



**Anjali Naik @ Anjali Kalangutkar**

**B.Sc. LL.B.**

**Mb: 9689161636**

**Email:adv.anjalikalangutkar@yahoo.co.in**

**Office: F-45, First Floor, VIKRANT, above SBI, Malbhat.  
Salcete Goa, 403601**

**SEARCH REPORT AND CERTIFICATE OF TITLE**

This Report and Certificate of Title is given at the request of 'M/S. Vidhi Construction, represented by its sole proprietor Shri. Virendra Yeshwant Dessai in relation to the below described Plot.

**Plot Details:-**

All that Plot No 3-G, forming part of the landed Property Known as "LOSNAMOLLAXIR or MADIADDA" Situated within the Jurisdiction of Village Balli, Quepem Goa, South Goa and described under No.4159 of Book B-13 and Inscription No. 20049 of Book-G. No. 24 and enrolled under Matriz No 7 and 8 surveyed under Survey No. 84/1-G of Balli Village described here below.

**PROPERTY DETAILS**

|                                                     |                                                                                               |
|-----------------------------------------------------|-----------------------------------------------------------------------------------------------|
| <b>1. Name of land: -</b>                           | Plot No 3-G, forming part of the landed Property Known as "LOSNAMOLLAXIR or MADIADDA"         |
| <b>2. Location: -</b>                               | Situated within the Jurisdiction of Village Balli, Quepem Goa, South Goa.                     |
| <b>3. Land Registration Description No.: -</b>      | The Plot is described under No.4159 of Book B-13 and Inscription No. 20049 of Book-G. No. 24. |
| <b>4. Enrolment in Portuguese Land Revenue Roll</b> | The property is enrolled under Matriz No 7 and 8 of Balli Village.                            |



|                                    |                                                                                                                                                                                         |
|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5. Survey No.:-                    | The land is surveyed under Survey No. 84/1-G of village Balli.                                                                                                                          |
| 6. Area: -                         | The Plot No 3-G admeasures 750 square meters.                                                                                                                                           |
| 7. Boundaries: - (of Plot No. 3-G) |                                                                                                                                                                                         |
| East:                              | By remaining property under survey No.84/1 this side measures 22.90 mtrs.                                                                                                               |
| West:                              | By the property under Survey No. 83/1 this side measures 41.25 mtrs.                                                                                                                    |
| North:                             | By remaining portion of Sellers, measures 25.40 mtrs and                                                                                                                                |
| South:                             | By road this side measures 26.85 mtrs.                                                                                                                                                  |
| 8. DOCUMENTS SCRUTINISED:-         |                                                                                                                                                                                         |
| (a)                                | The Land Registrar of Quepem, Goa, in respect of the Land Registration Description No. 4159 of Book-B.-13, and Inscription No. 20049 of Book-G. No. 24.                                 |
| (b)                                | Matrix certificate issued by Mamlatdar of Quepem & Head of Taluka Revenue office Quepem Goa.                                                                                            |
| (c)                                | Deed of Gift dated 19/03/1977 duly registered in the office of the Sub-Registrar of Quepem, Goa, under Registration No. 96 at pages 170 to 180 Book No.1 Volume No.44 dated 17/05/1977. |
| (d)                                | Deed of Succession executed before the office of the Civil Registrar cum Sub-Registrar and Notary Ex-Officio, Salcete Margao Goa of on 31-01-2005 at 29 of Deed Book No.1475.           |
| (e)                                | Deed of Sale dated 18/08/2017 duly registered in the office of the Sub-Registrar of Quepem, Goa, under No. QPM-BK1-00777-2017, CD Number – QPMD9 of Book No. I, on date 18-08-2017      |
| (f)                                | Judgment and Order in case No. LRC/PART/QPM/BAL/106/2018/7822 before the Deputy                                                                                                         |



|     |                                                                                                                                                                                    |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | Collector and Sub Divisional Officer, At Quepem -Goa                                                                                                                               |
| (g) | Sanad (conversion of use of land) No. A3/69/CONV/2019/383 dated 13-02-2020 along with the Plan of conversion, issued by the Deputy Collector & Sub-Divisional Officer, Quepem, Goa |
| (h) | Form No. I & IV of property bearing Survey No. 84/1-G of Balli, Village.                                                                                                           |
| (i) | Construction Plan of Survey No. 84/1-G of Balli Village, issued by the Town & Country Planning Department, Quepem, Goa.                                                            |
| (j) | Technical Clearance Order No. TPQ/CT/7846/Q-Balli/84/1-4/2024/1694 dated 05-07-2024 granted by the Town & Country Planning Department, Quepem, Goa                                 |
| (k) | NOC from Primary Health Centre , Balli Quepem, Goa under Ref. No DHS/2024/DHS0901/00054/24 dated 07-08-2024.                                                                       |
| (l) | Construction Licence No VP/BA/Const.Licence/2024-25/328 dated 21-08-2024 issued by Office of Village Panchayat Balli-Adnem Balli Quepem Goa.                                       |

