

MR. ADITYA RANJAN NAIK
(ADVOCATE)

Cont. No. 9049969164

Office at: B2B, Business Center,
Manjunath Apartments,
Panaji-Goa.403001

LEGAL TITLE SEARCH REPORT

1	Name of the person seeking opinion please give reference if any	MRS. FABIOLA GRACE MENDES E RODRIGUES , age 40 years, daughter of Mr. Jose Mendes and wife of Mr. Lincoln Bennet Rodrigues, married, business, Indian National, Director, Bennet and Bernard Custom Homes Pvt. Ltd.
2	Name of the Owners of the Property	1. MRS. KAREN VANIA SEQUEIRA alias MRS. KAREN VANIA SIQUEIRA alias MRS. KAREN VANIA SIQUEIRA E CASTELINO , d/o Mr. Godwin Sequeira and Mrs. Euphemia Sequeira, wife of Mr. Michael Joseph Selvin Castelino, age 37 years, Married, Portuguese National and her husband, 2. MR. MICHAEL JOSEPH SELVIN CASTELINO s/o Aleluia Castelino, age 45 years, Married, Portuguese National.
3	Full and detailed description of the property including the	All that immovable property known as "TAMBADI MATI" alias "TABADI MATI",

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following details		surveyed under Survey No. 96, sub division No. 3 located in Village Moira, within the jurisdiction of Village Panchayat of Moira, Taluka and Sub District of Bardez, District of North Goa, State of Goa, enrolled in the Taluka Revenue Office of Bardez, under Matriz No. 2483, totally admeasuring 1800 sq. mtrs. and same is bounded as under:-
a. Survey No./ Khata No. etc.		
b. Door/ House No. in case of buildings,		
c. Area.		
d. Location details like Village, Taluka, District, City, Registration, Sub District, State etc.		
e. Boundaries.		
		On the East:- By Road; On the West:- By Road; On the North:- By properties bearing Survey No. 96/1 and 96/2 and On the South:- By the property surveyed under Survey No. 96/4.
4	Sr Date No	Description of Document Original/Photo Copy of the Original/Notarised copy/ Sub Registrar

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				Certified Copy etc.
1	04/06/1932	Proceedings of permanent possession		Photocopy
2	24/04/1968	Deed of Sale: Registered before the Sub registrar of Mapusa Goa.		Photocopy
3	03/04/1982	Deed of Sale: Registered before the Sub registrar of Mapusa Goa. (in Portuguese)		Photocopy
4	02/02/2006	Deed of Sale: Registered before the Sub registrar of Mapusa Goa.		Photocopy
5	21/03/1994	Inventory Proceedings: Filed before the court of Civil judge Senior Division at Mapusa bearing No, 85/93		Photocopy
6	30/10/2019	Manuel form 1 and XIV		Photocopy
7	12/02/2018	Manuel form 1 and XIV		Photocopy
8	12/02/2018	Form III		Photocopy
9	12/02/2018	Form IX		Photocopy
10	05/02/2020	Survey Plan;- Issued by Directorate of Settlement of Land		Photocopy
11	22/07/2019	Form I & XIV		Computerised Photocopy
12	12/04/2006	Form X:- Mutation Records		Photocopy



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13	20/01/2020	Conversion bearing no. No 4/241/CNV/AC- III/2019/100 issued by the office of the Additional Collector III, North Goa, District Mapusa-Goa.	Sand: -	Original
14	25/02/2020	Health NOC: - bearing no.PHC/Aldona/NOC/Const /2019-20/1668 issued by the Primary Health Center Aldona.		Original
15	17/01/2020	Infrastructure bearing no. TPB/5371/MOIRA/TCP- 20/285 issued by the office of Senior Town Planner, Mapusa-Goa	Tax:	Original
16	21/05/2018	Nil Encumbrance Certificate: issued by the office of Sub Registrar of Mapusa at Bardez-Goa		Photocopy
17	20/01/2020	Power of Attorney: by Karen to Savio Castelino		Photocopy
18	30/01/2020	Technical Clearance Order: Issued by the office of senior Town Planner North Mapusa Bardez, Goa. Bearing		Original



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		No.TPB/5371/MOIRA/TCP/2 020/512. Along with Plan.	
19	30/09/2020	Memorandum of Understanding:- between 1. MRS. KAREN VANIA SEQUEIRA alias MRS. KAREN VANIA SIQUEIRA alias MRS. KAREN VANIA SIQUEIRA E CASTELINO 2. MR. MICHAEL JOSEPH SELVIN CASTELINO And M/s. BENNET AND BERNARD CUSTOM HOMES PRIVATE LIMITED, through its Director Mrs. Fabiola Grace Mendes e Rodrigues	original
20	17/02/2020	Health NOC: Issued by Department of Health.	Original
21	20/07/2019	Structural Liability Certificate: Issued by Structure engineer.	Original
6	Tracing title of the Property: it is expected that the title deed is traced for a period up to 30 years. I HEREBY CERTIFY THAT THIS REPORT IS PURELY BASED ON THE DOCUMENTS MADE AVAILABLE TO ME AND THEREFORE FROM THE DOCUMENTS EXAMINED IT TRANSPIRES AS UNDER:-		

