

**MRS.SHUBHALAXMI U. PAI RAIKAR**

**B.A.LL.B.**

**ADVOCATE AND CENTRAL GOVT. NOTARY**

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Date : 9/1/2019

**LEGAL SCRUTINY REPORT**

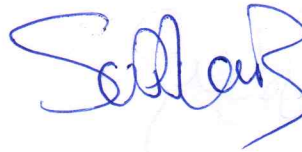
**AND**

**CERTIFICATE OF TITLE**

**NAME OF THE APPLICANT: WAGLE'S represented by its**  
**Partners, MRS. POOJA**  
**MADHAV WAGLE and**  
**MR.SAMMIT MADHAV**  
**WAGLE,**  
**R/o SOUKHYA, PLOT NO.**  
**6, VODLEM BHAT,**  
**TALEIGAO, TISWADI, GOA.**

**DETAILS OF THE PROPERTY UNDER SCRUTINY:**

All that Plot admeasuring 1000 sq. mts. having  
independent Survey No. 202/1-E of larger property known as  
"KIRLAWADO" or "GAVANTO" consisting of coconut palms,  
situated at Morambi-O-Grande Village, within limits of Village  
Panchayat of Morambi-O-Grande, Taluka Tiswadi,



Registration Sub District of Ilhas, District of North Goa, State of Goa, not registered in the Land Registration Office of Ilhas and having Matriz No. 69 of Taluka Revenue Office of Tiswadi and is bounded as under:-

On the North : By Survey No. 202/1-D and 202/1-D1;

On the South : By Survey No. 202/2 and by public road;

On the East : By Survey No. 202/1-D1-1;

On the West : By Survey No. 202/1-F/public road.

**DOCUMENTS SCRUTINISED:**

1. Photocopy of Escritura de Declaracao e Habilitacao e Partilha recorded at folio 77 to 79 (V) of Book No. 450 of Notary of Ilhas, Tabeliao Crisna Porobo Tamba in the year 1951 issued by Dr. Vasu M. Usapkar, Archivist (Management) Directorate of Archives and Archaeology, Panaji-Goa on 2/08/2018.
2. Photocopy of Escritura de Habilitacao dated 10/4/1972 recorded at folio 31 to 34 v of Book No. 600 before the Ex-Officio Notary Ilhas, Panaji-Goa on the death of Messias Jose Hygino Da Imaculada Conceicao Caldeira issued by



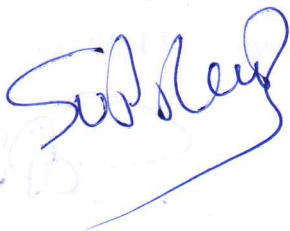
the Jt. Civil Registrar cum Sub Registrar and Special Notary Ex-Officio, Tiswadi-Goa on 3/8/2018.

3. Photocopy of Form III-Index of Lands dated 27/07/2018 issued by Inspector of Surveys and Land Records, City Survey, Panaji-Goa.
4. Photocopy of Deed of Partition dated 18/07/1972 registered in the Office of Sub Registrar, Ilhas, Panaji-Goa under No. 520 at pages 127 to 136, of Book-I, Vol. No. 67 on 14/09/1972 between Mr. Caetano Antonio Francisco das Mercedes Caldeira, Maria Lucia Visitacao Benigna dos Milagres Santana Carvalho also known as Benigna Carvalho as First Parties, Mrs. Amalia Ritinha da Cruz, widow as Second Party, Mr. Manuel Jose Jesua Maria Caldeira, unmarried as Third Party, Mr. Emerson Agnelo Caldeira, unmarried as Fourth Party, Maria Especiosa Caldeira, unmarried as Fifth Party and Maria Barbara Caldeira, unmarried as Sixth Party.
5. Photocopy of Deed of Partition of Division dated 15/06/1983 registered in the Office of Sub Registrar, Ilhas, Panaji-Goa under No. 29 at pages 111 to 119, of Book-I,



Vol. No. 194 on 12/01/1984 between Mr. Caetano Antonio Francisco das Mercês Caldeira and his wife Maria Lucia Visitacao Benigna dos Milagres Santana Carvalho also known as Benigna Carvalho as First Parties, Mr. Emerson Agnelo Caldeira, Maia Especiosa Caldeira, Maria Barbara Caldeira as Second Party.

