



Mrs. Swati (Karpe) Kerkar
A D V O C A T E

Res./ Off.:

'Satermai'
Near Vaishya Bhavan,
Vasant Nagar, Sanquelim - Goa.
Ph.: 2364262, Mob.: 9823364140
email : swatikerkar1502@gmail.com

Panaji Off.:

A/3 Skylark Apts.,
M.B. Road,
Panaji - Goa.

Ref. No.:

Date : 01/01/2023

TO WHOMSOEVER IT MAY CONCERN:-

TITLE-VERIFICATION REPORT AND LEGAL OPINION IN RESPECT OF PLOT ADMEASURING 675.00 SQ.MTS., BEARING NEW SURVEY No. 11/3 OF VILLAGE CASSABE-DE-SANQUELIM & PLOT ADMEASURING 175.00 SQ.MTS., BEARING NEW SURVEY No. 36/5 OF VILLAGE MAULINGUEM-SOUTH, TALUKA BICHOLIM, FOR Mr. JOAO LUIS MARTINHO RODRIGUES.

=====

I. DESCRIPTION OF THE PROPERTY:-

SCHEDULE -A

ALL THAT piece or parcel land, marked as Plot 'A', admeasuring 675.00 sq. mts., or thereabouts, forming part of the larger property known as " GOKULWADI ", situated at Gokulwadi falling within Revenue Village of Village Cassabe-de-Sanquelim, within the municipal limits of the Sankhali Municipal Council, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, neither described in the Land Registration Office, nor enrolled in the Taluka Revenue Office for the purpose of Matriz and the said plot, admeasuring 675.00 sq. mts., being surveyed as an independent and distinct entity under New Survey No. 11 Sub-Division No. 3 of Village Cassabe-de-Sanquelim, Taluka Bicholim and being bounded as such independent and distinct entity as follows:-

Swati

On or towards the North: by property surveyed under Survey No. 11/2
of Village Cassabe-de-Sanquelim,

On or towards the South: by property surveyed under Survey No. 11/4
of Village Cassabe-de-Sanquelim,

On or towards the East: by Village boundary of Maulinguem-South,
and,

On or towards the West: by public road.

SCHEDULE -B

ALL THAT piece or parcel land marked as Plot 'A', admeasuring 175.00 sq. mts., or thereabouts, forming part of the larger property known as " GOKULWADI ", situated at Gokulwadi, falling within Revenue Village of Village Maulinguem-South, within the municipal limits of the Sankhali Municipal Council, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, neither described in the Land Registration Office, nor enrolled in the Taluka Revenue Office for the purpose of Matriz and the said plot, admeasuring 175.00 sq. mts., surveyed as an independent and distinct entity under New Survey No. 36 Sub-Division No. 5 of Village Maulinguem-South, Taluka Bicholim and being bounded as such independent and distinct entity as follows:-

On or towards the North: by property surveyed under Survey No.36/4
of Village Maulinguem-South,

On or towards the South: by property surveyed under Survey No. 36/6
of Village Maulinguem-South,,

On or towards the East: partly by Survey No.36/4 & partly by 16/0 of
Village Maulinguem-South, and,

Silman

On or towards the West: by boundary of Village Cassebe-de-Sanquelim.

(Both the aforesaid plots described in SCHEDULE A & B are situated adjacent to each other and the proposed building is being constructed on the amalgamated plots.)

II. LIST OF DOCUMENTS EXAMINED IN RESPECT OF SCHEDULE -

A & B PROPERTY :-

1. Index of Land in Form No. III, in respect of New Survey No. 11/3 of Village Cassabe-de-Sanquelim, Taluka Bicholim.
2. Survey Plan issued by the Directorate of Settlement & Land Records New Survey No. 11/3 of Village Cassabe-de-Sanquelim, Taluka Bicholim.
3. Records of Right Certificate in Form No. I & XIV, in respect of New Survey No. 11/3 of Village Cassabe-de-Sanquelim, Taluka Bicholim.
4. Index of Land in Form No. III, in respect of New Survey No. 36/5 of Village Maulinguem-South, Taluka Bicholim.
5. Survey Plan issued by the Directorate of Settlement & Land Records New Survey No. 36/5 of Village Maulinguem-South, Taluka Bicholim.
6. Records of Right Certificate in Form No. I & XIV, in respect of New Survey No. 36/5 of Village Maulinguem-South, Taluka Bicholim.
7. Deed of Sale dated 29/07/2010, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 830/2010, at pages 100 to 115 of Book No. I, Volume No. 808, on 03/08/2010.

