

**MRS. PARI NIKHIL KATKAR ALIAS
PARI VASSANT SINARI
LL.B, LL.M**

ADVOCATE

Office:-
Shop No. 4,
Katkar Building,
Near Goa Gas services
Old Station Road,
Margao, Goa.
403601
Mobile No. 8551811010

Date:- 01/08/2022

SEARCH REPORT

Ref:- Legal Scrutiny Report and Opinion in respect of the Plot known as "**PREDIO URBANO E PALMAR ANNEXO PREDIO BAIXO DA CASA ETERRENO OITEIRAL**", situated at Borda within the Jurisdiction of Margao Municipal Council Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the land Registration Office of Salcete at Margao, Goa under Number 17482 at page 11 of the Book B No. 45 of the New Series and enrolled in the Land Revenue Office at Margao, under Matriz No. 589, admeasuring an area of 693 square metres having a separate and independent Chalta No. 43 of P.T. Sheet No. 153 of Margao City Survey, Margao, Goa and is bounded as under:-

East:- By Chalta No. 17 of P.T. Sheet No. 153,

West:- By Chalta No. 13 of P.T. Sheet No. 153,

North:- by Chalta No. 16 of P.T., Sheet No. 153,

South:- by Chalta No. 44 of P.T. Sheet No. 153.



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This report is given at the request of SKYTOWN95 Developments LLP, a Limited Liability Partnership incorporated with the Ministry of Corporate Affairs, Government of India, under the Limited Liability Partnership Act, 2008 having identification No. ABB-1691 dated 27/05/2022 having its Registered Office at Flat No. A-502, L & L Magnolia, Fatorda, Margao, Salcete, Goa, represented by its partner Mr. Samridh Lakhanpal.

1. NAME OF THE PROPERTY:-

“PREDIO URBANO E PALMAR ANNEXO PREDIO BAIXO DA CASA ETERRENO OITEIRAL”

2. SITUATION OF THE PROPERTY:

Situated at Borda within the Jurisdiction of Margao Municipal Council Taluka and Sub-District of Salcete, District of South Goa, State of Goa.

3. DESCRIPTION IN THE LAND REGISTRATION OFFICE:-

Described in the Land Registration Office of Salcete at Margao, Goa under Number 17482 at page 11 of the Book B No. 45 of the New Series.



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4. MATRIZ NUMBER OF THE PROPERTY:-

Enrolled in the Land Revenue Office at Margao, under
Matriz No. 589.

**5. SURVEY NUMBER/ CHALTA- P.T. SHEET NUMBER OF
THE PROPERTY:-**

Chalta No. 43 of P.T. Sheet No. 153 of Margao City Survey,
Margao, Goa.

6. AREA OF THE PROPERTY:-

693 square metres as per the property card of Margao City

7. BOUNDARIES OF THE PROPERTY:-

East:- By Chalta No. 17 of P.T. Sheet No. 153,

West:- By Chalta No. 13 of P.T. Sheet No. 153,

North:- by Chalta No. 16 of P.T.,. Sheet No. 153,

South:- by Chalta No. 44 of P.T. Sheet No. 153.



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8. DOCUMENTS PERUSED:-

- a. Xerox Copy of Form D of P.T. Sheet No. 153 of Chalta No. 43 of Margao City Survey.
- b. Xerox Copy of the Survey Plan of P.T. Sheet No. 153 of Chalta No. 43 of Margao City Survey issued by the Directorate of Settlement and Land Records, Office of the Inspector of Survey and Land Records, Margao, Goa.
- c. Xerox Copy of the Matriz Certificate under No. 589 of Margao City, Taluka, Salcete, Registered at Land Revenue Office of Salcete.
- d. Xerox Copy of the Description Certificate in Portuguese alongwith the Xerox Copy of the translation of the Description and Certificate in English under No. 172 of Book B no. 45 at pages 11, new series, Registration in the Land Registration Office of Salcete at margao, Goa.
- e. Xerox Copy of the Deed of Sale dated 29/03/1972 between Mr. Francisco Xavier Miranda e Noronha/ Mrs. Maria Augusta Eugenio Carlota Arujo (VENDORS) and Mr. Rosario Constancio Eleuterio Platinho Barreto alias Eleuterio Barreto (PURCHASER) registered in the Office



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of the Sub Registrar of Salcete under No. 669, book no. 1 at pages 171 to 175 Vol No. 92 dated 29/03/1972.

- f. Xerox Copy of Deed of Sale dated 03/04/1989 between Mrs. Carlota Carmen Da Costa Azaredo e Barreto, Mr. Jorge Alvito Barreto/ Mrs. Maria Shanti Collaco e Barreto, Mr. Francisco Joao Gil Barreto, Mr. Roy Barreto/ Mrs. Christine Barreto (VENDORS) and Mr. Pradeep Purushottam Kejriwal, Mr. Parmanand Purushottam Kejriwal (PURCHASERS) Registered in the office of the Sub-Registrar of Salcete under No. 1709 at pages 5 to 54, Vol No. 90, dated 28/07/1989.
- g. Xerox Copy of Deed Sale dated 27/06/1994 between Shri Parmanand Purushottam Kejriwal/Smt. Pratima Parmanand Kejriwal, Shri. Pradeep Purushottam Kejriwal/ Smt. Sandhya Pradeep Kejriwal (VENDORS) and Mrs. Sahikh Sajida alias Suhaa Parvez Khan (PURCHASER) Registered in the office of the Sub-Registrar of Salcete under No. 1897, Book No. 1, at pages 417 to 440, Vol No. 394, dated 07/07/1994.
- h. Xerox Copy of Deed of Sale dated 10/03/2010 between Shri Jatin V. Popat/ Smt. Ila J. Popat, Shri Yogesh



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Palan/ Smt. Sadhna Palan (Vendors) and M/S Trident Holdings (PURCHASER) registered in the office of the Sub Registrar of Salcete under No. MGO-BK1-01743-2010, CD No. MGOD12, dated 30/03/2010.