6. Photocopy of records of Description of Assets and Final Chart of Allotment dated 16/9/2013, Order dated 27/9/2013 in Reg. Inventory Proceedings No. 18/2011/E filed by Mrs. Cristalina Caldeira on the death of Mr. Caetano Antonio Francisco Das Mercês Caldeira alias Caetano Antonio Francisco Caldeira alias Antonio Caetano Francisco Das Mercês Caldeira and Mrs. Maria Lucia Visitacao Benigna Milagres Sanatan Carvalho alias Benigna Carvalho Caldeira and Mr. Cletus Caldeira, in the Court of Civil Judge Junior Division at Margao-Goa.
7. Photocopy of Survey Plan S. No.202/1-E dated 25/7/2018 issued by Directorate of Settlement and Land Records, Panaji-Goa.





8. Photocopy of Survey Plan S.No. 202/1-E & 2 dated 26/7/2018 issued by Directorate of Settlement and Land Records, Panaji-Goa.
9. Photocopy of Zoning Certificate No. TIS/1/2/Zoning/MOG/1105/TCP/18/854 dated 3/8/2018 issued by the Town and Country Planning Department, Tiswadi-Goa.
10. Original Deed of Sale dated 30/8/2018 registered in the Office of the Sub Registrar of Ilhas under No. PNJ-BK1-02452-2018, CD No. PNJD67 on 30/8/2018 between Mrs. Chinita Benigna Lobo alias Chinita Benie Eufemia Lobo alias Chinita Benie Eufemis Caldeira Lobo alias Chinita Caldeira, Mr. Mathias Peres Lobo alias Matias Joao Vicente Fabio de Santa Cruz Peres Lobo, Mrs Carmen Barbara Pimenta alias Carmen Barbara Caldeira e Pimenta, Mr. Pimenta Humberto Rabindra alias Humberto Ashoka Rabindra Pimenta alias Rabindra Pimenta, Mrs. Colaco Celia Belarmina alias Celia Belarmina Colaco alias Celia Caldeira e Colaco and Mr. Colaco Aleixo A T alias Aleixo



Antonio T. Colaco or Aleixo Antonio Teodorinho Colaco as Vendors and Wagle's as Purchaser.

11. Deed of Partnership dated 6/8/2015 between Mrs. Pooja Madhav Wagle as First Party and Mr. Sammit Madhav Wagle as Second Party executed before the Central Govt. Notary Mrs Shubhalaxmi U. Pai Raikar under No. 3509 on 6/8/2015 alongwith Registration Certificate of Wagles dated 12/8/2015 issued by the Registrar of Firm Ilhas, Panaji-Goa.
12. Photocopy of Sanad No. RB/CNVTIS/AC-II/21/2018 dated 24/09/2018 for Survey No.202/1-E of Village Morombi-o-Grande issued by the Office of the Collector, North Goa District, Panaji-Goa.
13. Photocopy of Technical Clearance Order No. TIS/9142/MOG/TCP/18/1264 dated 30/10/2018 issued by the Dy. Town Planner, Town and Country Planning Department, Patto, Panaji, Tiswadi-Goa.
14. Photocopy of Form E No. SDFOM/248/PJM/2018-19/707 dated 5/11/2018 issued by Tree Office and Sub-Divisional Forest Officer, The Forest Department, Mapusa-Goa to fell



the trees.

15. Photocopy of NOC vide Letter No. PHC/Chimbel/NOC-Const/2018-19/1158 dated 09/11/2018 issued by the Directorate of Health Services, Primary Health Centre, Chimbel, Goa.
16. Photocopy of Construction License No. VP/CHIM/2018-19/Const-Lic/4/12/1400 dated 21/11/2018 issued by the Village Panchayat of Chimbel, Tiswadi-Goa.
17. Photocopy of Nil Encumbrance Certificate No. 1145 dated 10/08/2018 issued by the Civil Registrar cum Sub Registrar of Tiswadi-Goa for the period from 9/8/2004 to 9/8/2018.
18. Photocopy of Survey Form I & XIV dated 9/1/2019 with respect to Survey No.202/1-E of Morombi-o-Grande.
19. Approved Construction plans.

