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**Amina Shaikh @ Phadte**  
**Advocate & Notary**

**B.Com. LL.B.**  
**Navelkar Trade Center,**  
**Office No.15, 4<sup>th</sup> Floor**  
**Opp. Azad Maidan,**  
**Panaji-Goa**  
**Ph. No.9822138396**

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Dated: 13<sup>th</sup> October, 2016.

**LEGAL SCRUTINY REPORT AND CERTIFICATE OF TITLE**

M/s Adwalpalkar Construction & Resorts Private Limited has placed before me for the legal Scrutiny Report and certificate of title.

**SCHEDULE - I**

**DESCRIPTION OF PROPERTY**

ALL THAT part and parcel indentified as "CABECA" bearing Survey no.59/1(part) of land total admeasuring area 7530 square meter out of which 7450 square meter has been purchased by the Owners/Vendors and the remaining 80 square meters is an adjoining dry nalla to the said property of Village Calapur situated within the limit of Village Panchayat Calapur Taluka Tiswadi and Registration Sub District of Ilhas, District North Goa in the State of Goa, which property is described in the Office of Land Registrar Ilhas under no.18992 at pages 142 of Book B-50 New which is a part of the entire property descirbed in the Land Registration Office under no.17248 of Book B 45 at page 177 and

*[Handwritten Signature]*

enrolled in Taluka Revenue Office under Matriz no.84 and no.88, North Goa District, State of Goa and bounded as follows:

Towards the North: By Plot "Valli" of Comunidade of Calapur;

Towards the South: By Plam grove of Plot no.17248 and Plot A of FotubabuSinai Quencro (Sr.60 & 58).

Towards the East : By Plot A of Fotubabu Sinai Quencro Sr.No.57.

Towards the West : By Public Road Panaji to St.Lourenco.

## II. DESCRIPTION OF THE DOCUMENTS SCRUTINIZED

- (1) Deed of Purchase and discharge dated 19/02/1942 in Portugues and transalation in English.
- (2) Decree dated 12/03/1990 in Inventrory Proceeding no.4 of 1965 before the Court of the Civil Judge Senior Division of Ilhas, Goa.
- (3) Deed of Sale dated 19/07/1996 duly registered before Sub-Registrar of Panaji, Goa, under registered no.1334 at page 270 to 294, Book I Volume no.531 dated 01/08/1996.
- (4) Deed of Rectification of Mistake dated 16 /12/2003 duly registered before Sub-Registrar of Panaji, Goa, under registered no.2783 at page 181to 195 Book I Volume no.1260 dated 01/08/1996.
- (5) Conversion Sanad dated 23/1/2009.
- (6) Renewal of Convesion Sanand dated 05/01/2009.
- (7) Construction of Licence dated 19/2/2008.
- (8) Renewal of Construciton permission dated 01/06/2016.
- (9) Agreement for Sale dated 4 /05/2016 registered before Sub-Registrar Ilhas, Goa, under registered no.PNJ-BK1-01074-2016, CD Number PNJD45 on 5/5/2016.

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iii. FLOW OF TITLE:-

On going through the aforesaid documents it reveals that the land described in the Schedule I herein appearing is originally owned by Xantarama Bucho Sinai Quencro and his wife Rucambai Quencro and Caxinata Bucho Sinai Quencro. The said owners vide Deed of Purchase and discharge dated 19/02/1942 sold to Mr. Francisco Floriano Fernandes the said property described in Schedule I. Upon the death of Angelina Filomena Dias alias Angelina Filomena e Vaz Inventory Proceedings was initiated before the Civil Judge Senior Division of Ilhas, Panaji, Goa in Inventory Proceeding no.4 of 1965. Late Angelina Filomena Dias alias Angelina Filomena e Vaz married in 1<sup>st</sup> nuptial Antonio Serdio Agostinho Vaz, who died many years back and then she married again to Francisco Floriano Fernandes. Deceased Angelina Filomena Dias alias Angelina Filomena e Vaz has not left any legal heirs of second marriage but the first marriage legal heirs left behind the following children namely (1) Aida Celeste Liborato Vaz married to Caetano Antonio Nunes residing at Keniya (2) Roldas Justine Vaz alias Roldas Justino dos Marcos Vaz married to Julia Silva alias Silva Vaz, residing at St. Cruz, Goa (3) Aduzinho Paulino das Marcos Vaz married to Matias Camilo Gonsalves latter expired on 3/2/1981, who left the former as his moiety holder and as heirs the following sons;

(a) Rita Gonsalves and

(b) Armando Gonsalves both unmarried residing at Panaji, Goa.

(4) Bebianna Cecilia das Morcos Vaz married Angelo Caraciolo de Souza residing at Santa Cruz, Ilhas, Goa and Grandsons Richard Antonio Vaz and Flores Jose Agnelo vaz.

