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Date: 24.07.2026

LEGAL SCRUTINY REPORT

This report is prepared and submitted at the request of **MR. RAJASAB DHALAYAT, R/o.**H.No.D-145, Near Keshav Smruthy High School, Dabolim, Goa and **MR. KASIM SHAIKH, R/o.**H.No.145/B, Near Masjid, Dabolim, Goa.

Subject Matter: to give legal opinion on the title of the Property as below.

DETAILS/DESCRIPTION OF THE PROPERTY/IES: Property admeasuring 500.00 square metres situated at Dabolim, within limits of Village Panchayat Dabolim, Taluka of Mormugao, District of South Goa, State of Goa, Surveyed under Survey No.58/7 of Daboilm Village forming part of the larger property denominated **'Predio Rustico Ou Terreno Oiteiral Sen Denominacao Especial'**, situated at Dabolim, within limits of Village Panchayat Dabolim, Taluka of Mormugao, District of South Goa, in the State of Goa, which entire property is registered in the Land Registration Office of Salcete Under No. 44390 and enrolled in the Land Revenue Office under Matriz No.813 which is bounded as under:

On the North: By Property under Survey No 58/3 & partly by Survey 58/3-H;
On the South: By Road;
On the East: By Property under Survey No.58/6;
On the West: By Road.

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1. DETAILS/DESCRIPTION OF THE DOCUMENTS SCRUTINIZED.

Sr.No.	Date of Document	Name of Document	Whether Original/Certified/True copy/Photostat
1.	08.06.2026	Approved Plan Development Permission dated 08.06.2026 under Ref.No.MPDA/9-D-169/2026-27/467 issued by the Office of the Mormugao Planning and Development Authority	Photostat copy.
2.	08.11.2024	NOC for Height Clearance vide Letter No.46/210/2024/1101 dated 08.11.2024 from Flag Officer Commander.	Photostat copy.
3.	02.07.2026	No Objection Certificate under Ref.No.SDE-II/VSG/Tech-01/690/2026-27 dated 02.07.2026 issued by the Office of the Sub-Divisional Engineer Electricity Department	Photostat Copy
4.	30.06.2026	NOC from Primary Health Centre, Cortalim, Goa under Ref.No.DHS/2026/DHS0901/O0016/90 dated 30.06.2026	Photostat Copy
5.	07.07.2026	Construction Licence No.VP/CHI/11/Const/2026-27/09/1491 dated 07.07.2026 issued by the Office of the Village Panchayat of Chicalim, Goa	Photostat Copy
6.	11.12.2020	Conversion Sanad under Ref.No.11/DYC-MOR/CONV/42/2019/2680 dated 11.12.2020 issued by the Office of the Dy. Collector/SDO, Mormugao, Goa.	Photostat Copy.
7.		Approved Plan of the Residential Building	Photostat Copy.
8.		Land Registration Office of Salcete Under No.44390	
9.		enrolled in the Land Revenue Office under Matriz No.813	Certified Copy
10.	25.03.1971	Deed of Sale dated 25.03.1971 registered with the Sub- Registrar of Mormugao under Registered No.106 at pages 80 to 83 of Book No.1, Vol.9 on 19.04.1971	Photostat copy
11.	17.04.1972	Deed of Sale dated 17.04.1972 registered with the Sub- Registrar of Mormugao under Registered No.99 at pages 218 to 219 of Book No.1, Vol. XIII on 18.04.72	Photostat Copy
12	24.04.1990	Deed of Family Settlement dated 24/04/1990 registered with the Sub Registrar of Mormugao, Vasco da Gama, under Registered No.201 at pages 469 to 506 of Book No.1, Volume No.44 on 21.06.1990.	Photostat copy.
13	11.12.2023	Deed of Gift dated 11.12.2023 duly registered before the Sub Registrar of Mormugao at Vasco under Registration no.MOR-1-2193-2023 dated 12.12.2023	Photostat copy.
14	25.04.2024	Deed of Sale dated 25.04.2024 duly registered before the Sub	Photostat copy.

