

Manguirish Kenkre

B. Com., LL.B.

ADVOCATE & NOTARY

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08/07/2024.

To,
Mr. Kamla Prasad Yadav,
M/s. Venture Building Dreams,
Dabolim, Goa.

Sir,

SEARCH REPORT

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

SUBJECT MATTER AND DESCRIPTION OF THE PROPERTY
SCHEDULE-I

All that property denominated as "TERRANO OITERA SEM DENOMICAO" or "AFORAMENTO", situated at Dabolim Village, within the jurisdiction of Village Panchayat of Chicalim, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa, described partially under No.37854 in the Land Registration office of Salcete and as whole surveyed under Survey No.61 Sub Division 1 of Dabolim Village, totally admeasuring 1,18,197.00 sq. mts. and bounded as under :

- On the North : By the property under Survey No.62 and 60/2 originally identified as "AFORAMENTO";
- On the South : By the property under Survey No.171 and 172 of Sancoale Village;
- On the East : By the property under Survey No.173 of Sancoale village; and
- On the West : By the property under Survey No.171 of Sancoale Village.



(DESCRIPTION OF THE SAID PROPERTY)

SCHEDULE-II

All that property admeasuring 67,797.00 sq. mts., consisting of one plot Identified as Plot N surveyed under Survey No.61 Sub Division 1-BA of the Village of Dabolim, admeasuring an 8,400.00 sq. mts. and other big plot 0-1 to 0-50 surveyed under Survey No.61 Sub Division 1-A to 1-Z and 1-AA to 1- AZ of the Village of Dabolim, admeasuring an area of about 59,397.00 sq. mts., being a part and parcel of the property described in Schedule I hereinabove and bounded as under :-

- On the North : By the plot identified under M surveyed under No.61/1-BB of Dabolim Village;
- On the South : By the property under Survey No.171 and 172 of Sancoale Village;
- On the East : By proposed ODP road and the property under Survey No.173 of Sancoale Village; and
- On the West : By the property under Survey No.62 of Dabolim Village.

(DESCRIPTION OF THE SAID PLOT)

SCHEDULE-III

All that property admeasuring 920.00 sq. mts., surveyed under Survey No.61 Sub Division 1-A of Dabolim Village, Mormugao Taluka, being a part and parcel of the property described in Schedule-II hereinabove and bounded as under :-

- On the North : By 8.00 mtrs. wide road;
- On the South : By property surveyed under Survey No.171/1 of Sancoale Village;
- On the East : By Plot No.61/1-B; and
- On the West : By 8.00 mtrs. wide road.



DOCUMENTS PRODUCED FOR VERIFICATION

1. Form I & XIV in respect of the property surveyed under Survey No.61/1-A of Dabolim Village.
2. Survey Plan in respect of the property surveyed under Survey No.61/1-A of Dabolim Village.
3. Description & Inscription No.37854 of Book B-98 Salcete alongwith English Translation.
4. Extracts of pages No.40v to 43 and No.56v to 58v of Registo do Ordem Superiore No.3 alongwith English translation.
5. Registration of encroachment under No.105 alongwith English Translation.
6. English Translation of Deed of Gift dated 06/11/1949 drawn at folio 31 overleaf onwards of the Book of Notes No.740 before the Notary Ex- officio of Salcete Shri Vishnu Sinai Priolkar.
7. Decree dated 06/07/1976 passed in Civil Suit No.38/1973 in the Court of the Civil Judge Senior Division at Vasco Da Gama.
8. Consent Terms and Decree dated 18/02/1992 passed in Regular Suit No.63/89 in the Court of the Civil Judge Senior Division at Vasco Da Gama.
9. Order dated 07/12/1993 passed in Case No.LRC/ PART/15/92 by the Court of the Deputy Collector & S.D.O., Mormugao, Vasco, Goa.
10. Deed of Sale dated 23/09/1998 duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Reg. No.773 at pages 232 to 268, Book No.I, Volume No.250 dated 08/12/1998.
11. Deed for Sale dated 08/03/2017 duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Book-1 Document, Reg. No.MOR-BK1-00349-2017, CD No.MORD20 dated 10/03/2017.
12. Deed for Sale dated 29/10/2018 duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Book-1 Document, Reg. No.MOR-BK1-01981-2018, CD No.MORD34 dated 07/11/2018.
13. Deed for Sale dated 22/08/2023 duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Book-1 Document, Reg. No.MOR-1-1587-2023, dated 29/08/2023.
14. Power of Attorney executed by Mr. Ravindra Gurudas Tirodkar and Mrs. Radhika Tirodkar in favour of Mr. Chaitan Rama Tirodkar before Notary Adv. Surajkumar N. Nalk under Reg. No.5967/2022 dated 20/04/2022.



