

BHARATI V. GADEKAR

ADVOCATE

First Floor,
Casa Aliados Building
Abade Faria Road,
Margao, Goa, 403601

TO WHOMSOEVER IT MAY CONCERN

1 **Name and Description of the Property.**

(Description of the property Surveyed under Survey No. 254/2-C of Village of Varca of Salcete Taluka)

All that Sub-Plot admeasuring 550 sq. Mtrs now forming a separate and independent property itself surveyed under survey no. 254/2-C of Village of Varca of Salcete Taluka forming part of Plot no. 2 of the bigger Property known as "BORCOI" alias "BARKAY", situated in Village Varca, District of South Goa, state of Goa, registered in the Land Registration Office of Salcete at Margao under No.33908 of Book B, No.87(New Series enrolled in the Taluka Revenue Office under Matriz No.606 and surveyed under Survey No.254/2 of Varca Village of Salcete Taluka, and is bounded as under:

On the East:- By Nallah and by the property of Narayan Naik and of the heirs of Gaudencio Costa;

On the West:- By property of Fr. Joaquim Tiburcio Fernandes;

On the North:- By properties of the heirs of Philippe Piedade Furtado, Narayan Naik and the heirs of Joaquim Mariano Rodrigues and Justinino Alemao; and

On the South:- By the property of Yeshwant Sinai Sambari, Subrai Sambari,



Francisco Xavier Dias and Fr. Martino Ferrao.

All that Plot no. 2 admaesuring an area of 750.00 sq.mtrs is bounded as under:-

On the East:- By strip of land reseved for road;

On the West:- By plot no. 1 of Antonio Carlos Pereira

On the North:- By Plot no. 3 of Alvertinho Baracho and

On the South:- By public Road of V.P. Varca

All that Sub-Plot admeasuring admeasuring 550 sq. Mtrs now forming a separate and independent property itself surveyed under survey no. 254/2-C of Village of Varca of Salcete Taluka and is bounded as under:-

On the East:- By road;

On the West:- By part of Property under Survey No.254/2 of Village Varca.

On the North:- By property under Survey No.254/10-A of Village Varca.

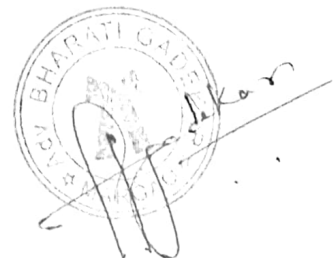
On the South:- By public Road

2 Particular and Nature of documents verified and scrutinized

Sr. No	Date	Name of the Document
1		Land Registration certificate issued by Land Registration Office of Salcete at Margao under description No.33908 of Book B, No.87 New Series
2		Matriz Certificate issued by the Taluka Revenue officie of salcete under no. 606

A circular stamp with the text 'TALUKA REVENUE OFFICE, SALCETE' is visible. Overlaid on the stamp is a handwritten signature in black ink.

3	15/03/1975	Deed of sale registered and executed in the office of Sub-Registrar of salcete under reg . no. 365 at pages 23 to 26 of book I vol. No. 140 dated 23/04/1975
4	30/01/2006	Deed of gift with Acceptance registered and executed in the office of Sub-Registrar of salcete under reg . no. 682 at pages 437 to 459 of book I vol. No. 1956 dated 13/02/2006 between Mrs. Esperance Lourencinha Rodrigues alias Lourencinha e Rodrigues e Pereira as “Donor” and Mr. Raphael Bede Pereira as “Donee”
5	27/03/2018	Judgement & Order passed before the Deputy Collector and SDO of Margao under as Case No.LRC/PART/Varca/287/2016/1/5086
6	22/11/2024	Certified Extract issued by the Office of the Registrar of Firms, Salcete under No.MGO-F111-2024
7	17/12/2024	Deed of sale registered and executed in the office of Sub-Registrar of salcete under Book :-1 Document, Reg. No. MGO-1-6167-2024 dated 20/12/2024 between Mr. Raphael Bede Pereira and his wife Mrs. Bertha Philipine Pereira as “Vendors” and M/S S.S. Developers a Partnership firm, duly represented herein by its Partners:- Mr. Stanley Ashok Martins and Stallen John Martins as “Purchasers”
8		Form I & XIV (new) of the Property surveyed under survey no. 254/2-C of Village of Varca of Salcete Taluka