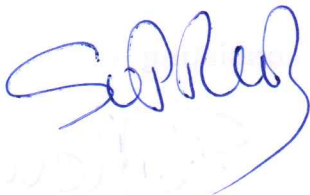
**TRACING OF THE TITLE:-**

All that Plot admeasuring 1000 sq.mts. having independent Survey No. 202/1-E of larger property known as "KIRLAWADO" or "GAVANTO" consisting of coconut



palms, , situated at Morambi-O-Grande Village, within limits of Village Panchayat of Morambi-O-Grande, Taluka Tiswadi, Registration Sub District of Ilhas, District of North Goa, State of Goa, not registered in the Land Registration Office of Ilhas and having Matriz No. 69 of Taluka Revenue Office of Tiswadi originally belonged to Eufemia do Sagrado Colacao de Jesus Godinho or Eufemia Godinho e Caldeira, widow of Manuel Jose Francisco Caldeira, r/o Mercês, Goa.

The said Eufemia do Sagrado Colacao de Jesus Godinho or Eufemia Godinho e Caldeira expired leaving behind as her sole and universal heirs, her two sons Mr. Caetano Antonio Francisco Das Mercês Caldeira married to Maria Lucia Visitacao Benigna Milagres Santan Carvalho and Messias Jose Higino da Imaculada Conceicao Caldeira married to Amalia Ritinha Da Cruz as is confirmed vide Deed of Succession dated 20/11/1951 recorded at page 77 to 79v of Book No. 450 in the Office of the then Notary Socrates Da Costa (Crisna Porobo Tamba) at Panaji-Goa.





The said Messias Jose Higino da Imaculada Conceicao Caldeira expired leaving behind as his widow, moiety holder and half sharer said Amalia Ritinha da Cruz and as his sole legal heirs, his sons (1) Manuel Jose Jesus Maria Caldeira, unmarried, (2) Emerson Agnelo Caldeira, unmarried and as his daughters, (3) Maria Especiosa Caldeira, unmarried and (4) Maria Barbara Caldeira, unmarried as is confirmed vide Deed of Succession dated 10/4/1972 recorded at page 31 to 34 v of Book No. 600 in the Office of the Notary Ex-Officio at Panaji-Goa.

By a Deed of Partition dated 18/07/1972 registered in the Office of Sub Registrar, Ilhas, Panaji-Goa under No. 520 at pages 127 to 136, of Book-I, Vol. No. 67 on 14/09/1972, between said Mr. Caetano Antonio Francisco das Mercedes Caldeira, Maria Lucia Visitacao Benigna dos Milagres Santana Carvalho also known as Benigna Carvalho as First Parties, Mrs. Amalia Ritinha da Cruz as Second Party, Mr. Manuel Jose Jesua Maria Caldeira as Third Party, Mr. Emerson Agnelo Caldeira Fourth Party, Maria Especiosa Caldeira as Fifth Party, Maria Barbara



Caldeira as Sixth Party, the larger "Gavanto" at Morombi-o-Grande (Chimbel) at Parish of Merces Goa alongwith other property was partitioned amongst the above persons.

Accordingly, the property "Gavanto" was partitioned into two equal parts and one half share was allotted to Mr. Caetano Antonio Francisco das Merces Caldeira and his wife, Maria Lucia Visitacao Benigna dos Milagres Santana Carvalho and the other half share was allotted jointly to Mr. Emerson Agnelo Caldeira, Ms. Maria Especiosa Caldeira and Ms. Maria Barbara Caldeira.

