ORIGINAL

FORM "T"

Receipt No. 93/31 Serial No.

of documents / application

Date of 13/2/2025

Nature of document— Search

By whom presented— Adv. Tabrez Shaikh

Received fees as follows—

					Rs.	Ps.
Registration fee	.....	.....	.....	.....		
Copy fee (folios) / (sides)	.....	.....	.....	.....		
Copy fee for endorsements	.....	.....	.....	.....		
Postage	..... Ctorio	.....	.....	.....		
Copies or memoranda (Sections 64 to 67)						
Searches or inspection	Survey no 36/1					
Fines	.....	.....	.....	.....	.....	
Section 25	.....	.....	Dabolim		.....	
Section 34	.....	.....	.....	Village	.....	
Certified copies (Section 57) folios					300/-	
Other fees and payment	....	.....	.....		.....	
Item (on reverse) No.	....	.....	.....		.....	
" No.	.....	.....	30/-		.....	
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" No.	.....	.....	.....		.....	
" No.	.....	.....	.....		.....	
			Total	.....	.....	300/-

The documents / copy will be ready on ..... and

will be sent by registered post / delivered at this office to Respondent Only

Sub-Registrar

CIVIL REGISTRAR — CUM — SUB-REGISTRAR MORMUGAO

Please send the documents by registered post / hand it over to the person named below:

Presenter:

(P. T. O)

Tabrez Shaikh

B.com, LL.B.

ADVOCATE

Office Address:
Sapana Terraces, S-29, G-F,
Swatantra Path Road,
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Ph: +91-9545695888.

Date: 15.02.2025

LEGAL SCRUTINY REPORT

This report is prepared and submitted at the request of *LA SPACE*, a Partnership Firm, consisting of Two Partners i.e. Mrs. Nabila A. Shaikh alias Nabila Begum Shaikh and Mrs. Rukshana Babu Mulla alias Ruksana Mohammed Shaikh having its office at Shop No.5, Ground Floor, Third Block, Zuari Complex, Baina, Vasco da Gama, Goa.

Subject Matter: to give legal opinion on the title of the sub divided plots i.e. Plot No.1 admeasuring an area of 495 sq.mtrs and Plot No.2 admeasuring an area of 350 sq.mtrs., totally admeasuring an area of 845 sq.mtrs surveyed under Survey No. 36/1 of Dabolim Village, situated within the limits of the Chicalim Village Panchayat, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa.

1. **DETAILS/DESCRIPTION OF THE DOCUMENTS SCRUTINIZED.**

Sr.No.	Date of Document	Name of Document	Whether Original/Certified/True copy/Photostat
1.		Described in the Land Registration office of Salcete (Conservatorio Do Registo Predial) under No.1255 at folio 31 overleaf of Book B No.4 New Series	Photostat copy.
2.		Matriz Certificate enrolled in the Taluka Revenue Office of Mormugao under Matriz Nos. 54, 55 and 56	Photostat copy
3.		Survey Plan No.36/1 of Survey Dabolim Village	Photostat Copy.
4.		Form I&XIV under Survey No.36/1 of Dabolim Village	Photostat Copy
5.	05.09.1953	Public Deed drawn by the	matched with Certified