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REGARDING THE PROPERTY: DERIVATION/ FLOW OF TITLE:-

REGARDING All that immovable property known as "TAMBADI MATI" alias "TABADI MATI", surveyed under Survey No. 96, sub division No. 3 located in Village Moira, within the jurisdiction of Village Panchayat of Moira, Taluka and Sub District of Bardez, District of North Goa, State of Goa, enrolled in the Taluka Revenue Office of Bardez, under Matriz No. 2483, totally admeasuring 1800 sq. mtrs. and bounded as under;

On the East:- By Road;

On the West:- By Road;

On the North:- By properties bearing Survey No. 96/1 and 96/2 and

On the South:- By the property surveyed under Survey No. 96/4.

hereunder written and hereinafter for the sake of brevity referred to as the **"SAID PROPERTY"**;

1. From the documents produced, it is duly noted that the said property originally belonged to one Mr. Joao Paulo Fernandes by virtue of Proceedings of Permanent possession dated 04/06/1932, whereby said Mr. Joao Paulo Fernandes was granted by the Comunidades of Bardez permanent possession.

2. From documents Produced, it is duly noted the upon death of said Mr. Joao Paulo Fernandes and his wife Regina Carmelina Lobo the **SAID**

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PROPERTY bequeathed upon their only son Mr. Jose Coceicao Fautino Fernandes married to Maria Joaquina de Souza e Fernandes.

3.From documents Produced, Mr. Jose Coceicao Fautino Fernandes and his wife Maria Joaquina de Souza e Fernandes vide Deed of Sale with discharge of the price sold the **SAID PROPERTY** to one Mr. Benedito Piedade Angelo alias Benedito Piedade Angelo Maria Mendonca, which deed is registered in the Office of Sub registrar of Bardez at Mapusa Goa, registered under No. 1755 of Book No. I, Volume 25th at pages 42 to 44 dated 24/04/1968.

4.From documents Produced, it is seen vide Deed of Sale of Land at Moira dated 03/04/1982, duly registered in the Office of the Sub registrar of Bardez at Mapusa, Goa, under No. 602, from pages 265 to 268, of Book No.1, Volume 175 dated 10/08/1982, Mrs. Mary Conception Pinto alias Mrs. Mary Pinto purchased **SAID PROPERTY** from said Benedito Piedade Angelo and his wife Mrs. Prudencia F. Mendonca.

5. From documents Produced, it is duly noted that upon the death of said Mrs. Mary Conception Pinto alias Mrs. Mary Pinto an Inventory Proceeding was initiated bearing No. 85/1993 before the Court of the Civil Judge Senior Division at Mapusa, Bardez, Goa



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by her widower half sharer Mr. Maxwell
Anthony Francis Pinto.

6. From documents produced, it is duly
noted that vide the Inventory Proceeding
bearing No. 85/1993, the **SAID PROPERTY** was
listed as item No. 1 in the Description of
assets and vide Chart of Allotment the **SAID**
PROPERTY listed as item No. 1 was allotted to
Mr. Melwyn Joseph Anthony Pinto alias Mr.
Melwyn Angelo Joseph Pinto alias Melwyn Pinto
married to Dr. Otilia Pinto alias Dr. Otilia
Almeida and said allotment was made absolute
vide order of the Court of the Civil Judge
Senior Division at Mapusa, Bardez, dated
21/03/1994.

7. From documents produced, it is duly
noted that pursuant to the said order sated
21/03/1994 passed by the Court of the Civil
Judge Senior Division at Mapusa, in the said
Inventory Proceeding No. 85/1993, said Mr.
Melwyn Joseph Anthony Pinto alias Mr.
Melwyn Angelo Joseph Pinto alias Melwyn Pinto
got his name mutated in the occupants column
of Form No. I and XIV with respect to the
SAID PROPERTY and accordingly got the
previous entry deleted.

8. From documents produced, it is duly
noted that said Mr. Melwyn Joseph Anthony
Pinto alias Mr. Melwyn Angelo Joseph Pinto
alias Melwyn Pinto and his wife Dr. Otilia



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Pinto alias Dr. Otilia Almeida vide Deed of Sale dated 02/02/2006 sold the **SAID PROPERTY** to Mrs. Karen Vania Sequeira alias Mrs. Karen Vania Siqueira alias Mrs. Karen Vania Siqueira e Castelino, which deed of sale is registered in the Office of Sub Registrar of Bardez, at Mapusa Goa, under registration No. 821 at pages 47 to 73 Book No. I Volume No. 1532 dated 8/02/2006.