9		Survey Plan of the Property surveyed under survey no. 254/2-C of Village of Varca of Salcete Taluka
10	17/10/2022	Conversion Sanad issued by the Office of Collector, South-Goa District at Margao under Ref. No.COL/SAL/SG/CONV/61/2019/13521 for the conversion of land admeasuring an area of 550.00 sq. mts. in survey no. 254/2-C of Village of Varca of Salcete Taluka
11	07/05/2025	Technical Clearance Order issued by the Office of Senior Town Planner, Town & Country Planning Department under Ref.No. TPM/36350/Varca/254/2-C/2025/3237 for construction of residential Building in survey no. 254/2-C of Village of Varca of Salcete Taluka
12	18/05/2025	No Objection Certificate issued by the Primary Health Centre, Chinchinim, under Ref. No.DHS/2025/DHS0901/00034/59 for construction of residential Building in survey no. 254/2-C of Village of Varca of Salcete Taluka
13	03/06/2025	Construction License issued by the Village Panchayat of Varca under no. VP/VAR/2025-2026/04 for construction of residential Building in survey no. 254/2-C of Village of Varca of Salcete Taluka
14		Approved Plan in survey no. 254/2-C of Village of Varca of Salcete Taluka



Chain of title tracing the title from the predecessors in title/interest to the Current title holder.

All that bigger Property known as “**BORCOI**” alias “**BARKAY**”, situated in Village Varca, District of South Goa, state of Goa, registered in the Land Registration Office of Salcete at Margao under No.33908 of Book B, No.87 New Series and enrolled in the Taluka Revenue Office under Matriz No.606 and surveyed under Survey No.254/2 of Varca Village of Salcete Taluka, and is bounded as under:

On the East:- By Nallah and by the property of Narayan Naik and of the heirs of Gaudencio Costa;

On the West:- By property of Fr. Joaquim Tiburcio Fernandes;

On the North:- By properties of the heirs of Philippe Piedade Furtado, Narayan Naik and the heirs of Joaquim Mariano Rodrigues and Justinino Alemao; and

On the South:- By the property of Yeshwant Sinai Sambari, Subrai Sambari, Francisco Xavier Dias and Fr. Martino Ferrao.

Hereinafter referred to as the “**Said larger Property**”.

The **Said larger Property** was originally belonging to Fabrica of the Church of Varca.

Said larger Property is described under description No.33908 of Book B, No.87 New Series in the land registration office of salcete as per [**Document at Serial no.1**] **Land Registration Certificate** and the said larger property is enrolled for the purpose of Matriz under no. 606 in the Taluka Revenue office of salcete in the name of Fabrica of the Church of Varca as per [**Document at Serial no.2**] **Matriz Certificate**.

Said Fabrica of the Church of Varca who sub-divided 3/5 of the said larger property into

several Plots after obtaining necessary permission.

Vide [**Document at Serial no.3**] *Deed of sale* dated 15/03/1975 registered and executed in the office of Sub-Registrar of salcete under reg. no. 365 at pages 23 to 26 of book I vol. No. 140 dated 23/04/1975 said Fabrica of the Church of Varca sold and conveyed on the ub-divided plot designated as Plot no. 2 admaesuring an area of 750.00 sq.mtrs surveyed under Survey No.254/2 of Varca Village of Salcete Taluka to Mrs. Esperance Lourencinha Rodrigues and is bounded as under:-

On the East:- By strip of land reserved for road;

On the West:- By plot no. 1 of Antonio Carlos Pereira

On the North:- By Plot no. 3 of Alvertinho Baracho and

On the South:- By public Road of V.P. Varca

Hereinafter referred to as the "**Said Property**".

