



100001056478

FORM I & XIV

नमुना नं १ व १४

Date : 16/01/2013

Page 1 of 1

Taluka BICHOLIM
तालुका
Village Arvalem
गांव
Name of the Field Pandova Chen Voudeleacodil Borodo
शेताचे नांव

Survey No. 69
सर्वे नंबर
Sub Div. No. 2-B-V
हिस्सा नंबर
Tenure
सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.15.50	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.15.50

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.15.50

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
----------------------	----------	-------------	----------	----------------------	----------	--------------	----------

S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	M/s Jagdesh Builders and Real Estate Developers		17415	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Nil			

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार Nil		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनांचा प्रारि	Remarks शेरा
	Nil									

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.



Mamlatdar of Bicholim Taluka
दिवचल तालुका मामलतदार

Certified copy applied for by
on 16/1/13
Copy ready on 16/1/13
Copy delivered on 16/1/13
Total amount covered Rs. 230/-
and Treasury/State
Paid MORE 16121338
Copied by 18
Compared by 18

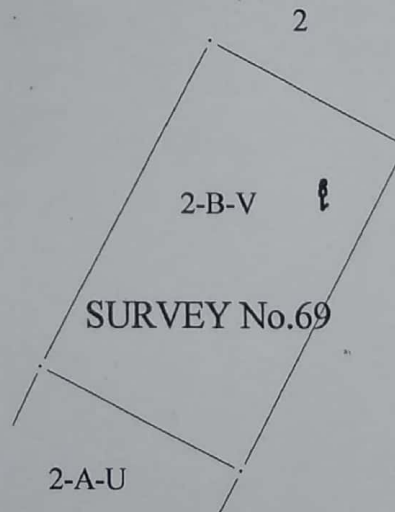


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI-GOA

Inward no:2916



Plan Showing plots situated at
Village : ARVALEM
Taluka : BICHOLIM
Survey No./Subdivision No. : 69/ 2-BV
Scale :1:1000



Generated By : *Shreeesha.S.Pilgaonkar*
On : 08-04-2013

Shreeesha.S.Pilgaonkar
9.4.13
Compared By

IN THE COURT OF THE DEPUTY COLLECTOR AND
SUB-DIVISIONAL OFFICER, BICHOLIM SUB-DIVISION
BICHOLIM - GOA

Case No. 8-8-1999/Part/Bich/1169

1. Mr. Shaikh Yakub Mamlekar
R/o. Sanquelim - Goa

..... Applicant

V/s.

Mr. Dinkar Vasant Budkule
& Others
R/o. Panaji - Goa.

..... Opponents

These proceedings are in pursuance to the instruction given to the Director of Settlement & Land Records, Panaji, vide Order dated 26-10-2001 to carry out the partition of holding surveyed under No. 69/2 of Harvalem village, Bicholim Taluka, separating the portion shown in the plan furnished by the applicant.

The Director of Settlement & Land Records, Panaji vide his letter No. 9/666/DSLRL/2001 dt. 16-11-2001 reported that the partition has been carried out as per the direction of this Court separating the portion in favour of the applicant and shown as Survey no. 69/2-B-V, admeasuring an area of 1550 sq. mtr.

On receipt of the aforesaid letter, notices were issued to all the parties in terms of Rule 7 of the Goa, Daman & Diu Land Revenue (Partition of Holdings) Rules, 1989, calling for objection and to appear before the Court. However, not a single objection was received.

I, therefore, pass the following order.

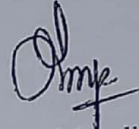
.....2/-

(2)

ORDER

The partition carried out by the Director of Settlement & Land Records, Panaji allotting new survey no. 69/2-B-V of village Harvalem in Bicholim Taluka with an area of 1550 sq. mtr. is hereby confirmed. The Director of Settlement and Land Records, Panaji, the Mamlatdar of Bicholim and the Talathi of Sanquelim shall carry out the necessary changes in plan/records, accordingly.

Given under my hand and the seal of this Court on this 5th day of December, 2001.



(Y. M. Maralkar)

Deputy Collector & S.D.O.

Bicholim - Goa.

