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LEGAL SCRUTINY REPORT

Based on the documents submitted by **Shri Vallabh Shivram Salkar**, the Proprietor of **M/s. Salkar Constructions**, having it's office at Sastiwada, Bordem, Bicholim, Goa, pertaining to the property known as "MOIDECARACHE MERECEM GORBATULEM MARGAVORIL", situated in Village Mulgao, within the limits of Village Panchayat of Mulgao, Taluka & Registration Sub-District of Bicholim, North Goa District, State of Goa, which was surveyed under Survey No. 267/0 of Village Mulgao and now surveyed under Survey No. 267/1 of Village Mulgao, Taluka Bicholim and the Residential Villas to be constructed therein, I hereby submit the 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. | 08.02.1962 | Declaration of Cabeça de Casal in Inventory Orphonology in Portuguese. | Xerox |
| 2. | 14.06.1971 | Judgement passed by the Civil Judge, Senior Division of Bicholim in the Inventory Suit No. 767 of 1942. | Xerox |
| 3. | 15.07.1971 | Conveyance. | Xerox |
| 4. | 05.05.1981 | Order passed by the Civil Judge, Senior Division, Bicholim in the Miscellaneous application registered under No. 31/1981 | Xerox |
| 5. | 05.08.1982 | Deed of Declaration of Succession on death of Nirabay Salkar | Xerox |
| 6. | 11.01.1987 | Deed of Partition | Xerox |
| 7. | 20.09.2001 | Agreement for Development of Property | Xerox |

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| 8. | 04.02.2002 | Form I & XIV of Survey No. 267/0 of Village Mulgao. | Xerox |
| 9. | 14.08.2002 | Deed of Rectification of Partition | Xerox |
| 10. | 07.02.2002 | Conversion Sanad No. 6-33-2001/CNV-BICH issued by Dy. Collector & S.D.O., Bicholim in respect of Sub-Division of Property bearing Survey No. 267/0 of Village Mulgao. | Xerox |
| 11. | 20.06.2002 | Final NOC No. DC/2569/BICH/TCP/02/292 issued by Town & Country Planning Dept., Bicholim in respect of Sub-Division of Property bearing Survey No. 267/0 of Village Mulgao. | Xerox |
| 12. | 16.07.2002 | Final NOC No. VPM/FINAL/APPROVAL/2002-03/176/2002 issued by Village Panchayat of Mulgao in respect of Sub-Division of Property bearing Survey No. 267/0 of Village Mulgao. | Xerox |
| 13. | 04.09.2009 | Deed of Succession and Relinquishment of Rights | Xerox |
| 14. | 12.06.2015 | Deed of Partition & Family Settlement. | Xerox |
| 15. | 23.07.2020 | New Form I & XIV of property bearing new Survey No. 267/1 of Village Mulgao. | Xerox |
| 16. | - | Approved plan of proposed construction of the Residential Villas. | Xerox |
| 17. | 29.07.2020 | NOC bearing No. CHCB/NOC/Const./2020-21/1158 issued by the Health Officer, Community Health Centre, Bicholim. | Xerox |
| 18. | 04.08.2020 | NOC bearing No. AE/V-I(U)/TECH-33/2020-2021/642 issued by the Asst. Engineer, Department of Electricity, Bicholim. | Xerox |

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| 19. | 22.07.2020 | Technical Clearance Order bearing No. DC/7645/ BICH/TCP-20/834 issued by the Town & Country Planning Department, Bicholim. | Xerox |
| 20. | 09.10.2020 | Construction Licence bearing No. VP/MULGAO/F-CONST.LICENCE/2020-21/1899 issued by the Village Panchayat of Mulgao. | Xerox |

2. DETAILS/DESCRIPTION OF THE PROPERTY/PREMISES.

| Item No. | Plot Nos. | Survey No./ Premises No. | Area | Location | Name of the property/ premises and its boundaries. |
|----------|---------------------------|---|------------------|-------------------------------|---|
| 1. | Plot Nos. 58, 59, 64 & 65 | 267/1 of Village Mulgao, Taluka Bicholim. | 1111.09 sq.mtrs. | Mulgao, Taluka Bicholim, Goa. | Plot Nos. 58, 59, 64 & 65, of the property known as "MOIDECARACHE MERECHER GORBATULEM MARGAVORIL", and the said plots situated adjacent to each other and together as one amalgamated plot is bounded on the East by Plot No. 66 of said property & partly by Road, on the West by 8.00 mtrs. wide internal road, on the North by Plot No. 60 of said property and by open space and on the South by Road |

