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Advocate

F-5, 1st Floor, Vasudev Arcade,

Opp. Shivaji Maidan,

Bicholim, Goa 403 504.

Ref. No.

Date:

LEGAL SCRUTINY REPORT

Based on the documents submitted to me by Shri Aniket Arvind Naik, the proprietor of M/s. SKYBLUE REALTORS, having his office at Mulgao, Bicholim, Goa, pertaining to the property known as "BHATVADI" or "BOTVADI COTTUMBINA MARGACODIL" commonly known as "BHATWADI", situated in Village Mulgao, Taluka Bicholim, Goa, bearing recent Survey No. 260/1-D of Village Mulgao, Taluka Bicholim and the construction of building undertaken therein, I hereby submit my legal scrutiny report as under:

1. DETAILS/DESCRIPTION OF THE DOCUMENTS SCRUTINISED:

Sr. No.	Date of Document	Name of Document	Whether original/true/xerox.
1.	29.07.1867	Land Description with English translation	Xerox copy
2.	02.12.1932	Inscriptions bearing Nos. 9397 & 9401 along with English translation	Xerox copy
3.	15.12.2011	Form I & XIV of original survey No. 260/1 of Village Mulgao.	Xerox copy
4.	24.11.2003	Inventory Proceedings bearing No. 65/2003/A finalised by the Civil Judge, Senior Division at Ponda.	Xerox copy
5.	05.04.1982	Deed of Relinquishment executed by Kush Tulshidas Pai.	Xerox copy
6.	03.02.2005	Order of Partition passed by Dy. Collector, Bicholim.	Original copy
7.	28.11.2017	Form I & XIV of Survey No. 260/1-D of Village Mulgao.	Original copy

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8.	16.4.2014	Survey Plan of Survey No. 260/1-D of Village Mulgao.	Original copy
9.	26.03.2018	Sanad issued by Collector, North Goa, Panaji in respect of Survey No. 260/1-D of Village Mulgao for conversion of land to non-agricultural purpose.	Original copy
10.	21.05.2018	Agreement for Development of Property and Construction dated 21 st day of May, 2018 before the Notary Public Shri Bharat F. Naik, Corlim, Tiswadi, under No. 2048/18	Original copy
11.	13.12.2017	NOC bearing No. PHCB/HS/NOC-const.Res/2017-18/992 from Primary Health Centre, Bicholim.	Original copy
12.	07.03.2018	NOC bearing No. AEE/V-I(U)/TECH-33/2017-18/2363 from Electricity Department, Bicholim.	Original copy
13.	29.11.2017	Technical Clearance Order bearing No. DC/7050/BICH/TCP-17/992 by Town & Country Planning Dept.	Original copy
14.	04.04.2018	Construction Licence bearing No. VP/MULGAO/F-CONST.LICENCE/2018-19/17 by Village Panchayat of Mulgao along with approved plan of construction.	Xerox copy
15.	11.04.2018	Nil Certificate of Encumbrance on Property.	Xerox copy
16.	04.10.2019	Nil Certificate of Encumbrance on Property.	Xerox copy



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2. DETAILS/DESCRIPTION OF THE PROPERTY/PREMISES.

Item No.	Survey No./ Premises No.	Area	Location	Name of the properties/ premises and its boundaries.
1.	260/1-D of Village Mulgao, Taluka Bicholim	5830 sq.mtrs.	Mulgao, Taluka Bicholim, Goa.	Property known as "BHATVADI" or "BOTVADI COTTUMBINA MARGACODIL" commonly known as "BHATWADI" and the same is bounded on or towards the East by 6.00 mtrs. wide Road, on or towards the West: by Bicholim-Mapusa main road, on or towards the North by the property bearing Survey No. 260/1-C of Village Mulgao, and on or towards the South by Nallah surveyed under No. 259 of Village Mulgao.

3. BRIEF HISTORY OF THE PROPERTY:

That within the limits of Village Panchayat of Mulgao at Mulgao, Taluka Bicholim, Goa, there exists a property known as "BHATVADI" or "BOTVADI COTTUMBINA ARGACODIL" described in the Land Registration Office under No. 105 of Book No. B-I (old series) and under No. 3733 of Book No. B-19 and enrolled in the Taluka Revenue Office under Matriz No. 729, 731 & 1 and in the recent survey, the said property is named as "BHATWADI" and surveyed under Survey Nos. 258/2, 258/5, 259/0, 260/1, 260/2, 260/3, 261/1, 261/2, 261/3 and 261/4 of Village Mulgao, Taluka Bicholim.