#### 9. SCRUTINY OF DOCUMENTS:-

- (a) It is seen from the **Land Registration** records mentioned at **Para 9 (a)** above that the property denominated "LOSNAMOLLAXIR" or "MADIADDA" is described under No. 4159 of Book-B.-13, and Inscription No. 20049 of Book-G. No. 24
- (b) It is seen from the Revenue records mentioned at **Para 9(b)** in respect of Rustic land known as "LOSNAMOLLAXIR" or "MADIADDA" is found to have been enrolled under Matrix No 7 and 8 and same has been shown as owned by Shri Rosario Pinto
- (c) From the document of **Deed of Gift** dated **19/03/1977** mentioned at **Para 9 (C)** above, it is seen that Shri Rosario Pinto, have gifted the



bigger property in favour of their Grandson Mr. Antonio Dias Pinto and Mr. Aquino Pinto and Aquino Dias was allotted Plot No.3 by virtue of above Deed of Gift dated 19/03/1977 of the said whole Property bearing Survey No. 84/1 having an area of 6952 sq meters.

(d) From the document of Deed of Succession dated 31/01/2005 mentioned at **Para 9(d)** above, it is seen that Mr. Aquino Pinto Dias expired on 14/08/1999 leaving behind the following legal heirs

1) Mrs. Leopoldina Dias Pinto @ Lipoldina Aquino Pinto

2) Mrs. Rolvy Dias Pinto e Fernandes

3) Mr. Romeo Elias Fernandes

4) Mrs. Rima D'Costa

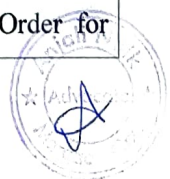
5) Mr. Agostinho C. D'Costa

6) Mr. Freddy Dias Pinto

(e) From the document of Deed of Sale dated 18/08/2017 mentioned at **Para 9 (e)** above, it is seen that the above mentioned Legal Heirs of late Aquino Pinto Dias sold portion of the said Property being Plot No.3-G, forming the part of the said property having an area of 750 sq. mtrs bearing Survey No. 84/1 of Village Balli Quepem Goa to M/S. Vidhi Construction, represented by its sole proprietor Shri. Virendra Yeshwant Dessai

(f) Consequently, said M/S. Vidhi Construction, represented by its sole Proprietor Mr. Virendra Yeshwant Dessai have obtained the Survey Partition in respect of the said Plot 3-G under the provision of Land Revenue code and allotted Survey No 84/1-G as seen from the document of LRC Partition Case No LRC/PART/QPM/BAL/106/2018 dated 27-11-2018 as mentioned at **Para 9 (f)** above

(e) thereafter, said M/S. Vidhi Construction, represented by its sole proprietor Mr. Virendra Yeshwant Dessai have obtained Order for

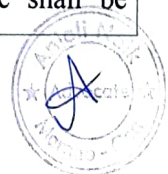


conversion for use of land from one purpose to other in terms of the Goa Land Revenue Code, 1968, for an area of 499 square meters, as seen from the document of **Conversion Sanad** mentioned at **Para 9 (g)** above

- (f) It is seen from the survey records in **Form I & XIV** of the bigger property bearing Survey No. 84/1-G of village Balli mentioned at **Para 9 (h)** above that the name of the said M/S. Vidhi Construction, represented by its sole proprietor Mr. Virendra Yeshwant Dessai is recorded in 'Occupant' column under mutation no. 31578 for an area of 750 sq mts.
- (g) From the Construction Plan of the building in the Survey No. 84/1-G of Balli Village, Approved by the Village Panchayat Balli Adnem, Quepem, Goa. mentioned at **Para 9 (i)** above, proposed construction plan of the residential building and Compound wall can be seen..
- (h) The office of Town and Country Planning Department has issued Technical Clearance Order vide its letter No. TPQ/CT/7846/Q-Balli/84/1-G/2024/1694 dated 05-07-2024 for carrying out the proposed construction of residential building & compound wall by M/S. Vidhi Construction as mentioned at **Para 9 (j)** above
- (i) The office of Primary Health Centre, Balli Quepem-Goa has issued No Objection for the proposed construction vide its letter No. DHS/2024/DHS0901/O0054/24 dated 07-08-2024 as mentioned at **Para 9 (k)** above
- (j) The office of Village Panchayat of Balli Adnem Quepem Goa has issued construction license for construction of residential building and Compound Wall which construction license bearing No. VP/BA/Const.Licence/2024-25/328 dated 21/08/2024 as mentioned at **Para 9 (l)** above

#### **10.OBSERVATION**

That the necessary Nil Encumbrance Certificate shall be



obtained.

**11.CONCLUSION:**

I have examined the original title deeds relating to the property situated at Balli Quepem Goa and offered as security by way of simple mortgage/Equitable Mortgage. I have also taken a search with the Sub-Registrar of Assurances & Record of Rights for last 30 years (Original fee receipts enclosed). I certify that M/S. Vidhi Construction, represented by its sole proprietor Shri. Virendra Yeshwant Dessai have an absolute, clear and marketable title over the property shown above.

I further confirm that (1) the transactions covering the title deeds are perfect in all respects and suffers no legal impediments and the said land is not a part of any Comunidade or Government Land.

(2) All the particulars in the title deeds are in conformity with the records of the Sub-Registrar of assurance as evidenced.

(3) The title deeds are genuine.

Margao- Goa.

Date: 05/11/2024



*Anjali Naik @ Anjali Kalangutkar*

**Advocate**