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3. BRIEF HISTORY OF THE PROPERTY:

That within the limits of Village Panchayat of Mulgao in Village Mulgao, Taluka Bicholim, North Goa District, State of Goa, there exists the property known as "MOIDECARACHE MERECEM GORBATULEM MARGAVORIL" described in the Land Registration Office under Description No. 916 of Book B-10 old and enrolled in the Taluka Revenue Office under Matriz No. 721 and was surveyed under Old Cadastral Survey No. 56 and in the recent survey, the said property was surveyed under Survey No. 267/0 of Village Mulgao, Taluka Bicholim and now changed to Survey No. 267/1 of Village Mulgao, Taluka Bicholim by the concerned revenue authority.

The plots bearing Plot Nos. 58, 59, 64 & 65 are sub-divided plots of above said bigger property known as "MOIDECARACHE MERECEM GORBATULEM MARGAVORIL" which was surveyed under Survey No. 267/0 of Village Mulgao, Taluka Bicholim and now changed to Survey No. 267/1 of Village Mulgao, Taluka Bicholim and the said four plots situated adjacent to each other and together admeasures the total area of 1111.09 sq. mtrs. and as per the sub-divided approved plan of the said property, the said plots together are bounded on the East by Plot No. 66 of said property & partly by Road, on the West by 8.00 mtrs. wide internal road, on the North by Plot No. 60 of said property and by open space and on the South by Road.

4. SEARCH & INVESTIGATION:

That the said property known as "MOIDECARACHE MERECEM GORBATULEM MARGAVORIL" which was surveyed under Survey No. 267/0 of Village Mulgao, Taluka Bicholim and now changed to Survey No. 267/1 of Village



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Mulgao, Taluka Bicholim belonged to Smt. Radhabai Balcrishna Joshi vide Judgement dated 14th June, 1971 passed by the Civil Judge, Senior Division of Bicholim in the Inventory Suit No. 767 of 1942.

That Smt. Radhabai Balcrishna Joshi in a status of widow has taken the said property in auction in said Inventory Suit No. 767 of 1942 and by virtue of a Conveyance dated 15th day of July, 1971, registered in the Office of Sub-Registrar of Bicholim under Registration No1776 at pages 35 to 40 of Book No. I, Volume No. 21 dated 21.07.1971, said Smt. Radhabai Balcrishna Joshi sold the said property to Shri Mahadev Mangesh Sinai Salkar and Shri Shivaram Mangesh Sinai Salkar.

That subsequently the wife of said Shri Shivram Manguesh Sinai Salkar, namely Smt. Nirabay Shivram Sinai Salkar expired leaving being said Shri Shivram Manguesh Sinai Salkar as her widower/moiety holder and Smt. Surekha Shivram Sinai Salkar, Shri Vallabh Shivaram Sinai Salkar and Shri Shekhar Shivaram Sinai Salkar as her sole legal heirs.

That after the death of said Smt. Nirabay Shivram Sinai Salkar, her daughter Smt. Surekha Shivram Sinai Salkar, repudiated and renounced her right/share in the said property inherited by her through her deceased mother late Nirabay Shivram Sinai Salkar, in terms of Article 2034 of Portuguese Civil Code and approved by the decision of the Hon'ble Civil Judge, Senior Division, Bicholim by an Order dated 5th day of May, 1981 in the Miscellaneous application registered under No. 31/1981.

That thereafter, on the death of said Smt. Nirabay Shivram Sinai Salkar a Deed of Declaration of Succession dated 5th day of August, 1982 is recorded in the Office of Notary Ex-Officio of Bicholim at page No. 37v of Book 291 of the year, 1982.