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4. SEARCH & INVESTIGATION:

That the said property originally belonged to late Shri Naguexa Naique alias Naguesh Krishna Naik and accordingly the same is inscribed in his name under No. 9397 & 9401 of Book G-13 at pages 187 & 188 and in the recent survey, the name of said Shri Naguesh Krishna Naik was recorded in the occupants column of Form I & XIV of original survey No. 260/1 of Village Mulgao which is evident from the Form I & XIV obtained on 15.12.2011.

That Shri Naguesh Krishna Naik and his wife Chandrabhaga expired on 21.10.1974 & 21.5.1969 respectively and accordingly, there was Inventory Proceedings bearing No. 65/2003/A initiated in the Court of the Civil Judge, Senior Division at Ponda, Goa and there was an amicable settlement between all the interested parties in the said inventory proceedings and the consents terms filed by the interested parties has been confirmed by the Civil Judge, Senior Division at Ponda, Goa, and the said Inventory Proceedings was concluded by virtue of Judgement & Order dated 24th day of November, 2003.

That from the records and proceedings in said Inventory Proceedings No. 65/2003/A it is seen that the said entire property is divided into plots including plot no. 5 and the said plot no. 5, admeasuring an area of 7630.46 square metres, bearing recent Survey Nos. 260/1(part) & 259/0(part) of Village Mulgao, Taluka Bicholim, is allotted to Shri Arvind Naguesh Naik and his wife Mrs. Neera Arvind Naik.

That prior to the filing of the said inventory proceedings, one of the heirs namely Shri Kush Tulshidas Poi has already relinquished all his right, title and interest to all the properties owned by said late Shri Nagesh Krishna Naik and his wife late Smt. Chandrabhaga, by virtue of a Deed of Relinquishment dated 05th day of April, 1982 recorded before the Notary Ex-Oficio of Salcete at Margao at page 77v of Book 1290,



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and hence the said person is not the party to the said compromise terms filed in said Inventory Proceedings.

That by virtue of said Inventory Proceedings, said Shri Arvind Naguesh Naik has become exclusive owner in possession of the said plot No. 5, admeasuring an area of 7630.46 square metres, bearing Survey Nos. . 260/1(part) & 259/0(part) of Village Mulgao, Taluka Bicholim along with some more properties.

That said Shri Arvind Naguesh Naik and his wife being the absolute and exclusive owner of the said plot No. 5, filed the partition proceedings along with other owners of remaining part of said property, before the Dy. Collector & .S.D.O., Bicholim in the year, 2004 and got the said plot No. 5 partitioned by metes and bound and the part of the said plot no. 5, admeasuring 5830.00 sq. mtrs. is allotted with separate and independent holding bearing Survey No. 260/1-D of Village Mulgao and upon deducting the area of 0.46 sq. mtrs. remaining area of said plot admeasuring 1800.00 sq. mtrs. is allotted with separate and independent holding bearing Survey No. 259/1-A of Village Mulgao and the said partition is confirmed by virtue of Order dated 03rd February, 2005 passed by the Dy. Collector & .S.D.O., Bicholim and the names of said Shri Arvind Naguesh Naik and his wife Mrs. Neera Arvind Naik is recorded in the occupant column of Forms I & XIV of said new holding bearing Survey Nos. 260/1-D & 259/1-A of Village Mulgao.

That from the perusal of above mentioned documents, it is evident that said Shri Arvind Naguesh Naik and his wife Mrs. Neera Arvind Naik are the absolute and exclusive owner of the said property bearing Survey No. 260/1-D of Village Mulgao, Taluka Bicholim and their names are shown in the occupants column of Form I & XIV of said Survey No. 260/1-D of Village Mulgao.

That said Shri Arvind Naguesh Naik had initiated the necessary proceedings before the Collector of North Goa at Panaji for conversion of said property bearing



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Survey No.260/1-D of Village Mulgao for residential/commercial purposes and the Collector of North Goa at Panaji has issued the Conversion Sanad bearing No. RB/CNV/BICH/COLL/01/2017/614 dated 26.3.2018 for the use of the part of the said property for residential purposes.

That vide Agreement for Development of Property and Construction dated 21st day of May, 2018 executed before the Notary Public Shri Bharat F. Naik, Corlim, Tiswadi, under No. 2048/18 dated 21.05.2018 said Shri Arvind Naguesh Naik and his wife Mrs. Neera Arvind Naik have agreed with Shri Aniket Arvind Naik, the proprietor of M/s. SKYBLUE REALTORS, having his office at Mulgao, Bicholim, Goa, to develop the said property and to carry out the construction of residential cum commercial project in the said property.