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The Late deceased Angelina Filomena Dias alias Angelina Filomena e Vaz left will dated 10<sup>th</sup> December, 1964 by means of which she tought in favour of her son Roldas Vaz, all her free and disposable share and two gift deeds by means of which she gifted in favour of her grandson Richardo Antonio Vaz the item no.18 and by gift deed dated 15/04/1974 Flores Jose Agnelo Vaz the item no.19 (specially the said property described in Schedule I). By vitrue of gift deed dated 15/04/1974 Flores Jose Agnelo Vaz became absolute owner and in exclusive possession of the said property. Thereafter Shri. Flores Jose Agnelo Vaz and his wife Smt. Severina Cheryl Fernandes E Vaz sold the said property to Mr.Sheikh Jamal Anwar, Mr. Sheikh Imtiyaz Ahmed and Mr. Sheikh Mustak Ahmed vide Deed of Sale dated 19/07/1996 duly registered before Sub-Registrar of Panaji, Goa, under registered no.1334 at page 270 to 294, Book I Volume no.531 dated 01/08/1996 and subsequently Deed of Rectification of Mistake dated 16 /12/2003 was duly registered before Sub-Registrar of Panaji, Goa, under registered no.2783 at page 181to 195 Book I Volume no.1260 dated 01/08/1996 hence Mr.Sheikh Jamal Anwar, Mr. Sheikh Imtiyaz Ahmed and Mr. Sheikh Mustak Ahmed became absolute/sole owner and in exclusive possession of the said property.The said owners on 3/11/2006 obtained Sanad under no.RB/CNV/TIS/22/2004 for conversion of 7450 square meters under Suvey no.59/1(part) to Non-Agricultural use from the Additional Collector North Goa which Sanad was renewed upto 2/11/2008 vide Order under no.RB/CNV/TIS/22/2004 dated 14/03/2008 from the Additional Collector North, Goa. On 23/12/2009, the said owners obtained extension of Sanad for Conversion Order no.RB/CNV/TIS/22/2004 for a further period until 02/11/2010. Thereafter extension Sanad omitted as conveyed to the said owners under Order no.RB/CNV/TIS/22/2004 from the Additional Collector North, Goa. The said owners later on 19/02/2008 obtained Construction Licence under no.VP/SC/ Const. Permit/25/2007-08/1286 for Construction the wall/gates and surface drain in the said property. Subsequently the said owners agreed to sell the said property to Adwalpalkar Construcion & Resort Private Limited for which Agreement of Sale dated 4/05/2016 is executed before the Sub-Registrar under registration no.PNJ-BK1-01074-2016, CD

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number PNJD45 dated 5/5/2016. Hence Adwalpalkar Construcion & Resort Private Ltd are the sole owners of the said property but the possession has not been handed over.

IV. **ENCUMBRANCES:-** Latest Nil Encumbrance Certificate may be obtained by the Adwalplakar Construcion & Resort Pvt. Ltd.

V. **Possession :-** As per Shri. Flores Jose Agnelo Vaz and his wife Smt. Severina Cherly Fernandes E Vaz sold the said property to Mr. Sheikh Jamal Anwar, Mr. Sheikh Imtiyaz Ahmed and Mr. Sheikh Mustak Ahmed vide Deed of Sale dated 19/07/1996 duly registered before Sub-Registrar of Panaji, Goa, under registered no.1334 at page 270 to 294, Book I Volume no.531 dated 01/08/1996 and subsequently Deed of Rectification of Mistake dated 16 /12/2003 was duly registered before Sub-Registrar of Panaji, Goa, under registered no.2783 at page 181to 195 Book I Volume no.1260 dated 01/08/1996 hence Mr. Sheikh Jamal Anwar, Mr. Sheikh Imtiyaz Ahmed and Mr. Sheikh Mustak Ahmed became absolute/sole owners and in exclusive possession of the said property. Subsequently the said owners agreed to sell the said property to Adwalpalkar Construcion & Resort Private Limited and Agreement of Sale dated 4/05/2016 is executed before the Sub-Registrar under registration no.PNJ-BK1-01074-2016, CD number PNJD45 dated 5/5/2016. Since then possession is not handed over to Adwalplakar & Construcion Pvt. Ltd, more particularly described at below in Schedule I.

**CERTIFICATE OF TITLE:** - In the light of the above facts, I am of the opinion that as far the property known as "CABECA", admeasuring area 7450 square meter, bearing Survey no.59/1(part), Village Calapur, Ilhas, Goa, as the more particularly described at below in Schedule I. Mr. Sheikh Jamal Anwar, Mr. Sheikh Imtiyaz Ahmed and Mr. Sheikh Mustak Ahmed become absolute/sole owner and in exclusive possession of the said property

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vide Deed of Sale dated 19/07/1996 duly registered before Sub-Registrar of Panaji, Goa, under registered no 1334 at page 270 to 294, Book I Volume no.531 dated 01/08/1996 and subsequently Deed of Rectification of Mistake dated 16 /12/2003 was duly registered before Sub-Registrar of Panaji, Goa, under registered no.2783 at page 181to 195 Book I Volume no.1260 dated 01/08/1996. Subsequently the said owners agreed to sell the said property to Adwalpaikar Construcion & Rescrt Private Limited and Agreement of Sale dated 4/05/2016 is executed before the Sub-Registrar under registration no.PNJ-BK1-01074-2016, CD number PNJD45 dated 5/5/2016. Since then possession is not handed over to Adwalplakar & Construcion Pvt. Ltd, more particularly described at below in Schedule I which has a clear and marketable title in respect of the said property.

This opinion is given at the request of theAdwalplakar Construcion & Resorts Pvt Ltd., and on the basis of the aforesaid documents placed before me.

Yours faithfully,



(Adv. Amina Shaikh alias Phadte)



**Adv. Amina Shaikh alias Phadte  
NOTARY**

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**AMINA SHAIKH  
ADVOCATE  
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