To,

1. The Mamlatdar of Bicholim for n.a.
2. The D.S.L.R., Panaji for n.a.
3. Talathi of Sanquelim.

Narayan P. Sawant

Advocate

F-5, First Floor,

Vasudev Arcade, Opp. Shivaji Maidan,

Bicholim

LEGAL SCRUTINY REPORT

Based on the documents submitted by Shri Sunil Suresh Salunke, the Partner of M/s. Jagdesh Builders and Real Estate Developers, a Partnership firm, having its office at 01, Salunke Estate, Vasant Nagar, Sanquelim, Goa, pertaining to the property known as "PANDOVACHE VONVORECODIL BOROD" commonly known as "PANDOVA CHEN VOUDELEACODIL BORODO", situated at Harvalem, within the limits of Municipal Council of Sankhali, Taluka & Registration Sub-District of Bicholim, North Goa District, State of Goa, presently surveyed under Survey no. 69/2-B-V of Village Arvalem, Taluka Bicholim and the building under construction therein, I hereby submit the legal scrutiny report as under:

1. DETAILS/DESCRIPTION OF THE DOCUMENTS SCRUTINISED:

Sr. No.	Date of Document	Name of Document	Whether original/true/xerox.
1.	26.09.2014	Registration Certificate of Firm	Xerox
2.	12.04.1963	Inventory Proceeding	Xerox
3.	16.01.2013	Form I & XIV of S. No. 69/2-B-V	Original
4.	08.04.2013	Survey Plan	Original
5.	27.02.1992	Deed of Sale in favour of Shaikh Yakub Adam Mamlekar & two others.	Original
6.	05.12.2001	Order passed by Dy. Collector & S.D.O., Bicholim in Case No. 8-8-1999/Part/Bich.	Original
7.	18.07.2002	Conversion Sanad bearing No. 6-13-2002/Conv-BICH/747 by Dy. Collector & S.D.O. Bicholim	Original
8.	12.01.2005	Deed of Sale in favour of Sunil Suresh Fulari.	Original

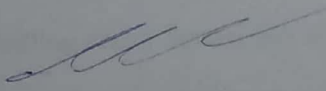
Narayan P. Sawant

Advocate

F-5, First Floor,
Vasudev Arcade, Opp. Shivaji Maidan,
Bicholim

- 2 -

9.	02.01.2012	Deed of Rectification in favour of Sunil Suresh Fulari.	Original
10.	02.01.2012	Deed of Sale in favour of M/s. Jagdesh Builders and Real Estate Developers.	Original
11.		Approved Plan.	Original
12.	03.10.2013	NOC No. AE/V-II(R)/Tech-4(D)/2013-14/13484 issued by Asst. Engineer, Department of Electricity, Sankhali.	Original
13.	24.12.2013	NOC No. PWD/WDXXIV/SDII/F.44/1204/13-14 issued by Asst. Engineer, Department of P.W.D., Bicholim.	Original
14.	14.10.2013	NOC No. PHCS\NOC\Const\96\13-14/1225 issued by Health Officer, Primary Health Centre, Sankhali.	Original
15.	30.08.2013	Technical Clearance No. DC/6628/BICH/TCP-13/902 issued by the Town & Country Planning Department, Bicholim.	Original
16.	17.07.2015	Part Construction Licence No. 31/2014-2015 issued by Sankhali Municipal Council.	Original
17.	23.03.2017	Revised Construction Licence No. 19/2016-17 issued by Sankhali Municipal Council.	Original
18.	23.03.2017	1 st Renewal Licence No. 44/SMC/Tech/Ren.Lic/2016-17 issued by Sankhali Municipal Council.	Original
19.	04.04.2018	Ind Renewal Licence No. 01/SMC/Tech/Ren.Lic/2018-19 issued by Sankhali Municipal Council.	Original



Narayan P. Sawant

Advocate

F-5, First Floor,

Vasudev Arcade, Opp. Shivaji Maidan,

Bicholim

- 3 -

2. DETAILS/DESCRIPTION OF THE PROPERTY/PREMISES.

Item No.	Survey No./ Premises No.	Area	Location	Name of the properties/ premises and its boundaries.
1.	69/2-B-V of Village Arvalem, Taluka Bicholim.	1550.00 sq.mtrs.	Harvalem, Taluka Bicholim, Goa.	"PANDOVACHE VONVORECODIL BOROD" commonly known as "PANDOVA CHEN VOUDELEA-CODIL BORODO" and the same is bounded on or towards the East by the remaining part of the said property surveyed under No. 69/2, on or towards the West by the remaining part of the said property surveyed under No. 69/2, on or towards the North by Sanquelim-Honda Public Road, and on or towards the South by the part of the said property now surveyed under Survey No. 69/2-A-U.

3. BRIEF HISTORY OF THE PROPERTY:

That within the limits of Sankhali Municipal Council at Harvalem, Sankhali, Taluka Bicholim, North Goa District, State of Goa, there exists a property known as "PANDOVACHE VONVORECODIL BOROD" commonly known as "PANDOVA CHEN VOUDELEACODIL BORODO", described in the Land Registration Office of Bicholim under no. 550 of Book B new but not enrolled in the Land Revenue Office for the purpose of Matriz predial and in the recent survey, the said bigger property is surveyed under Survey no. 69/2 of Village Arvalem, Taluka Bicholim and the part of the same admeasuring an area of 1550 sq. mtrs. is partition with an independent and separate holding under Survey No. 69/2-B-V of Village Arvalem, Taluka Bicholim.



