



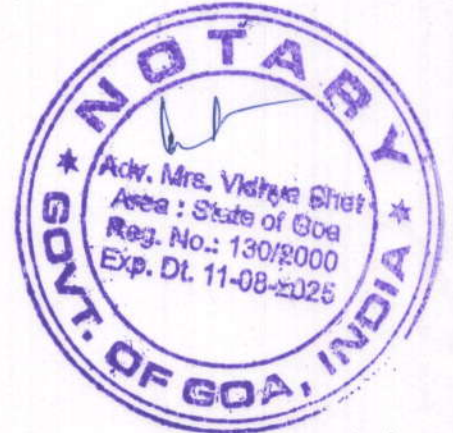
Tabrez Shaikh

B.com, LL.B.

ADVOCATE

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Date: 06.09.2019

LEGAL SCRUTINY REPORT

This report is prepared and submitted at the request of **M/s. Mohidin Properties and Holdings**, a Proprietorship Concern of Mr. Avez Azim Shaikh, having its office at 1st Floor, Commerce Centre, Vasco da Gama, Goa.

Subject Matter: Legal Opinion on the title of the Plot No.4 which is part and parcel of the property known as "Marinha Grande or Casana Grande and Valado Na Marinha Grande known as Sinoicho Agor, Locuminicho Agor, Gauncho Agor and Chalo Agor" admeasuring an area of 856.89 square metres with effective area of 826:00 square metres presently surveyed under Chalta No.71 of P.T. Sheet No.94 situated at Vaddem, Vasco da Gama, Taluka Mormugao, Goa as under:



1. DETAILS/DESCRIPTION OF THE DOCUMENTS SCRUTINIZED.

Sr.No.	Date of Document	Name of Document	Whether Original/Certified/True copy/Photostat
1.	09.03.1932	Public Deed of Sale, Quittance and Cession dated 09.03.1932 drawn at folios 57 to 58 of Book No.448, before Francisco Xavier Teodoro de Miranda notary of the Judicial Division of Salcete	Photostat copy.
2.		Land Description No.32771 described in the Land Registration Office of Salcete (Conservatoria do Registo Predial de Salcete at Pages 111 in the Book No.B-84 of New Series in Portuguese along with its translation in English.	certified copy
3.		Matriz Certificate bearing Matriz Nos.292, 293, 294 and 295 in respect of the property issued by the Mamlatdar and Head of Taluka Revenue Office, Vasco da Gama, Goa.	Photostat Copy
4.	20.12.1976	Deed of Partition dated 20.12.1976 duly registered before the Sub Registrar of Mormugao under No.10, at Pages 156 to 168, Book No.I, Volume No.30 dated 29.01.1977	Photostat Copy
	28.12.1979	Deed of Rectification and Ratification dated 28.12.1979 duly registered before the Sub Registrar of Mormugao under No.18, at Pages 349 to 355, Book No.IV, Volume No.III dated 26.02.1980	
5.	17.08.1978	Deed of Sale dated 17.08.1978 duly registered before the Sub Registrar of Mormugao under No.257, at Pages 58 to 63, Book	Photostat Copy



		No.I, Volume No.37 dated 16.09.1978.	
6.		Conversion Sanad obtained from the Office of the Collector, Panaji.	Photostat Copy.
7.		Approved Plan permission for Sub Division of Plots issued by the Town and Country Planning Department	Photostat Copy.
8.	11.09.1979	Deed of Sale dated 11.09.1979 duly registered in the Office of the Sub Registrar of Mormugao under Reg.No.255, at Pages 96 to 100, Book No.I, Volume No.44 dated 31.10.1979.	Photostat Copy.
9.	31.12.1983	Order dated 31.12.1983 passed by the Enquiry Officer, City Survey of Mormugao, Vasco da Gama.	Certified Copy
10.		Property Card/Form B of the property surveyed under Chalta No.47&50 of P.T. Sheet No.94 of City Survey of Vasco da Gama.	Photostat copy
11.		Survey Plan of property surveyed under Chalta No.71 of P.T. Sheet No.94 of City Survey of Vasco da Gama.	Photostat Copy
12.		Property Card/Form D of the property surveyed under Chalta No.71 of P.T. Sheet No.94 of City Survey of Vasco da Gama.	Photostat copy

2. DETAILS/DESCRIPTION OF THE PROPERTY/IES:

All That Property known as "MARINHA GRANDE OR CASANA GRANDE AND VALADO NA MARINHA GRANDE KNOWN AS SINOICHO AGOR, LOCUMINICHO AGOR, GAUNCHIO AGOR AND CHALO AGOR" situated at Vaddem, Vasco da Gama, Taluka Mormugao, District of Goa and Sub-District of South Goa, Goa,

