

**KAMALAKANT N. PAI**

B.A. (HONS.) LL.B.

ADVOCATE

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15th October ~~2025~~ <sup>Date</sup>

**CERTIFICATE OF TITLE AND  
SEARCH REPORT/LEGAL OPINION**

This certificate and opinion given at the request of Dream House Realtors Pvt. Ltd, in respect of the property, described hereunder:

Description of the property:

ALL THAT Plot D of the First Plot of the property known as "ACCONA FRADILEM", situated at Dramapur, within the area of Village Panchayat of Dramapur, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.19393 of New Series, not enrolled in the Land Revenue Office of Salcete and said Plot D is now independently surveyed under No.169/1-B of Dramapur village, having an area of 2557 sq.mts and Plot D forming an independent and separate property is bounded on the east by properties surveyed under Nos.170/2 and 170/5, on the west by Plot C of entire property and reserved road, on the north by field of Comunidade and on the south by Plot B of the entire property.

*Handwritten signature*

**Documents scrutinised:**

1. Certificate of description and Inscription issued by Civil Registrar-cum-Sub-Registrar of Salcete, Margao dt. 18<sup>th</sup> January 2021;
2. Records of Spl. Inv. Pro. No.5/2009/II from the Court of the Civil Judge, Senior Division, Margao;
3. Deed of Sale dt. 11<sup>th</sup> February 2021 registered in the office of the Sub-Registrar of Salcete, Margao under No.MGO-1-717-2021 dt. 22<sup>nd</sup> February 2021;
4. Judgement and Order dt,23<sup>rd</sup> November 2022 passed by the Inspector of Survey and Land Records, Salcete, Margao in Case No.3/ISLR/PART/SAL/DRAM/1094/22;
- 5, Survey plan and Form No.I & XIV of Survey No.169/1-B of Dramapur village of Salcete Taluka;
6. Conversion Sanad under No.CCSAL04-23-82/368 dt. 7.10.2024 issued by the Office of the Collector of South Goa, Margao;
7. Technical Clearance Order under No.TPM/36542/Dramp/169/1-B/2025/3918 dt. 29<sup>th</sup> May 2025 issued by Senior Town Planner, Town and Country Planning Department, South Margao;
8. Construction Licence under No. VP/N/Const.L27/2025-26 dt. 12.09.2025 issued by Village Panchayat of Navelim;
9. No objection Certificate under No.PHCN/NOC/Const/2025-2026/320 dt. 14<sup>th</sup> August 2025 issued by Primary Health Centre, Navelim;

*Wai,*

10. Approved plans

11. Nil Encumbrance Certificate under  
No.NEC/2/2025/2606

### **SCRUTINY OF RECORDS:**

From the Land Registration records of description it is clear that the entire property, namely first plot of the property known as ACCONA FRADILEM, situated at Dramapur, Salcete, Goa is described in the Land Registration Office of Salcete under No.19393 of New Series.

From inscription records of said property it is clear that the said property has been inscribed in favor of IMr. Jose alias Joseph Edward Francisco Rodrigues under Inscription No. 41276 at folios 15V of Book G no.49;

From the records of Spl. Inv Pro. No.5/2009/II initiated in the Court of the Civil Judge, Sr. Dvn, Margao on the death of said Jose alias Joseph Edward Francisco Rodrigues and his wife wherein the said entire property namely first plot of the property known as ACCONA FRADILEM, situated at Dramapur, Salcete, Goa was listed under Item No.32 being one of the asset left by said deceased and which Inventory Proceedings were settled before the National Lok Adalat by virtue of Consent Terms dt, 23<sup>rd</sup> November 2013, wherein the said property i.e., Plot D of the said entire property described hereinabove was allotted to their son Mr. Vilburn Mario Savio Remedios Rodrigues alias Vilburn Savio Rodrigues married to Mrs. Jean Catherine Maria D'Souza.

*Waw.*

From Deed of Sale dt. 11<sup>th</sup> February 2021 registered in the office of the Sub-Registrar of Salcete, Margao under No.MGO-1-717-2021 dt. 22<sup>nd</sup> February 2021 it is clear that said Mr. Vilburn Mario Savio Remedios Rodrigues alias Vilburn Savio Rodrigues married to Mrs. Jean Catherine Maria D'Souza sold and conveyed said Plot D of said entire property i.e the said property described hereinabove to Dream House Realtors Pvt. Ltd, thereby they became sole owners and possessors of the said property..

In survey records said property stands recorded in the name of said Dream House Realtors Pvt. Ltd as sole occupant thereof.

From Conversion Sanad under No.CCSAL04-23-82/368 dt. 7.10.2024 issued by the Office of the Collector of South Goa, Margao it is clear that the said property has been converted for non agricultural use for construction .

From Technical Clearance Order under No.TPM/36542/Dramp/169/1-B/2025/3918 dt. 29<sup>th</sup> May 2025 issued by Senior Town Planner, Town and Country Planning Department, South Margao read with Construction Licence under No.VP/N/Const.L27/2025-26 dt. 12.09.2025 issued by Village Panchayat of Navelim and No objection Certificate under No.PHCN/NOC/Const/2025-2026/320 dt. 14<sup>th</sup> August 2025 issued by Primary Health Centre, Navelim it is clear that said Dream House Realtors Pvt. Ltd has proposed to construct bungalows in the said property and obtained all



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above referred permissions, licences and got approved plans for such construction.

I have gone through the Nil encumbrance certificate and found that the said property is free from all encumbrances, charges, liens or defects in title whatsoever.

#### CONCLUSION:

From the documents discussed above, I have to conclude and opine that -

- a) Dream House Realtors Pvt. Ltd are sole owners and possessors of said property described above and their title to the said property is free, clear and marketable;
- b) the said property is free from all encumbrances, charges, liens or defects in title whatsoever;
- c) the said property is proposed to be developed by constructing residential bungalows therein as per approved plans and if any person/s purchasing the said bungalows with proportionate share in land corresponding thereto will acquire clear title to the same.

Margao,



15th October 2025 (ADV.KAMALAKANT N. PAI)