

14/03/2020

To,
Nayab Builders & Developers,
H. No.714K, Nayab Manzil,
Near 1ST Water Tank, New Vaddem,
Vasco-Da-Gama, 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 known as "ANTOLEM OU AFORAMENTO", situated at Quelosim village, within the jurisdiction of limits of Village Panchayat of Quelosim, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.45934 of New Series and enrolled in the Land Revenue Office under No.423 and surveyed under No.122/1 of Village Quelosim and is bounded as under:-

- On the North : By the land of Comminidade and area admeasuring 47084 sq. mtrs. surveyed under No.121 of village Quelosim and Survey No.114/2 of village Cortalim;
- On the South : By the land of Comminidade and area admeasuring 47084 sq. mtrs. surveyed under No.121 of village Quelosim and Survey No.114/2 of village Cortalim;
- On the East : By the rainy waters and with Aforament of Rock Mendes;
- On the West : By the land of Comminidade and area admeasuring 47084 sq. mtrs. surveyed under No.121 of village Quelosim and Survey No.114/2 of village Cortalim.



SCHEDULE-II

All that plot identified as Plot No.22 admeasuring an area of 600.00 sq. mtrs., surveyed under No.122/1-A sub-divided of the property known as "ANTOLEM OU AFORAMENTO", more particularly described in Schedule-I hereinabove and the said plot is and is bounded as under:-

On the North : By Plot No.24;
On the South : By Plot No.20;
On the East : By 10.00 mtrs. wide road;
On the West : By Plot No.21.

DOCUMENTS PRODUCED FOR VERIFICATION

1. Form I & XIV in respect of the property surveyed under Survey No.122/1 of Quelossim Village.
2. Form I & XIV in respect of the property surveyed under Survey No.122/1-A of Quelossim Village
3. Survey Plan in respect of the property surveyed under Survey No.122/1-A of Quelossim Village.
4. Description certificate No.45,934 of New Series.
5. Matriz Certificate No.423.
6. Deed of Sale dated 18/03/1982 duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Registration No.49 at pages 388 to 393 of Book No.I, Volume No.51 dated 05/05/1982.
7. Conversion Sanad dated 19/04/1982 issued by Office of the Collector of Goa, Panaji, Goa.
8. Permission Order for sub-division dated 27/08/1982 issued by Mormugao Planning and Development Authority.
9. Deed of Sale dated 29/10/1982 duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Registration No.201 at pages 286 to 292 of Book No.I, Volume No.55 dated 02/07/1983.
10. Confirmation Order dated 05/12/2013 passed in Case No.LRC/Part/24/2013 in the Court of the Dy. Collector/SDO, Mormugao, Vasco.
11. Deed of Sale dated 18/04/2019 duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Book-1 Document, Reg. No.MOR-1-803-



2019, dated 25/04/2019.

12. Technical Clearance Order under No.DH/6313/MTP/2019/739 dated 30/10/2019 issued by Town and Country Planning Department, Vasco.
13. Construction Licence No.VP/Q/Const licence/10/2020/86 dated 05/03/2020 issued by Office of the Village Panchayat of Quelosim, Cortalim, Goa.
14. Approved Construction Plan.
15. Nil Certificate of Encumbrance on Property under No.458 of 2016 dated 29/04/2016 for the period from 01/01/1997 to 28/04/2016.
16. Nil Certificate of Encumbrance on Property under No.1144 of 2020 dated 13/03/2020 for the period from 18/04/2019 to 11/03/2020.

DEVOLUTION OF THE PROPERTY

From the documents produced for verification it reveals that there exist a property known as "ANTOLEM OU AFORAMENTO" situated at Quelosim village, within the jurisdiction of limits of Village Panchayat of Cortalim-Quelosim, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.45934 of New Series and enrolled in the Land Revenue Office under No.423 and surveyed under No.122/1 of Village Quelosim, hereinafter referred to as the "said property" and is more particularly described in Schedule-I hereinabove.

The said property was inscribed in the name of Mr. Antonio Leopoldi Anibal dos Martires and his wife Mrs. Olga Herminia Lourdes Campos Martins which was inherited by him from his parents late Jose Francisco de Santo Antonio Fernandes and Ana Maria Dulia Assuceina Godinho.

Said Mr. Antonio Leopoldi Anibal dos Martires and his wife Mrs. Olga Herminia Lourdes Campos Martins sold the said property to Mr. Luizinho Joaquim Faleiro and Mr. Jose Francisco de Santo Antonio Lourdes Martins Fernandes vide Deed of Sale dated 18/03/1982 duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Registration No.49 at pages 388 to 393 of Book No.I, Volume No.51 dated 05/05/1982.



Mr. Luizinho Joaquim Faleiro alias L. Faleiro and Mr. Jose Francisco de Santo Antonio Lourdes Martins Fernandes upon obtaining the necessary approvals from the competent authorities for the purpose of urban construction sub-divided the said property into several plots unequal in area, excluding the area reserved for open space.

The said Mr. Luizinho Joaquim Faleiro alias L. Faleiro alongwith his wife Mrs. Rachel Faleiro and Mr. Jose Francisco de Santo Antonio Lourdes Martins Fernandes alongwith his wife Mrs. Odette Conceicao Fernandes sold the Plot No.22, admeasuring an area of 600.00 sq. mtrs., which is better described in Schedule-II hereinabove to Mr. Cyril Philip Pereira alias Cirilo Filipe Pereira vide Deed of Sale dated 29/10/1982 duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Registration No.201 at pages 286 to 292 of Book No.I, Volume No.55 dated 02/07/1983.

By a Deed of Sale dated 18/04/2019 duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Book-1 Document, Reg. No.MOR-1-803-2019, dated 25/04/2019, you have purchased the said Plot No.22 from Mr. Cyril Philip Pereira alias Cirilo Filipe Pereira and his wife Mrs. Maria Gorett Menezes Pereira.

You have obtained technical clearance order from Town and Country Planning Department, Vasco under No.DH/6313/MTP/2019/739 dated 30/10/2019 and Construction Licence from Office of the Village Panchayat of Quelosim, Cortalim, Goa under No.VP/Q/Const licence/10/2020/86 dated 05/03/2020 for construction of residential building to be named as "Nayabb Elite" and as such the said proposed construction is legal in nature.

ENCUMBRANCES, IF ANY

Nil Certificate of Encumbrances on the said property has been produced before me which bears Certificate Nos.458 of 2016 dated 29/04/2016 and No.1144 of 2020 dated 13/03/2020 which certify that there are no encumbrances on the said plot for the period from 01/01/1997 to 11/03/2020.



OPINION

Upon perusal of all the documents produced before me for verification listed from Sr. No.1 to 16, I am of the opinion that you have acquired clear and marketable title over the said Plot more particularly described in Schedule-II hereinabove and that the proposed construction of a residential building is legal in nature.

You may also apply and obtain RERA registration.



Manguirish U. Kenkre
(Manguirish Kenkre)
Advocate