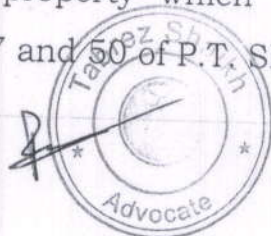


4. BRIEF HISTORY OF THE PROPERTY/IES AND HOW THE OWNER HAS DERIVED THE TITLE:

1. The said property originally was owned and possessed by Mr. Antonio Vicente Gomes who had purchased vide Public Deed of Sale, Quittance and Cession dated 09.03.1932 drawn at folios 57 to 58 of Book No.448, before Francisco Xavier Teodoro de Miranda Notary of the Judicial Division of Salcete from one Mr. Joaquim Salvador Jacinto Milagres de Souza alias Mr. Salvador Souza.
2. Mr. Antonio Vicente Gomes expired on 23.12.1956 in the status of a bachelor, and upon his death a Deed of Partition dated 20.12.1976 duly registered before the Sub Registrar of Mormugao under No.10, at Pages 156 to 168, Book No.I, Volume No.30 dated 29.01.1977 was executed for the partition of assets left behind by the deceased Mr. Antonio Vicente Gomes.
3. The said Deed of Partition dated 20.12.1976 was further rectified and ratified vide Deed of Rectification and Ratification dated 28.12.1979 duly registered before the Sub Registrar of Mormugao under No.18, at Pages 349 to 355, Book No.IV, Volume No.III dated 26.02.1980.
4. As per the said Partition Deed dated 20.12.1976, the said property/assets came to be allotted as described under item E which is the subject matter of this Title Report was allotted to the following persons in the following proportions:
 - A) 1/4th to Mr. Antonio Gomes.
 - B) 1/4th to Miss. Liberata Gomes.
 - C) 1/4th to Mr. Joao Gomes.
 - D) 1/4th to Miss. Sebastiana Gomes.



5. The said Mr. Antonio Gomes and his sister Miss. Liberata Gomes Sold their $\frac{1}{2}$ share of the said property to Mr. Joao Gomes vide Deed of Sale dated 17.08.1978 duly registered before the Sub Registrar of Mormugao under No.257, at Pages 58 to 63, Book No.I, Volume No.37 dated 16.09.1978.
6. Thus Mr. Joao Gomes became the rightful owner of $\frac{1}{2}$ share of the said property vide Deed of Sale 17.08.1978 and rightful owner of $\frac{1}{4}$ th share vide Deed of Partition dated 20.12.1976, i.e. Mr. Joao Gomes had total $\frac{3}{4}$ th (Three-Fourth part) share of the said property.
7. The said entire property was then bearing Chalta Nos.65, 47, 48, 49, (part) 50 of P.T. Sheet No.94 and the said property is converted from agricultural to non agricultural use. Which is confirmed by the Sanad which is obtained from the Office of the Collector, Panaji.
8. The said property was sub-divided into 19 plots which were duly approved by the Town and Country Planning Department.
9. The said Mr. Joao Gomes being the owner of $\frac{3}{4}$ th sharer and his sister Miss. Sebastiana Gomes being the owner of $\frac{1}{4}$ th sharer in the said property SOLD the Plot No.8 admeasuring 856.89 sq.mtrs, corresponds to 856.89/13521 to one Mr. Pedro A.F. Bravo da Costa alias Dr. Pedro Bravo Da Costa vide Deed of Sale dated 11.09.1979 duly registered in the Office of the Sub Registrar of Mormugao under Reg.No.255, at Pages 96 to 100, Book No.I, Volume No.44 dated 31.10.1979.
10. As per the Order dated 31.12.1983 passed by the Survey Officer in respect of the part of said property which was provisionally surveyed under Chalta Nos.47 and 50 of P.T. Sheet



No.94 was been allotted New Chalta No.71 of P.T. Sheet No.94 of City Survey of Vasco da Gama and the name of Mr. Pedro A.F. Bravo da Costa alias Dr. Pedro Bravo Da Costa is been entered in the Records of Rights i.e (Form D) of the City Survey of Vasco da Gama now bearing Chalta No.71 of P.T. Sheet No.94.

11. Hence from dated 11.09.1979 Mr. Pedro A.F. Bravo da Costa alias Dr. Pedro Bravo Da Costa is the lawful Owner in possession of the Said Plot No.4 admeasuring 856.89 sq.mtrs with effective area of 826.00 sq.mtrs.

CERTIFICATE

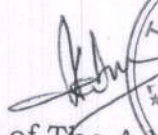

I have scrutinized the documents mentioned above relating to the SAID PROPERTY and upon perusal of the documents and after having carried out searches in the Office of the Sub Registrar of Salcete and Mormugao, The Directorate of Settlement and Land Records City Survey of Mormugao, Vasco da Gama and Land Revenue/Mamlatdar Office, Vasco da Gama. I am of the opinion that the said plot No.4 admeasuring 856.89 sq.mtrs with effective area of 826 sq.mtrs presently surveyed under Chalta No.71 of P.T. Sheet No.94 which is part and parcel of the Property known as "MARINHA GRANDE OR CASANA GRANDE AND VALADO NA MARINHA GRANDE KNOWN AS SINOICHO AGOR, LOCUMINICHO AGOR, GAUNCHO AGOR AND CHALO AGOR" situated at Vaddem, Vasco da Gama, Taluka Mormugao, District of Goa and Sub-District of South Goa, Goa, described in the Land Registration Office of Salcete (Conservatoria do Registo Predial de Salcete) under Land Description No.32771 at Pages 111 in the Book No.B-84 of New Series and enrolled in the Taluka Revenue Office under Matriz Certificate bearing Matriz Nos.292, 293, 294 and 295 is in the exclusive and absolute possession and lawful ownership of Mr.



Pedro A.F. Bravo da Costa alias Dr. Pedro Bravo Da Costa
who is having a clean, clear and marketable title.

This report is prepared on the basis of documents produced
before me.

Dated this 06th day of September 2019.

Signature of The Advocate Who Has
Scrutinized The Documents.



Adv. (Mrs.) VIDHYA A. SHET
NOTARY
STATE OF GOA
47, GROUND FLOOR, APNA BAZZAR,
VASCO-DA-GAMA, GOA-403802
PH.: 0832-2514130

Date: 7/10/2021
Reg. No.: 15696/2021