambequevaddo, Verna, Salcete, Goa, within the Jurisdiction of Village Panchayat of Chicalim, Taluka and sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.16624, 20347 and 27022 New and enrolled in the Taluka Revenue Office under No.1170, 1172, 1173 and 1180 and is bounded as under:

- On the North : By the property bearing Survey No.235/5;
- On the South : By the property bearing Survey No.235/8 (part), 6.00 mtrs. wide road for the said property and partly by the property bearing Survey No.235/6;
- On the East : By the property bearing Survey No.235/6-A, 235/6 and partly by the property bearing Survey No.235/5;
- On the West : By the property bearing Survey No.235/5 (part) and partly by the property bearing Survey No.235/7, 235/6.



## **SCHEDULE-II**

### **(PLOT No.2)**

All that plot admeasuring 415.00 sq. mtrs. surveyed under Survey No.235/8 and presently surveyed under Survey No.235/8-A, which is the part and parcel of the property known as "Ambeque or additions of Ambeque, situated at Ambequevaddo, Verna, Salcete, Goa, within the Jurisdiction of Village Panchayat of Chicalim, Taluka and sub-District of Salcete, District of South Goa, State of Goa, not described in the Land Registration Office of Salcete but enrolled in the Taluka Revenue Office under No.1188 and is bounded as under:

- On the North : Partly by the property bearing Survey No.235/7, 235/6 and 235/6-C;
- On the South : By Public Road;
- On the East : By 6.00 mtrs. wide reserved access road for the property 235/6-C;
- On the West : By 3.00 mtrs. wide reserved access road.

### **DOCUMENTS PRODUCED FOR VERIFICATION**

| Sr. No. | Date       | Particulars                                                                                                                                                | Original/ Photocopy |
|---------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 1.      |            | Form I & XIV in respect of the property bearing Survey No.235/6, 7, 8 & 9 of Village Verna.                                                                | Photocopy           |
| 2.      |            | Form I & XIV in respect of the property bearing Survey No.235/6-C of Village Verna.                                                                        | Photocopy           |
| 3.      |            | Form I & XIV in respect of the property bearing Survey No. 235/8-A of Verna Village.                                                                       | Photocopy           |
| 4.      |            | Survey Plan in respect of the property bearing Survey No.235/6-C and 8 of Village Verna.                                                                   | Photocopy           |
| 5.      |            | Survey Plan in respect of the property bearing Survey No. 235/6, 7, 8 & 9 of Village Verna.                                                                | Photocopy           |
| 6.      |            | Land Registration Certificate under No. 16624, 30347 and 27022.                                                                                            | Photocopy           |
| 7.      |            | Matriz Certificate under Nos.1170, 1172, 1173 and 1180.                                                                                                    | Photocopy           |
| 8.      | 17/10/1980 | Deed of Sale duly registered before the Sub-Registrar of Salcete at Margao under No. 639 at pages 144 to 149, Book No. I, Volume No. 240 dated 03/10/1981. | Photocopy           |