10. From documents produced, it is duly noted that the Survey Record of Rights came to be duly mutated in favor of Mrs. Karen Vania Sequeira alias Mrs. Karen Vania Siqueira alias Mrs. Karen Vania Siqueira e Castelino with the inclusion of her name in the Occupants Column of the Form I & XIV as occupants thereof with respect to the **SAID PROPERTY.**

9

[Handwritten signature]

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Vania Siqueira e Castelino and her husband i.e. Mr. Michael Joseph Selvin Castelino are of Goan descent and are married under the regime of communion of assets and the Mr. Michael Joseph Selvin Castelino being the Moiety holder/half sharer of Mrs. Karen Vania Sequeira alias Mrs. Karen Vania Siqueira alias Mrs. Karen Vania Siqueira e Castelino was made a party to this Deed of Sale as an abundant caution.

12. From the documents produced, all the Mrs. Karen Vania Sequeira alias Mrs. Karen Vania Siqueira alias Mrs. Karen Vania Siqueira e Castelino and her husband i.e. Mr. Michael Joseph Selvin Castelino were desirous of selling the **SAID PROPERTY** approached **M/S. Bennet and Bernard Custom Homes Pvt. Ltd.,** for selling the said property and thus entered into an Memorandum of Understanding dated 30/09/2020 which stand duly registered before the Notary Adv. Sayyed Abbas of Tiswadi Taluka bearing registration No. 968-2021 dated 17/02/2021.

A. REGARDING SURVEY PLAN, NIL ENCUMBRANCE
CERTIFICATE SANAD AND OTHER APPROVALS:

From the documents it is duly noted that the Vendors has applied and obtained/in-possession of the required permission and license etc. from the competent authorities as detailed below:



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1. SURVEY PLAN: for the property Bearing Survey No. 206/1 issued by Directorate of Settlement of Land Records office of Panjim-Goa dated 05/02/2020

2. NIL ENCUMBRANCE CERTIFICATE: dated 21/05/2018 issued by the office of Sub Registrar of Bardez at Mapusa Goa.

3. TECHNICAL CLEARANCE ORDER:- Issued by the office of senior Town Planner North Mapusa Bardez, Goa. bearing No. TPB/5371/MOIRA/TCP/2020/512, dated 30/01/2020

4. INFRA-STRUCTURE TAX: Issued by the office of senior Town Planner North Mapusa Bardez, Goa. bearing No. TPB/5371/MOIRA/TCP/2020/512, dated 12/01/2020

5. STRUCTURAL LIABILITY CERTIFICATE: from the office of the Structural Engineer Chandrashekar and Associated dated 20/07/2019.

6. SANAD: Issued by the Office of the Additional Collector III at Mapusa North Goa., bearing No. 4/241/CNV/AC-III/2019/100 dated 20/01/2020.

7. Health N.O.C.: Issued by the Department of Health bearing No. PHC/Aldona/Noc/Const/2019-

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20/1668 dated 25/02/2020.

B. FORM III, FORM IX, FORM X FORM I AND XIV,

1. Form I & XIV: for property bearing survey No.
96/3 dated 22/07/2018. (Computerised Copy) .

2. Manual Form III: Issued by the Talathi of
Assagao dated 12/02/2018.

3. Manual Form I and XIV: I Issued by the
Talathi of Assagao dated 12/02/2018.

4. Form X: Dated 12/04/2006.

5. Manual Form IX: Issued by the Talathi of
Assagao dated 12/02/2018.

C. OFFICES SEARCHED:

I have given searches in the Office of the Registrar/Sub Registrar Bardez at Mapusa-Goa and in the Civil Judge Senior Division at Mapusa-Goa.

D. LEGAL FINDINGS :

It is seen from the documents produced that:

a) M/s. Bennet and Bernard has entered into Memorandum of Understanding with the Vendors, dated 30/09/2020 by virtue of which they have taken over the property for the purpose of constructing Residential Villas in the **SAID**

PROPERTY.

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b) Fresh Nil Encumbrance Certificate has to be
applied from office of the Sub-Registrar of
Bardez-Goa.

CERTIFICATE

I, Certify on the basis of the documents furnished
(Photocopy/Original) to me that **M/S. BENNET AND BERNARD
CUSTOM HOMES PVT. LTD.,** represented through its
Director Mrs. Fabiola Grace Mendes E Rodrigues has
clear marketable title to the said property base on the
Memorandum of Understanding dated 30/09/2020, subject
to M/S Bennet and Bernard Custom Homes Pvt. Ltd., enter
into a final Deed of sale for the said property with
the vendors.

Date: 19/02/2021

Place: Panaji-Goa

ADV. ADITYA NAIK