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		then Assistant Public Notary of the Judicial Division of Salcete, Shri Anandrao Redkar, on the 5th day of September 1953 recorded at folio 43 overleaf onwards of the Book No.900	Copy
6.	24.06.1978	Public Will dated 24.06.1978 drawn by the Notary Public Ex-Officio Judicial Division of Salcete, Shri Priolcar, on 24th June 1978, recorded respectively at folio 85 overleaf onwards and 86 overleaf onwards of Wills Book No.89	matched with Certified Copy
7.	03.08.1995	Notarial Deed of Declaration and Succession of heirs (Escritura De Habilitacao) drawn on 3rd August 1995 before the Notary Public Ex-Officio of the Judicial Division of Salcete at Margao recorded at page 16 onwards of Deeds Book No.1370	matched with Certified Copy
8.	06.03.2000	Approval for sub division Vasco Planning and Development Authority vide letter bearing No. VPDA/9-K-29/99-2000/1991 dated 6th March 2000	Photostat Copy.
9.	10.03.2000	Final NOC was granted by the jurisdictional authority being Village Panchayat of Chicalim bearing No. VPC/90/SUB DIV/2000-01 dated 10th March 2000	Photostat copy
10	24.04.1999	Conversion Sanad Office of the Deputy Collector and Sub Divisional Officer Mormugao bearing No. 11/19/97/DYC dated 24th April 1999	Photostat copy
11	29.05.2017	Deed of Succession cum Relinquishment drawn on 29th May 2017 executed in the Office of the Notary Ex-officio of Salcete at Margao recorded at folio 84 to 86 of Deeds Book No.1639	Photostat copy
12	15.03.2023	Deed of Sale dated 15.03.2023 duly registered in the Office of the Sub Registrar of Mormugao under No.MOR-1-885-2023 dated 16.05.2023	matched with Certified Copy
13	15.03.2023	Deed of Sale dated 15.03.2023 duly registered in the Office of the Sub Registrar of Mormugao under No.MOR-1-884-2023 dated 16.05.2023	matched with Certified Copy
14	14.11.2023	Deed of Sale dated 14.11.2023 duly registered in the Office of the Sub Registrar of Mormugao under No.MOR-1-2066-2023 dated	matched with Certified Copy

Adv. Tara [illegible]
Advocate, B.Com, LL.B.
Sapana Terrace, B-29,
G/F, Swatantra Path,
Vasco, Goa-403802.

		14.11.2023	
15		Form I&XIV under Survey No.36/1 of Dabolim Village	Photostat copy

2. DETAILS/DESCRIPTION OF THE PROPERTY/IES:

Said Property:

ALL that Landed property denominated as BELLA UDI or COTARO situated at Dabolim, within the limits of the Village Panchayat of Chicalim, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa, described in the Land Registration office of Salcete (Conservatorio Do Registo Predial) under No.1255 at folio 31 overleaf of Book B No.4 New Series and enrolled in the Taluka Revenue Office of Mormugao under Matriz Nos. 54, 55 and 56 and surveyed under Survey No.36/1 of Dabolim Village is bounded
on the East by the property Cume De Oiteiro,
on the West by 8.00 Mtrs. wide PWD road,
on the North by the property surveyed under No.30 known as Aforamento and
on the South by the property surveyed under No.39 known as Odlem Bata.

Said Plots:

ALL THAT sub divided plots i.e. Plot No.1 admeasuring an area of 495 sq.mtrs and Plot No.2 admeasuring an area of 350 sq.mtrs., totally admeasuring an area of 845 sq.mtrs surveyed under Survey No. 36/1 of Dabolim Village, situated within the limits of the Chicalim Village Panchayat, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa.

Plot No.1 bounded as under:
On the North: by Survey No.35;
On the South: by Village boundary of Sancoale;
On the East: by Survey No.35;
On the West: by 3.00 meters road and Plot No.2.

Plot No.2 bounded as under:
On the North: by 3.00 meters road;
On the South: by Village boundary of Sancoale;
On the East: by Plot No.1;
On the West: by Plot No.3.

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

1. There exists a landed property denominated as BELLA UDI or COTARO situated at Dabolim, within the limits of the Village Panchayat of Chicalim, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa, described in the Land Registration office of Salcete (Conservatorio Do Registo Predial) under No.1255 at folio 31 overleaf of Book B No.4 New Series and enrolled in the Taluka Revenue Office of Mormugao under Matriz Nos. 54, 55 and 56 and surveyed under Survey No.36/1 of Dabolim Village, more particularly described in SCHEDULE I herein below, and shall herein after be referred to as the ' SAID PROPERTY ' for the sake of brevity.

2. That the SAID PROPERTY originally belonged to Shri Chondru Sinai Contoco, the same having been purchased by him in Public Auction in the proceedings for the execution of a mortgage thereon and accordingly the SAID PROPERTY stands inscribed in favour of said Shri Chondru Sinai Contoco.