Said Mrs. Esperance Lourencinha Rodrigues was married to Santana Rosario Pereira under the regime of communion of assets who thus became the co-owner in possession of said Property.

Said Santana Rosario Pereira expired leaving behind his moiety sharer his widow Mrs. Esperance Lourencinha Rodrigues and as his sole legal heirs his son Mr. Raphael Bede Pereira married to Mrs. Bertha Philipine Pereira

Said Mrs. Esperance Lourencinha Rodrigues separated a portion admeasuring an area of 550 sq. Mtrs of said Property surveyed under Survey No.254/2 of Varca Village of Salcete Taluka; which is bounded as under:-

On the East:- By road;

On the West:- By part of Property under Survey No.254/2 of Village Varca.



On the North:- By property under Survey No.254/10-A of Village Varca.

On the South:- By public Road

Hereinafter referred to as the "**Said Plot**".

Vide [**Document at Serial no.4**] **Deed of gift with Acceptance** dated 30/01/2006 registered and executed in the office of Sub-Registrar of salcete under reg . no. 682 at pages 437 to 459 of book I vol. No. 1956 dated 13/02/2006 Mrs. Esperance Lourencinha Rodrigues alias Lourencinha e Rodrigues e Pereira gifted the said plot admeasuring an area of 550 sq. Mtrs of said Property surveyed under Survey No.254/2 of Varca Village of Salcete Taluka in favour of his son Mr. Raphael Bede Pereira.

Thus Said Mr. Raphael Bede Pereira became the owner in possession of **said Plot**.

Upon accepting the gift of **said Plot** said Mr. Raphael Bede Pereira filed LRC Partition Proceedings to obtain separate survey number before the Deputy Collector and SDO of Margao registered as Case No.LRC/PART/Varca/287/2016/1/5086 and the said partition was allowed by the Court of Deputy Collector & SDO of Margao and allotted separate survey number i.e. survey bearing No.254/2-C of Village of Varca of Salcete Taluka to **said Plot** vide [**Document at Serial No.5**] **Judgement & Order** dated 27/03/2018

M/S S.S. Developers is Partnership Firm of Mr. Stanley Ashok Martins alias Stanley Ashok Martins alias Stanley A Martins alias Stanly Ashok Martins and Mr.Stallen John Martins formed on 23/10/2024 and registered with the Registrar of Partnership Firms as can be seen and confirmed [**Document at Serial no.6**] **Certified Extract** dated 22/11/2024 issued by the Office of the Registrar of Firms, Salcete under No.MGO-F111-2024.

Vide [**Document at Serial no.7**] **Deed of sale** dated 17/12/2024 registered and executed in the office of Sub-Registrar of salcete under Book :-1 Document, Reg. No. MGO-1-6167-



2024 dated 20/12/2024 Mr. Raphael Bede Pereira and his wife Mrs. Bertha Philipine Pereira sold and conveyed the said plot admeasuring an area of 550 sq. Mtrs of said Property surveyed under Survey No.254/2-C of Varca Village of Salcete Taluka to M/S S.S. Developers a Partnership firm, duly represented herein by its Partners:- Mr. Stanley Ashok Martins and Stallen John Martins.

Thus M/S S.S. Developers are having clear and Marketable title of ownership over the Said property.

Upon purchase of the said plot said M/S S.S. Developers mutated their name in survey records.

[Document at Serial no.8] Form I & XIV of the Property surveyed under survey no. 254/2-C of Village of Varca of Salcete Taluka shows that the name of M/S S.S. Developers is figuring in occupants column against mutation entry no. 111141 and there are no names figuring in other rights and tenants column.

[Document at Serial no.9] Survey Plan of the Property shows the location and extent of land under survey no. 254/2-C of Village of Varca of Salcete Taluka.