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		Registrar of Mormugao under Registration No.MOR-1-872-2024 dated 26.04.2024	
15	08.04.2025	Deed of Sale dated 08.04.2025 duly registered before the Sub Registrar of Mormugao under Registration No. MOR-1-653-2025 dated 09.04.2025	Photostat copy.
16	08.05.2025	Deed of Sale dated 08.05.2025 duly registered before the Sub Registrar of Mormugao under Registration No. MOR-1-871-2025 dated 09.05.2025	Photostat copy.
17		Form I&XIV under Survey No.58/7 of Village Dabolim Goa	

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

1. There exists ALL THAT Property admeasuring 500.00 square metres situated at Dabolim, within limits of Village Panchayat Dabolim, Taluka of Mormugao, District of South Goa, State of Goa, Surveyed under Survey No.58/7 of Daboilm Village (hereinafter referred to as the "**SAID PROPERTY**') forming part of the larger property denominated 'Predio Rustico Ou Terreno Oiteiral Sen Denominacao Especial', situated at Dabolim, within limits of Village Panchayat Dabolim, Taluka of Mormugao, District of South Goa, in the State of Goa, which entire property is registered in the Land Registration Office of Salcete Under No.44390 and enrolled in the Land Revenue Office under Matriz No.813 hereinafter referred to as the "**SAID LARGER PROPERTY**".

2. That the SAID LARGER PROPERTY admeasuring 1000 sq.mtrs was purchased by Mrs. Maria Augusta Paulina Antao e Almeida from Mr. Paulo Joel Vales vide Deed of Sale dated 25.03.1971 registered with the Sub- Registrar of Mormugao under Registered No.106 at pages 80 to 83 of Book No.1, Vol.9 on 19.04.1971.

3. That said Mrs. Maria Augusta Paulina Antao e Almeida and her husband Mr. Peter Salvador Almeida sold 500 sq.mtrs to Mrs. Maria Etelvina Sacramenta Remediana Fernandes vide Deed of Sale dated 17.04.1972 registered with the Sub- Registrar of Mormugao under Registered No.99 at pages 218 to 219 of Book No.1, Vol. XIII on 18.04.72.

4. That said Mrs. Maria Etelvina Sacramenta Remediana Fernandes was married to Mr. Elias Aniceto Diago Sebastiao Fernandes alias Elias Fernandes;

5. That said Mrs. Maria Etelvina Sacramenta Remediana Fernandes and Mr. Elias Aniceto Diago Sebastiao Fernandes alias Elias Fernandes, had five children, being four sons, and one daughter.

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6. That Mrs. Maria Etelvina Sacramenta Remediana Fernandes and Mr. Elias Aniceto Diago Sebastiao Fernandes alias Elias Fernandes owned several properties which was mutually partitioned between their family by virtue of the Deed of Family Settlement dated 24/04/1990 registered with the Sub Registrar of Mormugao, Vasco da Gama, under Registered No.201 at pages 469 to 506 of Book No.1, Volume No.44 on 21.06.1990 between Mr. Elias Aniceto Diago Sebastiao Fernandes alias Elias Fernandes and his wife, Mrs. Maria Etelvina Sacramenta Remediana Fernandes and their children and alongwith their spouses divided their estate during their lifetime.

7. That in the aforesaid Deed of Family Settlement dated 24.04.1990 the SAID PROPERTY was allotted to one Mr. Xavier Francisco Cirilo Fernandes, who vide Deed of Gift dated 11.12.2023 duly registered before the Sub Registrar of Mormugao at Vasco under Registration no.MOR-1-2193-2023 dated 12.12.2023 gifted and bequeathed the SAID PROPERTY unto the Mrs. Remediana Mary Jude Fernandes.

8. That the aforesaid Mrs. Remediana Mary Jude Fernandes, vide Deed of Sale dated 25.04.2024 duly registered before the Sub Registrar of Mormugao under Registration No.MOR-1-872-2024 dated 26.04.2024 sold and conveyed the SAID PROPERTY jointly unto and in favour of Mr. Ballappa Yamanappa Ramodgi and Mr. Parshuram G. Golsangi in the ratio of 70:30 out of which the Mr. Ballappa Yamanappa Ramodgi was the owner of 350.00/500.00 square metres and Mr. Parshuram G. Golsangi was the owner of 150.00/500.00 square metres.

9. That said Mr. Parshuram G. Golsangi along with his wife Mrs. Gouravva Parshuram Golsangi sold, conveyed, transferred All That 150.00/500.00 square metres undivided share in the Said Property unto and in favour of Mr. Ballappa Yamanappa Ramodgi vide Deed of Sale dated 08.04.2025 duly registered before the Sub Registrar of Mormugao under Registration No. MOR-1-653-2025 dated 09.04.2025.