Advocate Vanessa D'C...
B-5, Shastri Park,
Vasco (Goa) 403802

3. That Shri Jivotam Sinai Contoco alias Jivotam Sinai Kantak became the owner of the SAID PROPERTY being the son of said Shri Chondru Sinai Contoco, after his death by virtue of Public Deed drawn by the then Assistant Public Notary of the Judicial Division of Salcete, Shri Anandrao Redkar, on the 5th day of September 1953 recorded at folio 43 overleaf onwards of the Book No.900.

4. That the said Shri Jivotam Sinai Contoco alias Jivotam Sinai Kantak and his wife, Smt. Sundarabai Jivotam Kantak expired on 14th July 1991 and 13th June 1994 respectively, and prior to their deaths they had executed their respective last Wills and Testament separately drawn by the Notary Public Ex-Officio Judicial Division of Salcete, Shri Priolcar, on 24th June 1978, recorded respectively at folio 85 overleaf onwards and 86 overleaf onwards of Wills Book No.89 under which they had devised and bequeathed absolutely the SAID PROPERTY unto their five sons namely a) Shantaram Kantak, b) Dinanath Kantak, c) Pandurang Kantak, d) Anand Kantak and e) Ajit Kantak.

5. That all the daughters of the said Shri Jivotam Sinai Contoco alias Jivotam Sinai Kantak and his wife, Smt. Sundarabai Jivotam Kantak along with their respective spouses and two grandchildren of the said Jivotam Sinai Kantak and his wife, Smt. Sundarabai Jivotam Kantak vide two separate deeds of Relinquishment of Illiquid Rights drawn on 12th March 1992 and 18th July 1995 respectively have assigned and relinquished all their illiquid and undivided rights to the estate and inheritance left by the aforesaid Jivotam Sinai Kantak and his wife, Smt. Sundarabai Jivotam Kantak in favour of the remaining co-heirs.

6. That by executing Notarial Deed of Declaration and Succession of heirs (Escritura De Habilitacao) drawn on 3rd August 1995 before the Notary Public Ex-Officio of the Judicial Division of Salcete at Margao recorded at page 16 onwards of Deeds Book No.1370, the above named a) Shantaram Kantak, b) Dinanath Kantak, c) Pandurang Kantak, d) Anand Kantak and e) Ajit Kantak along with their respective spouses were declared to be the sole and universal heirs of their deceased parents / parents-in-law Jivotam Sinai Kantak and his wife, Smt. Sundarabai Jivotam Kantak.

7. That subsequently the above-named owners sought approval for sub division of the SAID PROPERTY for the purpose of dividing the same into plots for which permission was granted by the jurisdictional authority being Vasco Planning and Development Authority vide letter bearing No. VPDA/9-K-29/99-2000/1991 dated 6th March 2000 and final NOC was granted by the jurisdictional authority being Village Panchayat of Chicalim bearing No. VPC/90/SUB DIV/2000-01/181 dated 10th May 2000.

8. That Conversion Sanad for the SAID PROPERTY was granted by the jurisdictional authority being Office of the Deputy Collector and Sub Divisional Officer Mormugao bearing No. 11/19/97/DYC dated 24th April 1999 for the purpose of using the SAID PROPERTY for residential use.

9. That Shri Shantaram Sinai Kantak expired on 15th August 2016 leaving behind his widow, Smt. Shantabai Shantaram Kantak along with their son Shri Bipinchandra Shantaram Kantak and his wife Mrs. Resha Bipinchandra Kantak as the only heirs and successors, duly qualified to be so by virtue of Deed of Succession cum Relinquishment drawn on 29th May 2017 executed in the Office of the Notary Ex-officio of Salcete at Margao recorded at folio 84 to 86 of

Deeds Book No.1639 wherein his daughters Mrs. Binita Sanjai Poy Raiturcar along with her husband, Shri Sanjaia Atchuta Poi Raiturcar and Mrs. Binda Rama Naik along with her husband Shri Rama Dinanath Naik relinquished their rights over the property which they would have inherited upon the death of their late father / father-in-law, late Shri. Shantaram Sinai Kantak.

