



BENEDICT D. NAZARE & ASSOCIATES

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Ref. No..

Date : 16/12/2025

**REPORT OF SCRUTINY AND TITLE IN THE MATTER OF ALL
THAT PROPERTY KNOWN AS 'DABACHEM BATCHEM XETE'
ALSO KNOWN AS 'DABASACHA BATACHA SHET' SURVEYED
UNDER SURVEY NO. 94/3 OF THE VILLAGE OF GUIRIM,
BARDEZ, GOA.**

At the instance of Mr.Sanjay Jain, Partner of Red Sands Realty LLP, having its registered office at D14, A21, Model Town, North West, Delhi, we proceeded to scrutinize the documents that were placed in our hands for our scrutiny pertaining to the scheduled property and our opinion on the subject is as under:-

SCHEDULE OF THE PROPERTY:

All that immovable property known as 'Dabachem Batchem Xete' also known as 'Dabasacha Batacha Shet' surveyed under survey no. 94/3 of the village of Guirim, Bardez, goa, admeasuring 1700 sq.mts.

The said property is found registered under No. 33185 of Book B-85 folio 92 in the Land Registration Office of Bardez at Mapusa, however the same is not found enrolled in the Taluka Revenue office of Bardez at Mapusa.

The said property is bounded as follows:-

East - by survey no. 93/1

West - by survey no. 94/1

North - by survey no. 94/5 and 94/2

South - by paddy field bearing survey no. 93/2 and the stream of water

DOCUMENTS SCRUTINIZED:-

1. Deed of Sale dated 29/1/1960
2. Certificate of Inscription bearing no. 39870
3. Certificate of Description bearing No.33185 of Book B-85
4. Death certificate dated 19/9/1981
5. Deed of Sale dated 29/6/1996
6. Deed of Sale dated 25/11/2003
7. Form I & XIV
8. Letter dated 29/9/2009 from Deputy conservator of Forests, Ponda
9. Land Conversion Sanad
10. Permission for land filling dated 24/4/2017
11. Letter dated 4/9/2015 from Bank of Maharashtra
12. Sale Certificate dated 23/12/2015
13. Survey plan
14. Deed of Conveyance dated 15/10/2024
15. Deed of Sale dated 26/10/2024

TRACING OF TITLE

A perusal of the Certificate of Description reveals that the said property is found described under No. 33185 at Book B-85 folio 92 in the Land registration office of Bardez a Mapusa and its corresponding Inscription number is 39870 at pages 80 V of Book G-43.

Taking into consideration that the Certificate of inscription forms the basis of title, the Certificate of Inscription reveals that the property was found inscribed in the name of Boaventura Pinto having purchased the same by virtue of a Deed dated 3/7/1959.

Thereafter by virtue of a Deed dated 29/1/1960 the said property came to be purchased by Roghuvira Camotim, widower and his son Romesh Roghuvira of Guirim and accordingly the said property came to be inscribed in their name under No. 39870.

The said Roghuvir Camotim expired on 18/9/1981 and upon his death the usufructory rights that were retained by him stood extinguished and the said Ramesh Roghuvir Camotim, became the exclusive owner of the said property.

By virtue of a Deed of Sale dated 29/6/1960, the said Ramesh Raghuvir Kamat who was also known as Ramesh Camotim and his wife Shalinibai Ramesh Kamat, sold the said property to

Dnyaneshwar Govind Salgaonkar and his wife Smt. Nirupa D. Salgaonkar and Shri. Mohandas Pandurang Kamble.

Vide Deed of Sale dated 25/11/2003, the said persons sold the said property to M/s. Extreme Land Developers Pvt. Ltd. a company incorporated under the Indian Companies Act, 1956 and accordingly their name came to be incorporated in the Occupants Column of the Record of Rights/Form I & XIV

Thereafter the property came to be converted in terms of the Land Conversion Sanad dated 28/7/2014.

The property thereafter came to be mortgaged by M/s. Extreme Land Developers Pvt. Ltd., to the Bank of Maharashtra, however, it appears that the borrower being unable to repay the said loan the Bank of Maharashtra, took recourse to the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and accordingly invited bids for the sale of the said property.

M/s. Classic Enterprises offered a bid on 1/9/2015 in response to the E-Auction held on 1/9/2015, which bid came to be accepted vide letter dated 4/9/2015, for a total price and consideration of Rs.2,61,00,000/-

Pursuant to the purchase of the said property in auction, and payment of the said amount of Rs.2,61,00,000/- the Bank of Maharashtra, was pleased to issue a Sale Certificate in favour of M/s. Classic Enterprises.

Pursuant to the purchase of the said property, and the receipt of the sale Letter an application for mutation came to be filed and accordingly the name of M/s. Classic Enterprises came to be incorporated in the occupants column of the Record of Rights/Form I & XIV under mutation entry No. 55443.

The documents further reveal that thereafter Classic Enterprises secured permission for filling of land for the construction of the retaining wall in survey no. 94/1 and 94/3 from the Town & Country Planning Department and which was granted under No. 17-A /NOC/27/GUI/TCP-17/ 1109 dated 24/4/2017.

By virtue of a Deed of Conveyance dated 15/10/2024, the Bank of Maharashtra, conveyed the said property in favour of M/s. Classic Enterprises.

Thereafter by virtue of a Deed of sale dated 26/10/2024 registered under No.,BRZ-1-6298-2024 Book - 1 dated 20/11/2024, Classic Enterprises sold the said property to Red Sands Realty LLP and accordingly Red Sands Realty LLP, acquired right, title and interest in the said property.

The last Nil Encumbrance Certificate that has been furnished for our scrutiny is 30/9/2021, which confirmed that there was no registered encumbrance affecting the said property upto 30/9/2021.

The documents scrutinized reveal that the chain of devolution of title stands established from 30/7/1959 till date (i.e.) for a period of 67 years.

In view of the above, we have to opine that the title of Red Sands Realty LLP to the scheduled property is clear and marketable subject however to they obtaining the latest Nil Encumbrance Certificate

Dated: 16/12/2025

(B.D.NAZARETH)