10. That by virtue of Deed of Sale dated 08.04.2025 said Mr. Ballappa Yamanappa Ramodgi became a absolute and exclusive owner in possession of the Said Property **i.e.** property admeasuring 500.00 square metres situated at Dabolim, within limits of Village Panchayat Dabolim, Taluka of Mormugao, District of South Goa, State of Goa, Surveyed under Survey No.58/7 of Daboilm Village.

11. That said Mr. Ballappa Yamanappa Ramodgi along with his wife Mrs. Shileela Ballappa Ramodgi Alias Shivleela Balappa Romodagi sold Said Property **i.e.** property admeasuring 500.00 square metres situated at Dabolim, within limits of Village Panchayat Dabolim, Taluka of Mormugao, District of South Goa, State of Goa, Surveyed under Survey No.58/7 of Daboilm Village to **MR. RAJASAB DHALAYAT, R/o.**H.No.D-145, Near Keshav Smruthy High School, Dabolim, Goa and **MR. KASIM SHAIKH,**

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R/o.H.No.145/B, Near Masjid, Dabolim, Goa vide Deed of Sale dated 08.05.2025 duly registered before the Sub Registrar of Mormugao under Registration No. MOR-1-871-2025 dated 09.05.2025.

12. That said **MR. RAJASAB DHALAYAT and MR. KASIM SHAIKH** mutated their names in the occupants column under Survey No.58/7 of Dabolim Village admeasuring 500 sq.mtrs.

13. Hence from dated 08.05.2025 said **MR. RAJASAB DHALAYAT and MR. KASIM SHAIKH**, are the lawful Owners in possession of the Said Property admeasuring 500.00 square metres situated at Dabolim, within limits of Village Panchayat Dabolim, Taluka of Mormugao, District of South Goa, State of Goa, Surveyed under Survey No.58/7 of Daboilm Village forming part of the larger property denominated **'Predio Rustico Ou Terreno Oiteiral Sen Denominacao Especial'**, situated at Dabolim, within limits of Village Panchayat Dabolim, Taluka of Mormugao, District of South Goa, in the State of Goa.

14. That said **MR. RAJASAB DHALAYAT and MR. KASIM SHAIKH envisaged a Residential cum Commercial Project by named AL-AQSA MANZIL** consisting of Flats and Shops and obtained necessary permissions and approvals from the concerned authorities **i.e. i.** Conversion Sanad under Ref.No.11/DYC-MOR/CONV/42/2019/2680 dated 11.12.2020 issued by the Office of the Dy. Collector/SDO, Mormugao, Goa., ii. NOC from Primary Health Centre, Cortalim, Goa under Ref.No.DHS/2026/DHS0901/O0016/90 dated 30.06.2026, iii. No Objection Certificate under Ref.No.SDE-II/VSG/Tech-01/690/2026-27 dated 02.07.2026 issued by the Office of the Sub-Divisional Engineer Electricity Department, iv. NOC for Height Clearance vide Letter No.46/210/2024/1101 dated 08.11.2024 from Flag Officer Commander. V. Approved Plan Development Permission dated 08.06.2026 under Ref.No.MPDA/9-D-169/2026-27/467 issued by the Office of the Mormugao Planning and Development Authority, vi. Construction Licence No.VP/CHI/11/Const/2026-27/09/1491 dated 07.07.2026 issued by the Office of the Village Panchayat of Chicalim, Goa.

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.

In view of the above and also relying upon the documents as per the list above, I am of the opinion that the said Property admeasuring 500.00 square metres situated at Dabolim, within limits of Village Panchayat Dabolim, Taluka of Mormugao, District of South Goa, State of Goa, Surveyed under Survey No.58/7 of

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Daboilm Village forming part of the larger property denominated **'Predio Rustico Ou Terreno Oiteiral Sen Denominacao Especial'**, situated at Dabolim, within limits of Village Panchayat Dabolim, Taluka of Mormugao, District of South Goa, in the State of Goa is in the exclusive and absolute possession and lawful ownership of **MR. RAJASAB DHALAYAT and MR. KASIM SHAIKH** and the said owners **MR. RAJASAB DHALAYAT and MR. KASIM SHAIKH** having a clean, clear and marketable title.

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

Dated this 24th day of July 2026.

Adv. Tanzeel Shaikh
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Signature Of The Advocate Who Has Scrutinized The Documents.