|     |            |                                                                                                                                                              |           |
|-----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 9.  | 17/06/1985 | Deed of Sale duly registered before the Sub-Registrar of Salcete at Margao under No. 944 at pages 32 to 37, Book No.I, Volume No.388 dated 28/06/1985.       | Photocopy |
| 10. | 04/08/2000 | Deed of Sale duly registered before the Sub-Registrar of Salcete at Margao under No. 3039 at pages 50 to 64, Book No. I, Volume No. 1685 dated 05/08/2004.   | Photocopy |
| 11. | 20/09/2002 | Deed of Sale duly registered before the Sub-Registrar of Salcete at Margao under No. 3215 at pages 195 to 212, Book No. I, Volume No. 1388 dated 23/09/2002. | Photocopy |
| 12. | 11/04/2006 | Conversion Sanad under Ref. No. AC-II/SG/CONV-150/2005 issued by office of Collector, South Goa, Margao.                                                     | Photocopy |
| 13. | 23/07/2008 | Conversion Sanad under Ref. No. SDO/SAL/CONV/ 330/06/299 issued by office of Deputy Collector, South Goa, Margao.                                            | Photocopy |
| 14. | 04/05/2007 | NOC under Ref. No.17-A/SAL/49/ TCP/07/1774 issued by Town & Country Planning Department, Patto-Panjim, Goa.                                                  | Photocopy |
| 15. | 31/12/2007 | Deed of Sale duly registered before the Sub-Registrar of Salcete at Margao under No. 142 at pages 149 to 167, Book No. I, Volume No. 2775 dated 08/01/2008.  | Original  |
| 16. | 31/12/2007 | Deed of Sale duly registered before the Sub-Registrar of Salcete at Margao under No. 143 at pages 168 to 186, Book No. I, Volume No. 2775 dated 08/01/2008.  | Original  |
| 17. | 09/02/2007 | Deed of Partnership of M/s. Chandra Real Estate Developers.                                                                                                  | Original  |
| 18. | 30/10/2006 | Construction License under Ref. No. VPV/CONST/826/2006-07 issued by Village Panchayat of Verna.                                                              | Original  |
| 19. | 03/07/2015 | Renewal of Construction License under Ref. No.VP/V/637/2015-16 issued by Village Panchayat of Verna.                                                         | Original  |
| 20. | 12/06/2015 | NOC under Ref. No.TPM/148/57/VERNA/235/6/15/2780 issued by Town & Country Planning Department.                                                               | Original  |
| 21. | 17/11/2007 | NOC under Ref. No.VP/N/867/2007-08 issued by Village Panchayat of Verna.                                                                                     | Original  |
| 22. | 13/05/2011 | NOC under Ref. No.VP/V/213/2011-12 issued by Village Panchayat of Verna.                                                                                     | Original  |
| 23. |            | Approved Construction Plan.                                                                                                                                  | Original  |
| 24. | 01/10/2015 | Memorandum of Understanding executed before Adv. Dileshwar Naik under Reg. No. 948/15                                                                        | Original  |



|     |            |                                                                                                                                 |           |
|-----|------------|---------------------------------------------------------------------------------------------------------------------------------|-----------|
|     |            | dated 01/10/2015.                                                                                                               |           |
| 25. | 07/07/2016 | Addendum to Memorandum of Understanding executed before Adv. Dileshwar Naik under Reg. No.712/16 dated 07/07/2016.              | Original  |
| 26. | 26/02/2016 | Power of Attorney executed in favour of Mr. Gopal Nihchaldas Pariani before Notary Adv. Dileshwar M. Naik under Reg. No.230/16. | Original  |
| 27. | 10/12/2015 | Nil Certificate of Encumbrance on Property under No.2883 of 2015 for the period from 31/12/2007 to 08/12/2015.                  | Photocopy |
| 28. | 10/12/2015 | Nil Certificate of Encumbrance on Property under No.2884 of 2015 for the period from 31/12/2007 to 09/12/2015.                  | Photocopy |

### **DEVOLUTION OF THE PROPERTY**

From the documents produced for verification it reveals that there exists a property known as "Ambeque or additions of Ambeque, totally admeasuring an area of 8,400.00 sq. mtrs., surveyed under Survey No.235/7, 8 & 9 of Verna village, situated at Ambequevaddo, Verna, Salcete, Goa.

The said property originally belonged to Mr. Pedro Fernandes and Mr. Anna Graciana Silveira.

Upon the death of said Mr. Pedro Fernandes and Mr. Anna Graciana Silveira an Inventory Proceedings were initiated in the Civil Court of Salcete at Margao bearing No.1854/1916/III<sup>rd</sup> in the year 1916, wherein the said property alongwith other properties were partitioned among the legal heirs.

The said property was allotted to one Mr. Caetano Roque Fernandes, son of late Pedro Fernandes and Anna Graciana Silveira.

Said Mr. Caetano Roque Fernandes expired leaving behind his wife, Mrs. Romanina Pereira Fernandes and his 4 children, viz. 1. Mrs. Justina Fernandes married to Mr. Arico Fernandes, 2. Miss. Clara Margarida Fernandes, 3. Mr. Felix Peter Fernandes and 4. Mr. Agnelo Bernardo Fernandes as his only legal heirs.

