



PRASAD NAIK

ADVOCATE & NOTARY

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Ref No. RKREALESTATE/TSR/MARGAO/TSR

Date: 12/06/2023

**SEARCH REPORT
AND
CERTIFICATE OF TITLE**

This Report and Certificate of Title is given at the request of R. K. REAL ESTATE, having its Office at Dongorim, Navelim, Salcete, Goa, in respect of the PLOT described herein below:-

I. DESCRIPTION OF THE PLOT:

All that Plot of land identified admeasuring 2155 sq. mts., presently independently surveyed under Survey No. 30/1-F of Village Deussua, which plot is disannexed from the property named DEGALCHO GUDDO or BETEM situated at Village Deussua, within the area and jurisdiction of Village Panchayat of Chinchinim,-Deussua, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, which is not found recorded in the Land Registration Office of Salcete enrolled under Matriz No. 436 and the said Plot is bounded as under:-

East: By Survey No. 30/1-A of Village Deussua;

West: By Survey No. 28/20 and 29/5 of Village Deussua;


North: Village Panchayat Road; and

South: By the Plot of Mateus Correia and Joanita Correia

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II. DOCUMENTS SCRUTINISED AND SCRUTINY OF DOCUMENTS: (*NOTE: for the purpose of scrutiny the below mentioned photocopies are perused*)

1. From the Deed of Sale dated 26/05/1987 registered in the Office of the Sub-Registrar of Salcete under Reg. No. 158 at pages 331 to 341 of Book No. I, Vol. No. 30 dated 25/05/1988, it can be seen that Maria Palmira Ermelinda Cassia Praxedes Aguiar alias known as Palmira Aguiar, Maria Arlette Aguiar de Souza, Marshall Cajetan de Souza, Annabelle Aguiar e Mendonca, Erasmo Francisco Mendonca sold the said Plot of land admeasuring 2155 sq. mts. to John Anthony Correia and Rosy Correia.
2. From the Records and Proceedings of the Inventory Proceedings before the Court of the IInd Addl. Civil Judge Senior Division, at Margao being Special Inventory Proceedings No. 3/2015/II, it can be seen that said Inventory was instituted upon death of John Anthony Correia. In the said Inventory the said Plot was listed at Item No. 1 and the same was allotted in following manner: Mrs. **ROSY CORREIA** – ½ share; Ms. **SABINA CLARA CORREIA** – 1/4th share & Mr. **LIONEL SUCCOUR CORREIA**– 1/4th share.
3. From the Form I & XIV of the property bearing Survey No. 30/1-F of Village Deussua, it can be seen that same is


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- recorded in names of Rosy Correia, Sabina Clara Correia & Linel Succour Correia.
4. From the Agreement for Sale cum Development dated 27/04/2023 registered in the Office of the Sub-Registrar of Salcete under Reg. No. MGO-1-1876-2023 dated 03/05/2023, it can be seen that Mrs. **ROSY CORREIA**, Ms. **SABINA CLARA CORREIA** & Mr. **LIONEL SUCCOUR CORREIA** have agreed to sell to R. K. Real Estate a Partnership Firm the said Plot and have permitted to develop the same by way of construction as detailed in the said Agreement.
 5. From the Power of Attorney dated 27/04/2023 registered in the Office of the Sub-Registrar of Salcete under Reg. No. MGO-POA Register-33-2023 it can be seen that Mrs. **ROSY CORREIA**, Ms. **SABINA CLARA CORREIA** & Mr. **LIONEL SUCCOUR CORREIA** have constituted Malcolm Rodrigues as their Attorney in terms of the said Agreement for Sale cum Development dated 27/04/2023.
 6. From the Technical Clearance Order dated 09/01/2023 issued by the TCP, Margao, it is seen that permission is granted for construction of residential building and bungalows on said Plot.
 7. From the Construction Licence No. VP/CD/C.L No. 27/2022-23/2159 dated 28/01/2023 issued by the Village

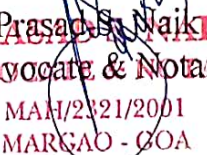
Panchayat of Chinchinim-Deussua, Salcete, Goa, it is seen that licence is granted for construction of residential building and bungalows on said Plot.

IV. OPINION:

(Note: The present Opinion is given based on documents which are set out hereinabove and which were perused by me and which I believe to be genuine and not modified in any manner and further that all signatories to each and every documents have signed/executed the same in their legal capacity and such signatures are original and not forged in any manner and the present Opinion is in accordance with the applicable laws in India and in the event any of the documents are forged/inaccurate and/or in the event any false information is submitted, I shall not be liable in any manner for such false information and/or inaccurate document.)

From the scrutiny of the abovementioned documents, I have to report and certify as under:-

- (a) That the said Plot is owned jointly by Mrs. **ROSY CORREIA**, Ms. **SABINA CLARA CORREIA** & Mr. **LIONEL SUCCOUR CORREIA** and their title to the same is clean, clear, valid, absolute and marketable and the same can be traced for a period of last more than 30 years.
- (b) The said owners have entered into Agreement for Sale cum Development dated 27/04/2023 with R. K. Real Estate for the purpose of developing the said Plot by way of construction as per the plans approved by the TCP, Margao and Village Panchayat of Chinchinim-Deussua, Salcete, Goa.


PRASAD S. NAIK
Advocate & Notary
MAH/2321/2001
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