

Manguirish Kenkre

B. Com., LL.B.

ADVOCATE & NOTARY

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12/02/2021

To,
S. J. Constructions,
H. No.196/1/3, Ambadi House,
Near MES College, Vidhyanagar Colony,
Zuarinagar, Goa.

Sir,

SEARCH REPORT

At your request, I am herewith submitting the search report of the property described hereinbelow which you intend to purchase.

SUBJECT MATTER AND DESCRIPTION OF THE PROPERTY

All that property known as 'MURDIM', admeasuring 5425.00 sq. mtrs. surveyed under Survey No.50 sub division No.3, situated in the Village of Cuelim-Cansaulim, within the Jurisdiction of Village Panchayat of Cansaulim-Arossim-Cuelim, Taluka and Sub-District of Mormugao, District of South Goa, in the State of Goa, enrolled in the Taluka Revenue Office under Matriz No.115 and is bounded as under :-

- On the North : By property surveyed under Survey No.50/2;
- On the South : By property surveyed under Survey No.48/1;
- On the East : By Cansaulim-Colva road; and
- On the West : By field and village Pale.



DOCUMENTS PRODUCED FOR VERIFICATION

1. Form I & XIV in respect of the property surveyed under Survey No.50/3 of Cuelim Village.
2. Survey Plan in respect of the property surveyed under Survey No.50/3 of Cuelim Village.
3. Matríz Certificate No.115.
4. Deed of Qualification dated 20/03/1964.
5. Deed of Assignment and Qualification dated 29/04/1971.
6. Certified copy of Special Inventory Proceedings No.06/2017/A in the Court of Civil Judge, Senior Division, 'A' Court, Vasco alongwith Order dated 04/05/2018 and Final Decree dated 04/05/2018.
7. Deed of Sale dated 11/01/2021 duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Book-1 Document, Reg. No.MOR-1-84-2021, dated 18/01/2021.
8. Agreement for Development dated 01/02/2021 executed between Mr. Suresh Ganapati Kamat and his wife Mrs. Ujwala Kamakt and Mr. Mahesh Kumar Behki and his wife Mrs. Anu Behki and M/s. S. J. Constructions, Proprietorship concern of Mr. Shashidharan Shankara Pillai.
9. Irrevocable Power of Attorney dated 01/02/2021 executed by Mr. Suresh Ganapati Kamat and his wife Mrs. Ujwala Kamakt and Mr. Mahesh Kumar Behki and his wife Mrs. Anu Behki and in favour of M/s. S. J. Constructions, Proprietorship concern of Mr. Shashidharan Shankara Pillai.
10. Nil Certificate of Encumbrance on Property under No.960 of 2020 dated 23/01/2020 for the period from 01/01/1990 to 23/01/2020.

DEVOLUTION OF THE PROPERTY

From the documents produced for verification it reveals that that there exists a property known as 'MURDIM', admeasuring 5425.00 sq. mtrs., surveyed under Survey No.50 sub division No.3, more particularly described in Schedule hereinabove written and hereinafter referred to as the 'Said Property'.



The said property originally belonged to Mr. Carlisto Justino de Menino Jesus Sequeira, which can be seen from the Matriz Certificate which is registered in the Taluka Revenue Office under No.115.

Said Mr. Carlisto Justino de Menino Jesus Sequeira and his son, Mr. Franklin Antonio Jervin Pedro Nolsco Joaquim do Sagrado Coracao de Jesus Sequerira expired leaving behind them Mrs. Maria Joana Etelvina Gomes and 1. Mr. Antonio Francisco Jose Das Dores Do Sagrado Coracao De Jesus Sequeira, 2. Ms. Dina Maria das Dores do Sagrado Coracao de Jesus Sequeira, 3. Ms. Aura Maria Idalina Tertuliana do Sagrada Coracao Jesus Sequeira alias Aura de Sequeira, 4. Ms. Elsa Maria Herminia do Sagrado Coracao Jesus Siqueira, 5. Velia Maria Henriqueta do Sagrado Coracao Jesus Sequeira and 6. Ms. Elma Maria Joana Grazieta do Sagrado Coracao Jesus Sequeira.

Said Mrs. Maria Joana Etelvina Gomes gifted the said property to her daughter, Ms. Dina Maria das Dores do Sagrado Coracao de Jesus Sequeira and her son Mr. Antonio Francisco Jose Das Dores Do Sagrado Coracao De Jesus Sequeira vide Deed of Qualification dated 29/03/1964.