10. That said above owners sold sub divided plots i.e. Plot No.1 admeasuring an area of 495 sq.mtrs and Plot No.2 admeasuring an area of 350 sq.mtrs., totally admeasuring an area of 845 sq.mtrs surveyed under Survey No. 36/1 of Dabolim Village, situated within the limits of the Chicalim Village Panchayat, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa vide two deeds i.e. Deed of Sale dated 15.03.2023 duly registered in the Office of the Sub Registrar of Mormugao under No.MOR-1-885-2023 dated 16.05.2023 and Deed of Sale dated 15.03.2023 duly registered in the Office of the Sub Registrar of Mormugao under No.MOR-1-884-2023 dated 16.05.2023 to Mr. Jackson Dias.

11. That said Mr. Jackson Dias further sold sub divided plots i.e. Plot No.1 admeasuring an area of 495 sq.mtrs and Plot No.2 admeasuring an area of 350 sq.mtrs., totally admeasuring an area of 845 sq.mtrs surveyed under Survey No. 36/1 of Dabolim Village, situated within the limits of the Chicalim Village Panchayat, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa vide Deed of Sale dated 14.11.2023 duly registered in the Office of the Sub Registrar of Mormugao under No.MOR-1-2066-2023 dated 14.11.2023 to *LA SPACE*, a Partnership Firm, consisting of Two Partners i.e. Mrs. Nabila A. Shaikh alias Nabila Begum Shaikh and Mrs. Rukshana Babu Mulla alias Ruksana Mohammed Shaikh having its office at Shop No.5, Ground Floor, Third Block, Zuari Complex, Baina, Vasco da Gama, Goa.

12. That hence from dated 14.11.2023 *LA SPACE*, a Partnership Firm, consisting of Two Partners i.e. Mrs. Nabila A. Shaikh alias Nabila Begum Shaikh and Mrs. Rukshana Babu Mulla alias Ruksana Mohammed Shaikh having its office at Shop No.5, Ground Floor, Third Block, Zuari Complex, Baina, Vasco da Gama, Goa is become the absolute owners in possession of sub divided plots i.e. Plot No.1 admeasuring an area of 495 sq.mtrs and Plot No.2 admeasuring an area of 350 sq.mtrs., totally admeasuring an area of 845 sq.mtrs surveyed under Survey No. 36/1 of Dabolim Village, situated within the limits of the Chicalim Village Panchayat, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa.

13. That *LA SPACE has mutated the name in the Occupants column in Records of Rights under Survey No.36/1 of Village Dabolim.*

CERTIFICATE

I have scrutinized the documents mentioned above relating to the sub divided plots i.e. Plot No.1 admeasuring an area of 495 sq.mtrs and Plot No.2 admeasuring an area of 350 sq.mtrs., totally admeasuring an area of 845 sq.mtrs surveyed under Survey No. 36/1 of Dabolim Village, situated within the limits of the Chicalim Village Panchayat, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa and upon perusal of the documents and after having carried out searches in the Office of the Sub Registrar, Mormugao, The Directorate of Settlement and Land Records City Survey of Mormugao, Vasco da Gama and Land Revenue/Mamlatdar Office, Vasco da Gama.

Advocate, Verna, G-29,
3rd, Swastishree Path,
Vasco, Goa-403802.

I am of the opinion that the said sub divided plots i.e. Plot No.1 admeasuring an area of 495 sq.mtrs and Plot No.2 admeasuring an area of 350 sq.mtrs., totally admeasuring an area of 845 sq.mtrs surveyed under Survey No. 36/1 of Dabolim Village, situated within the limits of the Chicalim Village Panchayat, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa is in the exclusive and absolute possession and lawful ownership of *LA SPACE*, a Partnership Firm, consisting of Two Partners i.e. Mrs. Nabila A. Shaikh alias Nabila Begum Shaikh and Mrs. Rukshana Babu Mulla alias Ruksana Mohammed Shaikh having its office at Shop No.5, Ground Floor, Third Block, Zuari Complex, Baina, Vasco da Gama, Goa having a clean, clear and marketable title.

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

Fabrez Shaikh
(Advocate)