Sumar

8. Deed of Sale dated 29/07/2010, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 831/2010, at pages 116 to 131 of Book No. I, Volume No. 808, on 03/08/2010.
9. Final Order passed on 06/08/2013, in the Regular Inventory Proceedings bearing No. 45/2013/C, by the Court of Civil Judge, Junior Division, 'C' Court, at Bicholim.
10. Conversion Sanad issued by the Additional Collector-II, North Goa District, Panaji, vide its Order bearing Ref. No. RB/CNV/BICH/AC-II/21/2018/55, dated 07/08/2019.
11. Technical Clearance Order issued by the Deputy Town Planner, Town and Country Planning Dept., Bicholim, vide its letter bearing Ref. No. DC/7511/BICH/TCP-22/441, dated 14/03/2022.
12. Construction License No. CONSTLIC/SANKHALI/2022-2023/19 dated 03/01/2023.
13. NOC issued by CHC, Sankhali Health Centre vide its letter dt. 05/05/2022.
14. NOC issued by the Asst. Engineer, Elect.(O&M)S/D-II-(R) Sankhali, dated 19/05/2022.
15. NOC issued by Asst. Engineer, PWD, Bicholim, Goa dated 30/05/2022.
16. Nil Encumbrance Certificate dated 04/05/2022, issued by the Sub Registrar's Office of Bicholim (In respect of Survey No.11/3 of Village Cassabe-de-Sanquelim).
17. Nil Encumbrance Certificate dated 04/05/2022, issued by the Sub Registrar's Office of Bicholim. (In respect of Survey No.36/5 of Village Maulinguem-South).

Sankhali

III. SEARCH REPORT:-

1. I have carefully examined the documents mentioned herein above and have also taken thorough searches in the records of various offices and from the same it transpires that the said plot of land admeasuring 675.00 sq. mts., bearing New Survey No. 11/3 of Village Cassabe-de-Sanquelim, Taluka Bicholim more particularly described in " SCHEDULE-A" hereinabove written and the said Plot of land admeasuring 175.00 sq. mts. bearing New Survey No. 36/5 of Village Maulinguem-South, more particularly described in " SCHEDULE-B" hereinabove written both forming part of the larger property known as " GOKULWADI ", earlier belonged to one Mr. Inas D'Souza, Mrs. Sabina D'Souza and Mr. Vitorin D'Souza, since before promulgation of survey records of Village Cassabe-de-Sanquelim and Village Maulinguem-South and their names stand duly recorded in the Index of Land in Form III in respect of both Survey No. 11/3 of Village Cassabe-de-Sanquelim and Survey No. 36/5 of Village Maulinguem-South, issued by the Mamlatdar of Bicholim, as the occupants thereof.
2. The names of the said Mr. Inas D'Souza, Mrs. Sabina D'Souza and Mr. Vitorin D'Souza, also stood recorded in the Occupant's Column of the Records of Rights Certificate in Form No. I & XIV of said Survey No. 11/3 of Village Cassabe-de-Sanquelim, as the sole occupants thereof.