15. Conversion Sanad under No.CAD1MOR04-23-74/188 dated 18/08/2023 issued by Office of Collector, South Goa District, Margao Goa.
16. Nil Certificate of Encumbrance on property under No.NEC/10/2024/414 for the period of 29/08/2023 to 01/04/2024.

TRACING OF TITLE

From the documents produced for verification it reveals that there exists a property known as "TERRANO OITERA SEM DENOMICAO" or "AFORAMENTO", situated at Dabolim Village, within the jurisdiction of Village Panchayat of Chicalim Taluka and Sub-District of Mormugao, District of South Goa, State of Goa, described partially under No.37854 in the Land Registration office of Salcete and as whole surveyed under Survey No.61 Sub Division 1 of Dabolim Village, totally admeasuring 1,18,197.00 sq. mts., hereinafter referred to as the "Said entire property".

The said entire property was acquired owned and possessed by Mr. Joaquim Eliterio Gomes and his wife Mrs. Anna Francisca Fonseca forming part of Two Aforaments, admeasuring an area of 27,337.00 sq. mts. and 30,000.00 sq. mts. and one encroachment (Usurpacoes) admeasuring an area of 60,856.00 sq. mts. respectively in the following manner :

- (a) The first Aforamento of an area of 27,337.00 sq. mts. was granted an emphyteusis (aforamento) to Mr. Joaquim Eleuterio Gomes of Velsao by the Comunidade of Sancoale as can be seen from the proceeding in file No.4 of 1922 of aforemento of Comunidade of Sancoale and the definitive or final possession was handed over to the said Mr. Joaquim Eleuterio Gomes on 04/11/1932 and the possession and the ownership was confirmed as per the code of the Comunidade by the then Governor General on 17/02/1925 as certified by the "Escrivao" of the Comunidade.



- (b) The Second Aforamento of an area of 30,000.00 sq. mts. was granted an emphyteusis (aforamento) to Mr. Joaquim Eleuterio Gomes of Velsao by the Comunidade of Sancoale as can be seen from the proceeding in file No.3 of 1922 of aforamento of Comunidade of Sancoale and the definitive or final possession was handed over to the said Mr. Joaquim Eleuterio Gomes on 08/11/1932 and the possession and the ownership was confirmed as per the Code of the Comunidade by the then Governor General on 12/06/1923 as certified by the "Escrivao" of the Comunidade.
- (c) One encroachment (Usurpacoes) admeasuring an area of 60,856.00 sq. mts. which Usurpation occupation was regularized and legalized having paid the value of the encroachment as can be seen from the certificate being the copy from the registration of encroachment under No.105 in the name of the said Mr. Joaquim Eleuterio Gomes of Velsao by the Comunidade of Sancoale.

Said Mr. Joaquim Eleuterio Gomes of Velsao became the owner in possession of the said entire property admeasuring an area of 1,18,194.00 sq. mts. which in course of time came to be surveyed under Survey No.61 Sub Division 1 of Dabolim village.

By a Deed of Gift dated 06/11/1949 drawn at folio 31 overleaf onwards of the Book of Notes No.740 before the Notary Ex-Officio of Salcete Mr. Vishnu Sinai Priolkar, the said Mr. Joaquim Eleuterio Gomes and his wife Mrs. Ana Francisca Fonseca gifted their entire property alongwith other parcels of the land to their children viz. 1) Mrs. Rosa Clara Gomes 2) Mrs. Ana Maria Esmeria Gomes 3) Mrs. Basilia Gomes 4) Mrs. Ida Conceicao Gomes 5) Mr. Paul Santan Gomes 6) Miss Barbara Gomes 7) Mrs. Ines Piedade Gomes and 8) Mrs. Joana Andreza Gomes.