In order to develop the **said Property** by constructing residential building said M/S S.S. Developers obtained:- **[Document at Serial no.10] Conversion Sanad** dated 17/10/2022 issued by the Office of Collector, South-Goa District at Margao under Ref. No.COL/SAL/SG/CONV/61/2019/13521 for the conversion of land admeasuring an area of 550.00 sq. mts. in survey no. 254/2-C of Village of Varca of Salcete Taluka

[Document at Serial no.11] Technical Clearance Order dated 07/05/2025 issued by the Office of Senior Town Planner, Town & Country Planning Department under Ref.No. TPM/36350/Varca/254/2-C/2025/3237 for construction of residential Building in survey



no. 254/2-C of Village of Varca of Salcete Taluka

[Document at Serial no.12] No Objection Certificate dated 18/05/2025 issued by the Primary Health Centre, Chinchinim, under Ref. No.DHS/2025/DHS0901/00034/59 for construction of residential Building in survey no. 254/2-C of Village of Varca of Salcete Taluka

[Document at Serial no.13] Construction License dated 03/06/2025 issued by the Village Panchayat of Varca under no. VP/VAR/2025-2026/04 for construction of residential Building in survey no. 254/2-C of Village of Varca of Salcete Taluka and other approvals. And sought of **[Document at Serial no.14]** Approved Plan of construction in survey no. 254/2-C of Village of Varca of Salcete Taluka

CERTIFICATE OF TITLE

1. I have examined and scrutinized the Certified copies of the above mentioned TITLE DEEDS and in my Opinion M/S S.S. Developers are having clear and Marketable title of ownership over the property.
2. I have examined all the title Deeds and documents relating to the Property as mentioned in scheduled and on basis of investigation & scrutiny of all the documents and search conducted in the Land Revenue in the concern office for last more than 30 years, I confirms that the chain of title is complete and legally passed from person to person have/has got clear, legal, valid Marketable title over the scheduled Property.
3. There are no claims of minors or any other persons and the property is freehold.



4. There are no prior Mortgage/Charges/encumbrances whatsoever, as could be seen from the documents pertaining to the Scheduled Property covered by the above title Deeds.

SCHEDULE OF THE PROPERTY

All that Sub-Plot admeasuring 550 sq. Mtrs now forming a separate and independent property itself surveyed under survey no. 254/2-C of Village of Varca of Salcete Taluka forming part of Plot no. 2 of the bigger Property known as "BORCOI" alias "BARKAY", situated in Village Varca, District of South Goa, state of Goa, registered in the Land Registration Office of Salcete at Margao under No.33908 of Book B, No.87(New Series enrolled in the Taluka Revenue Office under Matriz No.606 and surveyed under Survey No.254/2 of Varca Village of Salcete Taluka, and is bounded as under:

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On the West:- By property of Fr. Joaquim Tiburcio Fernandes;

On the North:- By properties of the heirs of Philippe Piedade Furtado, Narayan Naik and the heirs of Joaquim Mariano Rodrigues and Justinino Alemao; and

On the South:- By the property of Yeshwant Sinai Sambari, Subrai Sambari, Francisco Xavier Dias and Fr. Martino Ferrao.

All that Plot no. 2 admaesuring an area of 750.00 sq.mtrs is bounded as under:-

On the East:- By strip of land reseved for road;

On the West:- By plot no. 1 of Antonio Carlos Pereira

On the North:- By Plot no. 3 of Alvertinho Baracho and

On the South:- By public Road of V.P. Varca

All that Sub-Plot hereby purchased admeasuring admeasuring 550 sq. Mtrs now forming a separate and independent property itself surveyed under survey no. 254/2-C of Village of Varca of Salcete Taluka and is bounded as under:-

On the East:- By road;

On the West:- By part of Property under Survey No.254/2 of Village Varca.

On the North:- By property under Survey No.254/10-A of Village Varca.

On the South:- By public Road

Date: -31/07/2025

Place:-Margao - Goa



Advocate