Abovementioned legal heirs of late Caetano Roque Fernandes sold portion of the said property admeasuring an area of 1,450.00 sq. mtrs. (hereinafter referred to as the "said plot) to Fr. Joaquim Eduardo Almeida by a Deed of Sale dated



17/10/1980 duly registered before the Sub-Registrar of Salcete at Margao under No.639 at pages 144 to 149, Book No.I, Volume No.240 dated 03/10/1981.

Said Fr. Joaquim Eduardo Almeida alongwith Mr. Lourenco Filomeno Newton Almeida (son of Mr. Jose Rocque Almeida) alongwith his wife Mrs. Iona Maria Pinto Almeida sold the said plot to Mr. Alberto Mascarenhas by a Deed of Sale dated 17/06/1985 duly registered before the Sub-Registrar of Salcete at Margao under No.944 at pages 32 to 37, Book No.I, Volume No.388 dated 28/06/1985.

Said Mr. Alberto Mascarenhas alongwith his wife Dr. (Mrs.) Rachel Lucia Nita Estibero e Mascarenhas sold part of the said plot admeasuring 415.00 sq. mtrs., surveyed under Survey No.235/8 (Plot No.2) and an area of 3,091.00 sq. mtrs. surveyed under No.235/6(part), 7, 8(part) & 9 (Plot No.1) by a Deed of Sale dated 04/08/2004 duly registered before the Sub-Registrar of Salcete at Margao under No. 3039 at pages 50 to 64, Book No.I, Volume No.1685, dated 05/08/2004 and by a Deed of Sale dated 20/09/2002 registered before the Sub-Registrar of Salcete at Margao under No.3215 at pages 195 to 212, Book No.I, Volume No.1388 dated 23/09/2002 respectively to Mr. Pedro Francisco Dourado alias Peter Francisco Dourado.

Said Mr. Pedro Francisco Dourado alias Peter Francisco Dourado alongwith his wife Mrs. Theresa Dourado sold the said plots being Plot No.1 and Plot No.2 to M/s. Chandra Real Estate Developers, a Partnership firm by a Deed of Sale dated 31/12/2007 duly registered before the Sub-Registrar of Salcete at Margao under No.142 at pages 149 to 167, Book No.I, Volume No. 2775 dated 08/01/2008 and by a Deed of Sale dated 31/12/2007 duly registered before the Sub-Registrar of Salcete at Margao under No.143 at pages 168 to 186, Book No.I, Volume No. 2775 dated 08/01/2008 respectively.

Said M/s. Chandra Real Estate Developers have obtained permissions from the competent authorities for construction of a building known as "Majestic Spa" on Plot No.1.

Said M/s. Chandra Real Estate Developers, a Partnership firm allowed S. J. Constructions to carry on and complete the construction work started by M/s. Chandra Real Estate Developers vide Memorandum of Understanding dated



01/10/2015 executed before Notary Adv. Dileshwar M. Naik under Reg. No.948/15 dated 01/10/2015 read with Addendum to Memorandum of Understanding dated 07/07/2016 executed before Adv. Dileshwar Naik under Reg. No.712/16 dated 07/07/2016.

In view of the above the construction of building complex known as "Majestic Spa" is legal in nature.

### **ENCUMBRANCES, IF ANY**

The Nil Certificate of Encumbrance on property under No.2883 of 2015 and 2884 of 2015 both dated 10/12/2015 for the period from 31/12/2007 to 08/12/2015 and 31/12/2007 to 09/12/2015 has been produced before me which certify that the said property has no encumbrances from 31/12/2007 to 09/12/2015. I have visited the office of the Sub-Registrar of Mormugao at Vasco-Da-Gama and found that there are no written encumbrances of any nature on the said plot described in Schedule-II hereinabove till date.

### **OPINION**

On perusal of all the documents produced before me for verification listed from Sr. No.1 to 28 and what has been discussed hereinabove I am of the opinion that M/s. Chandra Real Estate Developers has acquired clear and marketable title on the said plot described in Schedule-II hereinabove and that the proposed construction of the building project named as "Majestic Spa" is legal in nature.



*Mangurish U. Kenkre*  
**(Mangurish Kenkre)**  
**Advocate**