

Eric J. F. Correia
ADVOCATE

TITLE REPORT

At the request of Mr. Roque Furtado also known as Mr. Roque Joao Pedro Furtado, resident of House No. 760, Dandewado, Chinchinim, Salcete, Goa, I have carried out due diligence in respect of the property described herein below and on the basis of the documents made available to me from Serial Nos. 1 to 16, I have to state as follows:

DESCRIPTION OF PROPERTY:

All that property known as “ MOLAPOLIGALLY” also known as “GALLI” or “GALI PRIMEIRA ADIÇÃO” situated at Deussua, within the limits of Village Panchayat of Chinchinim - Deussua, Salcete Taluka, District of South Goa, State of Goa, described in the Land Registration Office under No. 44297 of Book B115 of New Series and registered in the Taluka Revenue office and having Matríz No. 680, and presently surveyed under Survey No. 8/8 of Deussua Village, Salcete Taluka, admeasuring 2,500 sq. metres and bounded as follows:

NORTH: By a Road;

SOUTH: By a Drain;

EAST: By a compound wall of the said property and boundary of Chinchinim Village;

WEST: By property bearing Survey No. 8/7 of Deussua Village.

AREA: 2500 sq. mts.

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BRIEF HISTORY:

The above-mentioned property originally belonged to Mr. Fernando Luis Juveniano Francisco Jose da Cunha de Menezes Braganca also known as Mr. Fernando de Menezes Braganca, Maria Luiza Olga Ana Claudina Filomena da Cunha de Menezes Braganca also known as Olga de Menezes Braganca, and Olga Shringapure and her husband Shantaram Bhagwant Shringapure, Maria Berta de Menezes Braganca also known as Berta de Menezes Braganca, Maria Luiza Beatriz da Cunha de Menezes Braganca, from Cavorim, Chandor, who sold the said property to Mr. Cristovam Gabriel Paulo Das Angustias Furtado alias Cristovam Das Angutias Furtado by Deed dated 24th May 1945, executed before the Notarial Assistant Maria Emelina da Fonseca, recorded by the Assistant Cruz at page 14 overleaf of Book No. 570 of the Notary Miranda which is inscribed under No. 48335 of Book G-57 at page no. 135 in the Register of Transmissions of the Land Registration Office of Salcete.

Subsequently the said Mr. Cristovam Gabriel Paulo Das Angustias Furtado alias Cristovam Das Angutias Furtado and his wife Zulema Alexandra Regalada Furtado alias Zulema Furtado bequeathed the said property to their son Mr. Roque Joao Pedro Furtado, vide Deed of Gift dated 27/03/1972, under Registration No. 1175 at pages 264 to 267, of Book No. 1, Volume no. 97, dated 07/09/1972, in the Office of the Sub – Registrar of Salcete, Margao with reservation of life time usufruct.

The said Mr. Cristovam Gabriel Paulo Das Angustias Furtado alias Cristovam Das Angutias Furtado expired on 30-07-2003 and his wife Zulema Alexandra Regalada Furtado alias Zulema Furtado expired on 03-10-2004 thus their right to life time usufruct got extinguished.

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OBSERVATION:

1. In the Form I & XIV, the name of Mr. Cristavao Furtado figures as the Occupant in respect of the Survey No. 8/8 of Village Chinchinim Taluka who has gifted the said property to the present owner.
2. Mr. Roque Furtado has completed Building 'A' in the said property and obtained Occupancy Certificate for the same.
3. The Nil Encumbrance Certificate for the said property has been furnished for the period from 27th March 1972 to 20th April 2023.

ENCUMBRANCES:

After perusing all the documents which are mentioned below and as per the Nil Encumbrance certificate dated 21-04-2023 bearing Certificate no. 3526/2023 issued by the Sub-Registrar, Salcete, at Margao, there is no encumbrance recorded or registered on the said property.

DOCUMENTS PERUSED:

The copies of the following documents were produced for my inspection:

1. Description No. 44297 of Book B-115, New Series.
2. Inscription No. 48335 of Book G-57 at page no.135.
3. Matriz No. 680.
4. Deed of Gift dated 27/03/1972 along with English Translation thereof.

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5. Death Certificate of Mr. Cristovam Gabriel Paulo Das Angustias Furtado.
6. Death Certificate of Mrs. Zulema Alexandra Regalada Furtado.
7. NOC bearing No. TPM/CONST/Deussua/8/8/06/1242 from Town & Country Planning Department dated 30-05-2006.
8. Conversion Sanad dated 21-12-2007 along with Plan annexed thereto.
9. NOC bearing No. TPM/CONST/Deussua/8/8/10/588 from Town & Country Planning Department dated 22-12-2009.
10. Construction License No. VP/CD/C.L.No.22/2009/2010/497 dated 30/01/2010 issued by Village Panchayat Chinchinim- Deussua.
11. Occupancy Certificate bearing Ref. No. VP/CD/2010/2011/1137 dated 04-01-2011.
12. Renewal of Construction Licence No. VP/CD/2013-14/439 dated 27/06/2013 issued by Village Panchayat Chinchinim- Deussua.
13. Renewal of Construction Licence vide Letter No. VP/CD/2022-23/1860 dated 9/12/2022 issued by Village Panchayat Chinchinim- Deussua.
14. Form No. I & XIV of Survey No. 8/8 of Village Deussua.
15. Survey Plan of Survey No. 8/8 of Village Deussua.

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16. Nil Certificate of Encumbrances for Survey No. 8/8 of Deussua Village dated 21/4/2023.

OPINION:

Considering all the above, I am of the opinion that the above-mentioned property is free from encumbrances or charges for the period abovementioned and Mr. Roque Furtado has obtained the permissions/approvals and licenses from the concerned authorities for construction which is valid up to 23-03-2025 in respect of Building 'B' and Building 'C'. Thus, Mr. Roque Furtado is entitled to construct and develop the Building 'B' and Building 'C' in the said property.

The above report is purely based on the documents and information made available to the undersigned.

Place: Margao

Dated: 16-05-2023

Eric J. F. Correia
(Eric. J. F. Correia)
Advocate