By another Deed of Partition of Division dated 15/06/1983 registered in the Office of Sub Registrar, Ilhas, Panaji-Goa under No. 29 at pages 111 to 119, of Book-I, Vol. No. 194 on 12/01/1984, the said property "Gavanto" or "Kirla" was further partitioned between Mr. Caetano Antonio Francisco das Merces Caldeira and his wife Maria Lucia Visitacao Benigna dos Milagres Santana Carvalho, Mr. Emerson Agnelo Caldeira, Maria Especiosa Caldeira and Maira Barbara Caldeira. Accordingly Plot A admeasuring 6400 sq.mts was allotted to Mr. Caetano



Antonio Francisco das Mercês Caldeira and his wife Maria Lucia Visitacao Benigna dos Milagres Santana Carvalho and Plot B admeasuring 8370 sq.mts was allotted to Mr. Emerson Agnelo Caldeira, Maria Especiosa Caldeira and Maria Barbara Caldeira.

On the death of said Mr. Caetano Antonio Francisco Das Mercês Caldeira alias Caetario Antonio Francisco Caldeira alias Antonio Caetano Francisco Das Mercês Caldeira and his wife Maria Lucia Visitacao Benigna Milagres Sanatan Carvalho alias Benigna Carvalho Caldeira and their elder son, Mr. Cletus Caldeira, a Reg Inventory Proceeding No. 18/2011/E was filed in the Court of Civil Judge Junior Division at Margao by Mrs. Christalina Caldeira, widow of said Cletus Caldeira and as per the Final Order dated 27/09/2013, above Plot admeasuring 1000 sq. mts independently surveyed under No. 202/1-E of the said property of "Gavanto" or "Kirlawado" situated at Morambi-O-Grande, Chimbél, Goa ( Item No. 4) was exclusively allotted to Mrs. Chinita Caldeira & her husband Mr. Mathias Lobo, Mrs. Carmen Caldeira and her husband Mr.



Rabindra Pimenta, Mrs. Celia Caldeira & her husband Mr. Antonio Colaco or Aleixo Antonio T. Colaco and their names were entered as Occupants Column in Survey Form I & XIV w.r.t. S.No.202/1-E of Chimbél village.

As per the Certificate No.TIS/1/2/ZONING/MOG/1105/TCP/18/854 dated 03/08/2018 issued by Town and Country Planning Department, Panaji, Goa, the said Plot falls under settlement zone.

The abovesaid owners namely Mrs. Chinita Benigna Lobo alias Chinita Benie Eufemia Lobo alias Chinita Benie Eufemis Caldeira Lobo alias Chinita Caldeira, Mr. Mathias Peres Lobo alias Matias Joao Vicente Fabio de Santa Cruz Peres Lobo, Mrs Carmen Barbara Pimenta alias Carmen Barbara Caldeira e Pimenta, Mr. Pimenta Humberto Rabindra alias Humberto Ashoka Rabindra Pimenta alias Rabindra Pimenta, Mrs. Colaco Celia Belarmina alias Celia Belarmina Colaco alias Celia Caldeira e Colaco as Vendors sold, transferred, conveyed and assigned the said plot admeasuring 1000 sqmts of S.No. 202/1-E to Wagle's, a

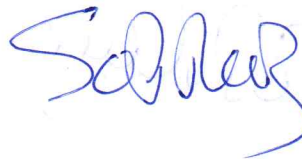




Partnership Firm (registered with the Registrar of Firms Ilhas, Panaji Goa under No.134/15) vide Deed of Sale dated 30/8/2018 registered in the Office of the Sub Registrar of Ilhas under No. PNJ-BK1-02452-2018, CD No. PNJD67 on 30/8/2018.