Subsequently, a suit came to be filed by one of the legal heir, Mrs. Ana Maria Esmenia Gomes against all the other legal heirs and successors under Regular Suit No.63/89 in the Court of the Civil Judge Senior Division at Vasco-Da-Gama wherein all the legal heirs with respective spouses and their successors were made separate and independent owners of the different parcel and plots in terms of Decree dated 18/2/1992 passed in terms of Consent Terms in the said suit.

Thereafter, all the legal heirs including the Miss. Barbara Gomes based on the aforesaid Consent Decree moved application under Case No. LRC/PART/15/92 before the Deputy Collector & S.D.O. for partition and vide Order dated 07/12/1993, said Miss. Babara Gomes alongwith other became independent separate owners of the holdings /parcels allotted to them.

Accordingly, the said entire property bearing Survey No.61/1 consequent upon the aforesaid order came to re-identified under several alphabets and each of the children of said late Joaquim Eleuterio Gomes and his wife became the absolute owner and possessors thereof and inter alia Miss. Babara Gomes became the absolute independent and exclusive owner of a land admeasuring 67,797.00 sq. mts. identified as Plot N surveyed under Survey No.61 sub division 1-BA of the Village of Dabolim, admeasuring an area of 8,400.00 sq. mts. and Plot 0-1 to 0-50 surveyed under Survey No.61 sub division 1-A to 1-Z and 1- AA to 1- AZ of the Village of Dabolim, admeasuring an area of about 59,397.00 sq. mts. which is herein after referred to as the "said property".

By virtue of Deed of Sale dated 23/09/1998 duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Reg. No.773 at pages 232 to 268, Book No.I, Volume No.250 dated 08/12/1998, one Mr. Davinder Singh



purchased the said property from Miss. Barbara Gomes thereby said Mr. Davinder Singh and his wife became absolute owners of the said property.

By virtue of Deed for Sale dated 08/03/2017 duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Book-1 Document, Reg. No.MOR-BK1-00349-2017, CD No.MORD20 dated 10/03/2017, said Mr. Davinder Singh alongwith his wife Mrs. Jyostana Singh sold one of the sub-divided plot surveyed under No.61/1-A of Dabolim Village admeasuring an area of 920.00 sq. mtrs. to Mr. Sharan Basappa S. Meti.

Said Mr. Sharan Basappa S. Meti sold the said plot to Mr. Chaïtan Rama Tirodkar and Mr. Ravindra Gurudas Tirodkar vide of Deed for Sale dated 29/10/2018 duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Book-1 Document, Reg. No.MOR-BK1-01981-2018, CD No.MORD34 dated 07/11/2018.

Said Mr. Chaïtan Rama Tirodkar alongwith his wife Mrs. Chaïtali Chaïtan Tirodkar and Mr. Ravindra Gurudas Tirodkar alongwith his wife Mrs. Radhika Ravindra Tirodkar sold the said plot to Mr. Kamla Prasad Yadav proprietor of M/s. Venture Building Dreams vide Deed for Sale dated 22/08/2023 duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Book-1 Document, Reg. No.MOR-1-1587-2023, dated 29/08/2023 and as such said Mr. Kamla Prasad Yadav proprietor of M/s. Venture Building Dreams became absolute owners of the said plot.



N. A. PERMISSION

The said plot surveyed under No.61/1-A of Dabolim Village has been converted into non-agricultural use i.e. "Residential use" by virtue of Conversion Sanad under No.CAD1MOR04-23-74/188 dated 18/08/2023 issued by Office of Collector, South Goa District, Margao-Goa.

ENCUMBRANCES, IF ANY

The Nil Certificate of Encumbrance on property under No.NEC/10/2024/414 has been produced before me which certify that the said property has no encumbrances from 29/08/2023 to 01/04/2024.

OPINION

On considering what has been stated by me hereinabove and the documents produced before me at Sr. No.1 to 16, I am of the opinion that Mr. Kamla Prasad Yadav, proprietor of M/s. Venture Building Dreams has acquired clear and marketable title over the said plot described in Schedule-III hereinabove free from encumbrances.



Manguirish Kenkre
(Manguirish Kenkre)
Advocate