That from the documents supplied to me by said Shri Aniket Arvind Naik, it is also seen that said Shri Aniket Arvind Naik, the proprietor of M/s. SKYBLUE REALTORS with the permission of said Shri Arvind Naguesh Naik and his wife, has taken up the construction of residential cum commercial building project in the part of the said property bearing Survey No. 260/1-D of Village Mulgao, Taluka Bicholim and for that purpose, he has obtained permissions/NOC's from different authorities in the name of said Shri Arvind Naguesh Naik such as the NOC bearing No. PHCB/HS/NOC-Const. Res/Commer,Bldg./2017-18/992 dated 13.12.2017 issued by Primary Health Centre, Bicholim; the NOC bearing No. AEE/V-I(U)/Tech-33/2017-18/2363 dated 07.03.2018 issued by the Asst. Executive Engineer, Electricity Department, Bicholim and the Town & Country Planning Department, Bicholim, after approval of the construction plan and after the payment of infrastructure tax, has issued the Technical Clearance Order bearing No. DC/7050/BICH/TCP-17/992 dated 29.11.2017 and accordingly, upon obtaining above said NOC's/Technical Clearance and on approval of construction plan of residential building in the said plot, the Village Panchayat of Mulgao has issued the construction licence bearing No. VP/MULGAO/F.CONST.LICENCE/ 2018-19/17 dated 04.04.2018 to said Shri Arvind Naguesh Naik.



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That from the scrutiny of above mentioned documents; it is evident that said Shri Arvind Naguesh Naik and his wife are absolute and exclusive owners of the said property admeasuring an area of 5830.00 sq. mtrs. bearing Survey No. 260/1-D of Village Mulgao, Taluka Bicholim and they have lawfully undertaken the construction of residential cum commercial building in the part of the said property through said Shri Aniket Arvind Naik, the proprietor of M/s. SKYBLUE REALTORS by due process of law.

5. EVIDENCE OF POSSESSION:

That from the perusal of the Form I & XIV of record of rights in respect of said property bearing Survey No. 260/1-D of Village Mulgao, Taluka Bicholim, it is seen that the names of said Shri Arvind Naguesh Naik and his wife are figuring in the occupants column of Form I & XIV of record of rights of said survey No. 260/1-D of Village Mulgao. From the said survey records pertaining to the said property bearing survey No. 260/1-D of Village Mulgao and the construction license/permissions of residential building constructed therein, it is evident that said Shri Arvind Naguesh Naik along with his wife are in exclusive possession of the said property bearing survey No. 260/1-D of Village Mulgao, Taluka Bicholim and as per the said Agreement for Development of Property and Construction dated 21st day of May, 2018 said Shri Aniket Arvind Naik, the proprietor of M/s. SKYBLUE REALTORS is legally entitled to carry out the construction of said building project in the said property bearing survey No. 260/1-D of Village Mulgao.

6. ENCUMBRANCES ON PROPERTY AND PREMISES:

That the Nil Certificate of Encumbrance on Property dated 11.04.2018 issued by the Civil Registrar cum Sub-Registrar of Bicholim in respect of said property and the



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Nil Certificate of Encumbrance on Property dated 04.10.2019 issued by the Civil Registrar cum Sub-Registrar of Bicholim in respect of said premises constructed therein, shows that there is no encumbrances on the said property bearing Survey No. 260/1-D of Village Mulgao, Taluka Bicholim and the premises constructed therein for the period from 03rd day of February, 2005 to 03rd day of October, 2019.

CERTIFICATE

I have scrutinized the documents made mentioned at Serial No. 1 above, relating to the said property bearing Survey No. 260/1-D of Village Mulgao, Taluka Bicholim, and the said documents of title referred herein above are the perfect evidence of title in favour of said Shri Arvind Naguesh Naik and his wife in respect of said property and the construction of building project therein.

I, certify that said Shri Arvind Naguesh Naik and his wife Mrs. Neera Arvind Naik are having valid, clear and marketable title to the said property known as "BHATVADI" or "BOTVADI COTTUMBINA MARGACODIL" commonly known as "BHATWADI", admeasuring an area of 5830.00 sq. mtrs., situated in Village Mulgao, Taluka Bicholim, Goa, bearing recent Survey No. 260/1-D of Village Mulgao, Taluka Bicholim and the construction of residential cum commercial building project undertaken therein through said Shri Aniket Arvind Naik, the proprietor of M/s. SKYBLUE REALTORS, having his office at Mulgao, Bicholim, Goa.

Bicholim.

Date: 31.10.2019.

(Shri Narayan P. Sawant)
Advocate.

NARAYAN P. SAWANT
ADVOCATE & NOTARY PUBLIC
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