M/s Wagles has commenced the construction of a multistoried building consisting of Stilt/Ground, First and Second floor to be known as "URBAN ABODE BY WAGLES" on the said Plot in pursuance of the following permission and approvals:

1. Sanad No. RB/CNVTIS/Ac-11/21/2018 dated 24/09/2018 for Survey No.202/1-E of Village Morombi-o-Grande issued by the Office of the Collector, North Goa District, Panaji-Goa:
2. Technical Clearance Order NO. TIS/9142/MOG/TCP/18/1264 dated 30/10/2018 issued by the Town Planner, Town and Country Planning Department, Patto, Panaji, Tiswadi-Goa.
3. Form E NO. SDFOM/248/PJM/2018-19/707 dated 5/11/2018 issued by Tree Office and Sub-Divisional



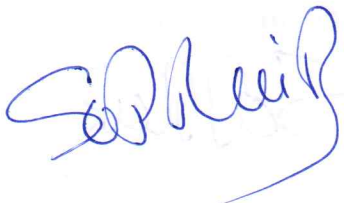
Forest Officer, The Forest Department Mapusa-Goa to  
fell the trees.

4. NOC vide Letter NO. PHC/Chimbel/NOC-Const/2018-19/1158 dated 09/11/2018 issued by the Directorate of Health Services, Primary Health Centre, Chimbel Goa
5. Construction License No. VP/CHIM/2018-19/Const-Lic/4/12/1400 dated 21/11/2018 issued by the Village Panchayat of Chimbel, Tiswadi-Goa.

The name of Wagle's is entered in Occupants column of Form I & XIV of Survey No.202/1-E of Morombi-o-Grande village under Mutation No.33082.

**ENCUMBRANCES:**

As per the Nil-Encumbrance Certificate dated 10/8/2018 issued by the Civil Registrar cum Sub Registrar of Tiswadi, all that property known as "KIRLAWADO" or "GAVANTO", admeasuring 1000 sq.mts. having independent Survey No. 202/1-E of Morambi-O-Grande Village, Tiswadi-Goa is free from any



encumbrances or charges thereon from for the period from 9/8/2004 to 9/8/2018.

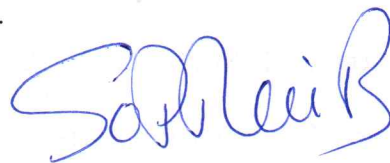
This certificate is issued upon search made by the said Authority in Book No.I of indexes relating thereto.

I have inspected the original Deed of Sale dated 30/8/2018 in favour of Wagle's and I confirm that there are no encumbrances or charges on the Said Plot bearing S.NO. 202/1-E of Morombi-o-Grande village

**POSSESSION:**

As per Survey Form I and XIV dated 9/1/2018 w.r.t S.No.202/1-E of Morambi-O-Grande, the name of Wagle's appears in the Occupants Column entered under Mutation Case No.33082 and as such it is absolute owner in possession of the said plot.

There are no tenants or mundkar or any other persons holding rights in the said Plot.



**INSPECTION AND VERIFICATION:**

I have inspected and verified all the documents presented to me I am satisfied that they are properly executed, attested, signed, and/or issued before/by the respective authorities and in accordance with law in force during the respective periods.

**CERTIFICATE OF TITLE:**

On going through all the documents abovementioned, I am of the opinion that title of Wagle's, a registered Partnership Firm having its office at Soukhya, Plot No. 6, Vodlem Bhat, Taleigao, Tiswadi, Goa to all that property known as "KIRLAWADO" or "GAVANTO" admeasuring 1000 sq.mts. having independent Survey No. 202/1-E of Morambi-O-Grande Village, situated at Morambi-O-Grande (Chimbel), within limits of Village Panchayat of Morambi-O-Grande Taluka Tiswadi, Registration Sub District of Ilhas, District of North Goa, State of Goa, not registered in the Land Registration Office and having Matriz No. 69 of Taluka Revenue Office Tiswadi and more particularly described hereinbefore is good, clear, legal and marketable.





There are no claims from minor/s and the said Plot is not subject to the payment of lease rent nor provisions of Urban Ceiling Act and Land Reforms Act are applicable.



**(MRS. SHUBHALAXMI U. PAI RAIKAR)  
ADVOCATE AND CENTRAL GOVT. NOTARY**

**MRS. SHUBHALAXMI U. PAI RAIKAR  
ADVOCATE & CENTRAL GOVT. NOTARY  
(GOA STATE)  
C3-Skylark Apts  
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Panaji - Goa**