

**SAMIR A DESSAI      B.A. L.L.B.      ADVOCATE**  
**Office No.S-12, Second floor,Rafael Plaza**  
**Building,Behind Post office, MARGAO, GOA.**  
**403601 MOB. 9822587631**

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DATED 04-08-2020

To

**MR. SUBHASH VITHOBA DESSAI,**

son of Mr. Vithoba Dessai, aged 66 years,

businessman, Married, PAN card No. [REDACTED]

Aadhar Card No. [REDACTED] and

Proprietor of GSD Real Estate Developers

having its office at Shop No. 2 Municipal Building,

Cuncolim Salcete Goa and resident House No. 500/1,

Murida Cuncolim, Salcete Goa.

Sub: Legal report of all that plot or part of land admeasuring 644 sq. mtrs forming a separate and independent plot by itself admeasuring an area of 644 sq. mtrs bearing survey No. 77/6 (part) of village Veroda, Taluka Salcete Goa described in the Land Registration Office of Quepem under Description No. 8549 of Book B 25 at page 83 and enrolled in Taluka Revenue Office of Salcete under Matriz No. 518.

Dear Sir,

On the basis of original title deed forwarded to me pertaining to the said immovable property and the other information submitted to me, I have conducted detailed search and investigation in the office of Sub registrar of Quepem and Salcete since 1988 and verified the Xerox copies of the original documents with title deeds in the land registration Office and I submit my report as under:-

  
**ADV. SAMIR A DESSAI**  
**B.A. LL.B**  
**Reg. No. MAH/558/2000**  
**MARGAO-GOA**

**1. Title deeds in original seen by me:-**

1. Original copy of land description under No. 8549
2. Original Copy of Inscription Number 3899
3. Original Copy of Matriz Number No. 518.
4. Copy of Deed of Sale Dated 27-10-2011 executed before the sub registrar of Salcete at Margao Goa under Book-1, Document Registration Number MGO-BK1-05818-2011 CD Number MGOD55 on Date 02-11-2011.
5. Form I and XIV of survey No. 77/6 of village Veroda and survey plan.
6. Copy of Conversion Sanad issued by the office of the Collector SOUTH Goa at Margao Goa under no. AC-1/SAL/SG/CONV/45/2019/9641 DATED 22-08-2019.
7. Copy of Technical Clearance order issued by the office of the Town and Country Planning Department at Margao Goa under no. TPM/31601/Veroda/77/6/2019/3470 dated 24-05-2019.
8. Copy of the Construction License issued by the Cuncolim Municipal Council under No. CMC/Tech-Sec/CL/2019-20/166719 dated 03-10-2019

**2. Description of immovable property:-**

All that that plot or part of land admeasuring 644 sq. mtrs forming a separate and independent plot by itself admeasuring an area of 644 sq. mtrs bearing survey No. 77/6 (part) of village Veroda, Taluka Salcete Goa described in the Land Registration Office of Quepem under Description No. 8549 of Book B 25 at page 83 and enrolled in Taluka Revenue Office of Salcete under Matriz No. 518.

The said property originally belonged to Celestino Custodio Remedios Fernandes upon whose death the said property has

been inherited by Mr. Sebastiao Fernnades and his wife and after their death the said property has been inherited by their only Mr. Patrocino Fernandes and his wife Mrs. Ritina Fernandes.

That Mr. Subhash Vithoba Dessai by virtue of Deed of sale dated 27-10-2011 executed before the sub registrar of Salcete at Margao Goa under Book-1, Document Registration Number MGO-BK1-05818-2011 CD Number MGOD55 on Date 02-11-2011 has purchased the said property from Mr. Patrocino Fernandes and his wife Mrs. Ritina Fernandes.

The said property originally belongs and Inscribed in Favor of Celestino Custodio Remedios Fernandes.

**4) Search and investigation:-**

I have conducted search in the land Registration Office of Quepem and Salcete for 30 years and verified the title deed of property/plot. The said property surveyed under survey No. 77/6 (part) of village Veroda, Taluka Salcete Goa and is described in the Land Registration Office of Quepem under Description No. 8549 of Book B 25 at page 83 and enrolled in Taluka Revenue Office of Salcete under Matriz No. 518 Copy and inscribed under Inscription No. 3899

From the perusal of this document following facts transpired:

1. The above Inscription correspondence to the property Known "QUEL GEMADEM also known as "TENXAMANDA" or

"RANDRA MADEM" registered in the Land Registration Office under No. 8549 of Book B 25 at page 83 has been inscribed in the name of Celestino Custodio Remedios Fernandes having been purchased by him from Rosario de Gama, Guardina Tavares, Rosa Catarina , Luciana Gama, Manuel de Gama and Assucena Fernandes by virtue of public Deed dated 22-07-1986

2. These title documents clearly show the share of the Property "QUEL GEMADEM also known as "TENXAMANDA" or "RANDRA MADEM which correspondence to Survey No 77/6, within the area of Village Veroda, Sub District of Salcete Goa, District South Goa, State of Goa.
3. The boundaries of matriz Certificate and Land registration Documents tallies with the boundaries.
4. By this documents i.e land registration document, Inscription and Matriz it shows that the Celestino Custodio Remedios Fernandes was the lawful owner in possession of the half of the property Known as property called "QUEL GEMADEM also known as "TENXAMANDA" or "RANDRA MADEM which correspondence to Survey No 77/6 Of village Veroda, Sub District of Salcete, Goa, District South Goa.

That after the death of said Celestino Custodio Remedios Fernandes, his legal heirs were the absolute Owner in possession of the property Known as "QUEL GEMADEM also known as "TENXAMANDA" or "RANDRA MADEM which correspondence to Survey No 77/6 Of village Veroda, Sub District of Salcete, Goa, District South Goa and by virtue of Deed of Sale dated 27-10-2011 executed before the sub registrar of Salcete at Margao Goa under Book-1, Document Registration Number MGO-BK1-05818-2011 CD Number MGOD55 on Date 02-11-2011 the said Mr. Subhash Dessai

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has purchased the part of the said property being said plot admeasuring an area of 644 sq. mtrs surveyed under survey No. 77/56 of village Veroda, Salcete Goa from Mr. Patrocino Fernandes and his wife Mrs. Ritina Fernandes. The title to the said plot of the said property is clean, clear and marketable title.

That on basis of above reasoning it is clearly establish that the Mr. Subhash Vithoba Dessai *is having Valid title of ownership in possession of the said plot admeasuring an area of 644 sq. mtrs surveyed under survey No. 77/6 of village Veroda, Salcete Goa*

Certificate:-

I hereby certify that I have personally searched and verified the information furnished in this report. The statements and other information given in this report are correct and true. I certify that Mr. Subhash Vithoba Dessai is the Owner of the half of *said plot admeasuring an area of 644 sq. mtrs surveyed under survey No. 77/6 of village Veroda, Salcete Goa* and holds clean, clear and marketable title thereto.

Yours faithfully

  
(Samir A Dessai)