- i. Xerox Copy of Special Power of Attorney dated 22/11/2008 by Shri. Jatin Vithaldas Popat and Smt. Ila Jatin Popat in favour of Shri. Harshad Mathurdas Saglani executed before Advocate and Notary, Rameshchandra Tiwari, Mumbai, under Registration No. 5933 dated 21/11/2008.
- j. Xerox Copy of Special Power of Attorney dated 22/11/2008 by Shri. Madhavdas Palan and Smt. Sadhna Palan in favour of Shri Harshad Mathurdas Saglani executed before Advocate and Notary Devendrasinh M. Raj, Gujarat, under registration No. 10917 dated 22/11/2008.
- k. Xerox Copy of Partnership Deed of Trident Holdings dated 10/12/2008 between Shri. Mukesh Mathurdas Saglani, Shri Harshad Mathurdas Saglani and Shri. Bharat Mathurdas Saglani executed before the Notary K.



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S. Angle under Registration No. 20348 dated 20/12/2008.

- l. Xerox copy of the Partnership Deed of Trident Holdings executed on 10/12/2008.
- m. Xerox Copy Registration Certificate of M/s Trident Holdings issued by Registrar of firms, Margao, Goa.
- n. Xerox Copy of the order issued by the Inspector of Survey and Land Records, City Survey, Margao, under Mutation Order No. 310711 dated 01/02/2011.
- o. Nil Encumbrance Certificate.

9. SCRUTINY OF THE TITLE:-

- a. Document at serial No.8(a) i.e form D describes the area of the property as 693 sq.mtrs, P.T. Sheet No. 153, Chalta NO. 43, showing the inheritance from Pradeep P. Kejriwal and Parmanand P. Kejriwal to Mrs. Shaikh Sajida alias Suhaa Parves Khan by mutation No. 516 dated 31/05/1995 and further M/s trident Holdings by mutation No. 310711 dated 01/02/2011 by virtue of deed Sale under Book-1 Document reg No. MGOBK1-01743-2010 at CD No.



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MGOD12 dated 30/03/2010 Registered in the office of the
Sub Registrar Margao, Goa.

- b. The Document at serial no. 8(b) shows the plan showing plot of Land which is adjacent to the road surveyed under P.T.Sheet No. 153 of Chalta No. 43 a computer generated copy on 12/06/2019.
- c. The Land Description Certificate (translated) document at serial No. 8(c) shows the Land description number as 17482 situated at Borda ward of the village and parish of Margao bounded on the East With the Properties of Joao Simao Gomes, Gonessa xette Raicar, Panduronga Xette and Rosario Camara, on the West with that of Inacio Francisco solon Alveres and with lane, on the North with that of Joao Manoel Pacheco and on the South with the top of the hill.
- d. From the said certificate it is clear that this property is crossed from east to west by two roads.
- e. Documents at serial no. 8(e), (f), (g), (h), (i) shows the transfer title.
- f. However the document at serial No. 8 (e) shows the area of the property as 728 Square metres and is identified as Plot No. 2.



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- g. Further document at serial no. 8(f) shows that there is alteration in the survey plan which is approved vide letter No. SPD/P/001/995/79-80 dated 21/12/1979 and the area of the said plot No. 2 was reduced to 697 square metres and said plot no. 2 was is now referred to as the Plot No. 43.
- h. Whereas the schedule II of the Document at Serial No. 8(g), (h), (i) shows the area of the plot No. 43 as 693 square metres.
- i. The documents at serial no. 8(j), (k) are the special power of attorneys executed on 21/11/2008 and 22/11/2008 to represent the vendors Mr. Jatin V. Popat, Smt. Ila J. Popat, Shri. Yogesh Palan, Smt. Sadna Palan given to Mr. Harshad M. Saglani.
- j. The documents at serial no. 8(l), (m) states the registration M/S Trident Holdings a duly Registered Partnership Firm Registered under No. 247 dated 10/12/2008.
- k. Further the Mutation order No. 310711 shows the transfer of title of the property in favour of M/S Trident Holdings as owners.
- l. Nil Encumbrance certificate



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10. CONCLUSION:-

In view of the documents scrutinized above, I have to report and certify as under:-

- a. That M/s Trident Holdings is the absolute owner of the property described herein.
- b. That SKYTOWN95 Developments LLP can proceed with the purchase/construction of the property.

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

Pari N. Katkar

Mrs. Pari N. Katkar
alias Pari V. Sinari
(Advocate)

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