Sulman

3. Similarly, the names of the said Mr. Inas D'Souza, Mrs. Sabina D'Souza and Mr. Vitorin D'Souza, also stood recorded in the Occupant's Column of the Records of Rights Certificate in Form No. I & XIV of said Survey No. 36/5 of Village Maulinguem-South, issued by the Mamlatdar of Bicholim, as the sole occupants thereof.
4. The said Mr. Victor Jerone D' Souza alias, Victor Jerome D'Souza alias, Vitorim D'Souza alias, Vitorin D'Souza alias, Joaquim Victorino D'Souza alias, Joaquim Victor D'Souza, expired on 01/01/1990, leaving behind Mrs. Bitos D'Souza alias, Ditos D'Souza alias, Ditosa D'Souza as his widow and moiety-holder and his only son - Mr. Paul Eustace D'Souza, as his sole and universal heir.
5. The said Mr. Inas D'Souza alias, Domnic De Souza, expired in the status of a bachelor on 09/05/2008.
6. The said Mrs. Sabina D'Souza alias, Sabina D'Silva expired on 04/03/1978 and her husband, Mr. Constancio Gama on 09/10/1980 without leaving any issues.
7. Upon their death - Mr. Paul Eustace D'Souza, initiated an Regular Inventory Proceedings bearing No. 45/2013/C, in the Court of Civil Judge, Junior Division, at Bicholim and the said properties left behind by the deceased were enlisted under Item Nos. I to III in the list of assets filed in the said inventory proceedings.

Signature

8. In terms of the Final Order dated 06/08/2013, passed in the said Inventory Proceedings, the said properties came to be allotted equally to the share of the said Mrs. Bitos D'Souza alias, Ditos D'Souza alias, Ditosa D'Souza and Mr. Paul Eustace D'Souza, left behind by the deceased, being their only heirs.
9. By virtue of above, the said Mrs. Bitos D'Souza alias, Ditos D'Souza alias, Ditosa D'Souza and Mr. Paul Eustace D'Souza, thus became the absolute and exclusive owners of the estate left behind by the deceased.
10. In terms of a Deed of Sale dated 29/07/2010, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 830/2010, at pages 100 to 115 of Book No. I, Volume No. 808, on 03/08/2010, the said Mr. Paul Eustace D'Souza (unmarried) and his mother - Mrs. Bitos D'Souza alias, Ditos D'Souza alias, Ditosa D'Souza, sold and transferred the said plot of land identified as Plot 'A', admeasuring 675.00 sq. mts., bearing New Survey No. 11/3 of Village Cassabe-de-Sanquelim, in favour of the Title-Holder - Mr. Joao Luis Martins Rodrigues.
11. After the purchase of the said plot, the Title-Holder - Mr. Joao Luis Martins Rodrigues, carried out necessary mutation proceedings and his name stands duly recorded in the Occupants' Column of the Records of Right Certificate in Form No. I & XIV of New Survey No. 11/3 of Village Cassabe-de-Sanquelim, Taluka Bicholim, as the sole occupant thereof.

Signature

12. By virtue of above, the Title-Holder Mr. Joao Luis Martins Rodrigues and his wife, have thus become the absolute and exclusive owners in possession of the said Plot 'A', admeasuring 675.00 sq. mts., bearing New Survey No. 11/3 of Village Cassabe-de-Sanquelim, Taluka Bicholim.
13. In terms of another Deed of Sale dated 29/07/2010, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 831/2010, at pages 116 to 131 of Book No. I, Volume No. 808, on 03/08/2010, the said Mr. Paul Eustace D'Souza (unmarried) and his mother - Mrs. Bitos D'Souza alias, Ditos D'Souza alias, Ditosa D'Souza, sold and transferred the said plot of land identified as Plot 'A', admeasuring 675.00 sq. mts., bearing New Survey No. 36/5 of Village Maulinguem-South, in favour of the Title-Holder - Mr. Joao Luis Martins Rodrigues.
14. After the purchase of the said plot, the Title-Holder - Mr. Joao Luis Martins Rodrigues, carried out necessary mutation proceedings and his name stands duly recorded in the Occupants' Column of the Records of Right Certificate in Form No. I & XIV of New Survey No. 36/5 of Village Maulinguem-South, Taluka Bicholim, against mutation No. 19854.
15. By virtue of above, the Title-Holder Mr. Joao Luis Martins Rodrigues and his wife, have thus become the absolute and exclusive owners in possession of the said Plot 'A',

Sumar

admeasuring 675.00 sq. mts., bearing New Survey No. 36/5 of Village Maulinguem-South, Taluka Bicholim.