Said Mrs. Dina Maria das Dores do Sagrado Coracao de Jesus Sequeira married to Mr. Mario Luis Blasio Lourdes de Ozorio Saldanha alongwith her 4 sisters viz. 1. Mrs. Aura Maria Idalina Tertuliana do Sagrada Coracao Jesus Sequeira alias Aura de Sequeira married to Mr. Fumazoni Gonsalves Dias, 2. Mrs. Elsa Maria Herminia do Sagrado Coracao Jesus Siqueira married to Mr. Cipriano Salvador Pereira, 3. Mrs. Velia Maria Henriqueta do Sagrado Coracao Jesus Sequeira married to Mr. Antonio Blasio de Souza and 4. Mrs Elma Maria Joana Grazieta do Sagrado Coracao Jesus Sequeira married to Mr. Jose Inacio Antonio Gervis de Sequeira ceded all their right in the said property in favour of their other co-heir i.e. Mr. Antonio Francisco Jose Das Dores Do Sagrado Coracao De Jesus Sequeira and as such the name of said Antonio Sequeira as also known by



name Antonio Francisco Jose Das Dores Do Sagrado Coracao De Jesus Sequeira was recorded in Form I & XIV bearing Survey No.50/3.

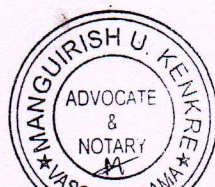
Said Antonio Francisco Jose Das Dores Do Sagrado Coracao De Jesus Sequeira expired on 08/04/1999 and his wife Dr. (Mrs.) Maria Odette Candida Dias De Souza e Sequeira alias Dr Maria Odette Sequeira expired on 29/11/2016.

Upon their death an Inventory Proceedings was instituted by one Dr. Melvin Karl Ludwing Sequeira bearing No.06/2017/A before the Hon'ble Civil Judge, Senior Division, Vasco wherein the aforesaid property which is listed as Item No.8 in the list of Assets was allotted to Mr. Arvind Franklin Antonio Justino Sequeira and his wife Mrs. Meena Rosalina Barretto e Sequeira.

The name of said Mr. Arvind Franklin Antonio Justino Sequeira and his wife Mrs. Meena Rosalina Barretto e Sequeira has been included as occupant in I & XIV Form of Survey No.50/3 after deleting the name of Dr. Antonio Sequeira and as such said Mr. Arvind Franklin Antonio Justino Sequeira and his wife Mrs. Meena Rosalina Barretto e Sequeira has acquired the title in the said property.

By a Deed of Sale dated 11/01/2021 duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Book-1 Document, Reg. No.MOR-1-84-2021, dated 18/01/2021, said Mr. Arvind Franklin Antonio Justino Sequeira and his wife Mrs. Meena Rosalina Barretto e Sequeira sold the said property to Mr. Suresh Ganapati Kamat and Mr. Mahesh Kumar Behki.

By an Agreement for Development dated 01/02/2021, said Mr. Suresh Ganapati Kamat and Mr. Mahesh Kumar Behki alongwith their respective spouses agreed to give the said property to M/s. S. J. Constructions to carry out development on the said property by constructing a project consists of Row Villas, Flats and Shops and also executed Irrevocable Power of Attorney in



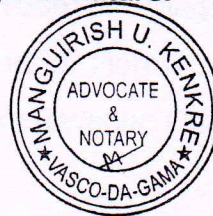
favour of M/s. S. J. Constructions, Proprietorship concern of Mr. Shashidharan Shankara Pillai for development purpose.

ENCUMBRANCES, IF ANY

Nil Certificate of Encumbrances on the said property has been produced before me which bears Certificate No.960 of 2020 dated 23/01/2020 for the period from 01/01/1990 to 23/01/2020.

OPINION

Upon perusing the documents produced before me for verification from 1 to 10 and on considering what has been stated by me hereinabove in the Report, I am of the opinion that Mr. Suresh Ganapati Kamat and Mr. Mahesh Kumar Behki have acquired clear and marketable title over the said property, described in Schedule hereinabove and that the proposed construction undertaken on the said property is legal in nature.



Manguirish Kenkre
(Manguirish Kenkre)
Advocate