Narayan P. Sawant

Advocate

F-5, First Floor,
Vasudev Arcade, Opp. Shivaji Maidan,
Bicholim

- 4 -

4. SEARCH & INVESTIGATION:

That the said bigger property known as "PANDOVACHE VONVORECODIL BOROD" commonly known as "PANDOVA CHEN VOUDELEACODIL BORODO", surveyed under Survey no. 69/2 of Village Arvalem, Taluka Bicholim, belonged to late Vassanta Vassudeva Sinai Budcule and upon his death there was inventory proceeding and vide Order dated 12.04.1963, the said property allotted to Shri Dinkar Vassanta Sinai Budkule.

That by virtue of a Deed of Sale dated 27th February, 1992, registered in the Office of Sub-Registrar of Bicholim under Registration No. 75 of Book No. I, Vol. No. 30 dated 4.8.1992, Shri Sheikh Yakub Adam Mamlekar, Shri Sheikh Abdulla Salah and Shri Sheikh Yusuf Mamlekar jointly purchased a plot of land, admeasuring an area of 1550 sq.mtr. of said property bearing Survey no. 69/2 of Village Arvalem, from Shri Dinkar Vassanta Sinai Budkule and his wife Smt. Sharad Dinkar Sinai Budkule.

That after the purchase of said plot of land, said Shri Sheikh Yakub Adam Mamlekar had initiated the partition proceedings in the Court of the Dy. Collector & S.D.O., Bicholim which was registered as Case No. 8-8-1999/Part-Bich and the said plot is allotted with an independent and separate holding under Survey No. 69/2-B-V of Village Arvalem, Taluka Bicholim, and the said partition is confirmed by the Dy. Collector & S.D.O., Bicholim by Order dated 5th December, 2001.

That thereafter said Shri Sheikh Yakub Adam Mamlekar, Shri Sheikh Abdulla Salah and Shri Sheikh Yusuf Mamlekar by due process of law got converted the said plot for commercial cum residential purpose and obtained the Conversion Sanad bearing No. 6-13-2002/Conv-BICH/747 issued by Dy. Collector & S.D.O. Bicholim.



Narayan P. Sawant

Advocate

F-5, First Floor,

Vasudev Arcade, Opp. Shivaji Maidan,

Bicholim

- 5 -

That subsequently, said Shri Sheikh Yakub Adam Mamlekar and Shri Sheikh Abdulla Salah with their respective spouses and Shri Sheikh Yusuf Mamlekar sold the said plot bearing Survey No. 69/2-B-V of Village Arvalem, Taluka Bicholim to Shri Sunil Suresh Fulari vide Deed of Sale dated 12th day of January, 2005 registered in the Office of Sub-Registrar of Bicholim under Registration No. 37 at pages 141 to 156 of Book No. I, Vol. No. 399 dated 13.1.2005, and the error occurred therein is rectified by virtue of Deed of Rectification dated 2nd January, 2012 registered in the Office of Sub-Registrar of Bicholim under Registration No. 287/2012 at pages 92 to 105 of Book No. I, Vol. No. 959 dated 29.03.2012 and the wife of Shri Sheikh Yusuf Mamlekar namely Smt. Ramiza Bi Shaikh who was not the party to the said Deed of Sale dated 12th day of January, 2005 has ratified and confirmed the sale of said plot made under Deed of Sale dated 12th day of January, 2005.

That in turn, Shri Sunil Suresh Fulari and his wife Mrs. Namrata Sunil Fulari sold the said plot to M/s. Jagdesh Builders and Real Estate Developers vide Deed of Sale dated 12th day of January, 2005 registered in the Office of Sub-Registrar of Bicholim under Registration No. 37 at pages 141 to 156 of Book No. I, Vol. No. 399 dated 13.1.2005 and the name of M/s. Jagdesh Builders and Real Estate Developers is recorded in the occupant column of Form I & XIV of said Survey No. 69/2-B-V of Village Arvalem, Taluka Bicholim.

That said M/s. Jagdesh Builders and Real Estate Developers through its partners intended to take up the commercial cum residential building project in the said property and got drawn plans for the construction of commercial cum residential building and the said construction plan is approved by all the concerned authority and upon approval of construction plan, the Department of Electricity, Sankhali issued NOC bearing No. AE/V-II(R)/Tech-4(D)/2013-14/13484 dated 03.10.2013, the Department of P.W.D., Bicholim issued NOC bearing No. PWD/WDXXIV/SDII/ F.44/1204/13-14