16. The Title-Holder Mr. Joao Luis Martins Rodrigues and his wife have now prepared a Plan to develop both the said plots situated adjacent to each other by getting the same amalgamated the same and by constructing thereon, a residential building, after obtaining necessary licenses and permissions from the competent authorities in the following manner :-

- i. The Additional Collector-II, North Goa District, Panaji, granted Conversion Sanad for the said Survey No. 11/3 of Village Cassabe-de-Sanquelim, vide its Order bearing Ref. No. RB/CNV/BICH/AC-II/21/2018/55, dated 07/08/2019.
- ii. The Deputy Town Planner, Town and Country Planning Dept., Bicholim, has granted its Technical Clearance for proposed amalgamation of both Survey Nos. 11/3 of Village Cassebe-de-Sanquelim and Survey No. 36/5 of Village Maulinguem-South and for the construction of a Residential building on the said plots, vide its Order bearing Ref. No. DC/7511/BICH/TCP-22/441, dated 14/03/2022.
- iii. Construction License No. CONSTLIC/SANKHALI/2022-2023/19 dated 03/01/2023.



- iv. NOC issued by CHC, Sankhali Health Centre vide its letter dt. 05/05/2022.
 - v. NOC issued by the Asst. Engineer, Elect.(O&M)S/D-II-(R) Sankhali, dated 19/05/2022.
 - vi. NOC issued by Asst. Engineer, PWD, Bicholim, Goa dated 30/05/2022.
18. The Sub-Registrar Office of Bicholim, vide its Nil Encumbrance Certificate dated 04/05/2022, has certified that the said plot admeasuring 675.00 sq. mts., bearing New Survey No. 11/3 of Village Cassabe-de-Sanquelim, Taluka Bicholim, is free from any registered encumbrance for the period from 03/08/2010 to 04/05/2022.
19. The Sub-Registrar Office of Bicholim, vide its Nil Encumbrance Certificate dated 04/05/2022, has certified that the said plot admeasuring 175.00 sq. mts., bearing New Survey No. 36/5 of Village Maulinguem-South Taluka Bicholim, is free from any registered encumbrance for the period from 03/08/2010 to 04/05/2022.

VII. LEGAL OPINION:


Based upon the examination of the aforesaid documents and the searches carried out in various public offices, I hereby certify as under:-

- a. that the title of - Mr. Joao Luis Martins Rodrigues and his wife, Mrs. Maria Mina Eufemia De Carmo Coutinho, to the said Plot



'A', admeasuring 675.00 sq. mts., bearing New Survey No. 11/3 of Village Cassabe-de-Sanquelim, Taluka Bicholim, forming part of the larger property known as " GOKULWADI ", is clean, clear and marketable and there are no registered encumbrances, charges and/or liens of any kind whatsoever are found in the Office of the Sub-Registrar of Bicholim in respect of the said Plot.

- b. that the title of - Mr. Joao Luis Martins Rodrigues and his wife, Mrs. Maria Mina Eufemia De Carmo Coutinho, to the said Plot ' admeasuring 175.00 sq. mts., bearing New Survey No. 36/5 of Village Maulinguem-South Taluka Bicholim, forming part of the larger property known as " GOKULWADI ", is clean, clear and marketable and there are no registered encumbrances, charges and/or liens of any kind whatsoever are found in the Office of the Sub-Registrar of Bicholim in respect of the said Plot.
- c. That the said Mr. Joao Luis Martins Rodrigues and his wife are developing the said Plots by constructing building complex thereon, after obtaining appropriate licenses and permissions from the competent authorities.
- d. that Urban Land Ceiling Act is not applicable in the state of Goa.
- e. that there are no acquisitions or requisitions proceedings pending in respect of the said plots.
- f. The said plot of land is SARFAESI Complaint.


01/01/2023
(Mrs. Swati U. Kerkar)
Advocate.