Narayan P. Sawant

Advocate

F-5, First Floor,
Vasudev Arcade, Opp. Shivaji Maidan,
Bicholim

- 6 -

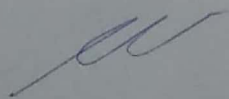
dated 24.12.2013, the Primary Health Centre, Sankhali issued NOC bearing No. PHCS\NOC\Const\96\13-14\1225 dated 14.10.2013 and the Town & Country Planning Department, Bicholim issued Technical Clearance Order bearing No. DC/6628/BICH/TCP-13/902 dated 30.08.2013 and upon the approval of the construction plan of proposed building and on obtaining NOC's from all the concerned authorities, the Sankhali Municipal Council has issued the Construction Licence bearing No. 31/2014-2015 dated 17.07.2015 which has been revised vide Revised Construction Licence No. 19/2016-17 dated 23.03.2017 issued by Sankhali Municipal Council and the said licences are renewed from time to time vide 1st Renewal Licence No. 44/SMC/Tech/ Ren.Lic/2016-17 dated 23.03.2017 and IInd Renewal Licence No. 01/SMC/Tech/ Ren.Lic/2018-19 dated 04.04.2018 issued by Sankhali Municipal Council.

That upon obtaining the necessary permissions/NOC/licenses from all the concerned authorities, said M/s. Jagdesh Builders and Real Estate Developers through its Partners have undertaken the construction of said commercial cum residential building project in the said plot bearing Survey No. 69/2-B-V of Village Arvalem comprising of shops and residential flats.

That from the perusal of above mentioned documents, it is evident that said M/s. Jagdesh Builders and Real Estate Developers are the absolute and exclusive owners of the said plot, admeasuring an area of 1550 sq. mtrs, of the said property known as "PANDOVACHE VONVORECODIL BOROD" commonly known as "PANDOVA CHEN VOUDELEACODIL BORODO" bearing Survey No. 69/2-B-V of Village Arvalem, Taluka Bicholim, along with the proposed multistoried building project under construction therein.

5. EVIDENCE OF POSSESSION:

That from the perusal of the Form I & XIV of record of rights in respect of said plot bearing Survey No. 69/2-B-V of Village Arvalem, Taluka Bicholim, it is seen



Narayan P. Sawant

Advocate

F-5, First Floor,
Vasudev Arcade, Opp. Shivaji Maidan,
Bicholim

- 7 -

that the name of said M/s. Jagdesh Builders and Real Estate Developers is figuring in the occupants column of Forms I & XIV of survey No. 69/2-B-V of Village Arvalem. From the said survey record pertaining to the said plot bearing Survey No. 69/2-B-V of Village Arvalem and the construction license/permissions of proposed building, it is evident that said M/s. Jagdesh Builders and Real Estate Developers are in exclusive possession of the said plot, admeasuring an area of 1550 sq. mtrs, of the said property known as "PANDOVACHE VONVORECODIL BOROD" commonly known as "PANDOVA CHEN VOUDELEACODIL BORODO" bearing Survey No. 69/2-B-V of Village Arvalem and the proposed construction of building project taken up therein.

6. ENCUMBRANCES ON PROPERTY AND PREMISES:

That the Nil Certificate of Encumbrance on Property pertaining to the said plots and the building/premises existing therein is not obtained and therefore until the submission of Nil Certificate of Encumbrance it will be not fit and proper to say that there is no encumbrances on the said plot bearing recent Survey Nos. 69/2-B-V of Village Arvalem, Taluka Bicholim and the building under construction therein.

CERTIFICATE

I have scrutinised the documents made mentioned at Serial No. 1 above, relating to the said plot, admeasuring an area of 1550 sq. mtrs, of the said property known as "PANDOVACHE VONVORECODIL BOROD" commonly known as "PANDOVA CHEN VOUDELEACODIL BORODO" bearing Survey No. 69/2-B-V of Village Arvalem, Taluka Bicholim and the proposed building project under construction therein and the said documents of title referred herein above are the perfect evidence of title in favour of said M/s. Jagdesh Builders and Real Estate Developers in respect of said plot



Narayan P. Sawant

Advocate

F-5, First Floor,
Vasudev Arcade, Opp. Shivaji Maidan,
Bicholim

- 8 -

and the construction of proposed building therein, subject to the production of Nil Certificate of Encumbrance on Property.

I, certify that subject to production of Nil Certificate of Encumbrance, said M/s. Jagdesh Builders and Real Estate Developers are having valid, clear and marketable title to the said plot, admeasuring an area of 1550 sq. mtrs, of the said property known as "PANDOVACHE VONVORECODIL BOROD" commonly known as "PANDOVACHEN VOUDELEACODIL BORODO" bearing Survey No. 69/2-B-V of Village Arvalem, Taluka Bicholim and the proposed building project under construction therein and the said documents of title referred herein above are the perfect evidence of title in favour of said M/s. Jagdesh Builders and Real Estate Developers and the proposed building project under construction therein.

Bicholim.

Date: 24.04.2018.

(Shri Narayan P. Sawant)
Advocate.