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That said Shri Mahadev Mangesh Sinai Salkar & his wife Smt. Sunderabai Mahadev Salkar on one side and Shri Shivram Manguesh Sinai Salkar along with Shri Vallabh Shivaram Sinai Salkar, his wife Mrs. Vrinda Vallabh Sinai Salkar and Shri Shekhar Shivaram Sinai Salkar (unmarried at relevant time) on other side, got partitioned the said property by metes and bound by dividing the same into two plots in equal parts denominated as Plot 'A' and Plot 'B' and by virtue of a Deed of Partition dated 11th day of January, 1987 registered in the Office of Sub-Registrar of Bicholim under No. 44 of Book No. I, Volume No. 4 dated 6th March, 1987, the Plot 'A' is allotted to Shri Mahadev Mangesh Sinai Salkar & his wife Smt. Sunderabai Mahadev Salkar and the Plot 'B' of said property is allotted to Shri Shivram Manguesh Sinai Salkar, Shri Vallabh Shivaram Sinai Salkar, his wife Mrs. Vrinda Vallabh Sinai Salkar and Shri Shekhar Shivaram Sinai Salkar and the errors occurred in the said Deed of Partition dated 11th day of January, 1987 regard to the area of the said plots has been rectified by virtue of a Deed of Rectification of Partition dated 14th day of August, 2002, registered in the Office of Sub-Registrar of Bicholim under Registration No. 686 of Book No. I, Vol. No. 287 dated 20.8.02.

That by virtue of said Deed of Partition dated 11th day of January, 1987 and said Deed of Rectification of Partition dated 14th day of August, 2002, the Plot 'A' allotted to Shri Mahadev Mangesh Sinai Salkar & his wife Smt. Sunderabai Mahadev Salkar admeasures an area of 17570 sq. mtrs. and the Plot 'B' allotted to Shri Shivram Manguesh Sinai Salkar, Shri Vallabh Shivaram Sinai Salkar, his wife Mrs. Vrinda Vallabh Sinai Salkar and Shri Shekhar Shivaram Sinai Salkar admeasures an area of 17569 sq. mtrs.

That by virtue of an Agreement for the Development of Property dated 20th day of September, 2001, registered in the Office of Sub-Registrar of Bicholim under No. 80 of Book No. I, Volume No. 257 dated 26th September, 2001, said Shri Mahadev

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Manguesh Sinai Salkar and his wife and said Shri Shivram Manguesh Sinai Salkar along with Shri Vallabh Shivaram Sinai Salkar, his wife Mrs. Vrinda Vallabh Sinai Salkar and Shri Shekhar Shivaram Sinai Salkar agreed to develop the said property which was then bearing Survey No. 267/0 of Village Mulgao, Taluka Bicholim, into smaller plots by converting the same for residential purposes, excluding an area of 3250 square metres which was gifted to Shri Sunil Mahadev Salkar by said Shri Mahadev Manguesh Sinai Salkar and his wife from the portion "A" allotted to them by above said Deed of Partition.

That said owners by obtaining NOC's from concerned authority and the Conversion Sanad bearing No. 6-33-2001/CNV dated 07th day of February, 2002 issued by Dy. Collector & S.D.O., Bicholim developed and sub-divided the said property into number of smaller plots and upon completion of sub-division, the Town & Country Planning Dept., Bicholim issued Final NOC No. DC/2569/BICH/TCP/02/292 dated 20th June, 2002 and the Village Panchayat of Mulgao issued Final NOC No. VPM/FINAL/APPROVAL/ 2002-03/176/2002 dated 16th July, 2002.

That Shri Shivram Manguesh Sinai Salkar expired leaving behind Smt. Radha Shrikant Poi Fondekar alias Surekha Shivaram Salkar married to Shri Shrikant Poi Fondekar, Shri Vallabh Shivaram Sinai Salkar married to Mrs. Vrinda Vallabh Sinai Salkar and Shri Shekhar Shivaram Sinai Salkar married to Mrs. Medha Shekhar Sinai Salkar and there is a Deed of Succession and Relinquishment of Rights dated 04th day of September, 2009 recorded in the Office of Notary Ex-Officio, Bicholim, at pages 92V to 95 of Book No. 310 and by virtue of said Deed of Succession and Relinquishment of Rights dated 04th day of September, 2009, said Smt. Radha Shrikant Poi Fondekar alias Surekha Shivaram Salkar along with her husband Shri Shrikant Poi Fondekar have relinquished/renounced all their right, shares and title to the estate left behind by late Shri Shivaram Mangesh Sinai Salkar and late Smt. Nirabai Shivaram Salkar.

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That by a Deed of Partition & Family Settlement dated 12th day of June, 2015, registered in the Office of Sub-Registrar of Bicholim under No. 608/2015 at pages 01 to 40 of Book No. I, Volume No. 1250 dated 15th June, 2015, the Plots bearing Plot Nos. 58, 59, 64 & 65, admeasuring total area of 1111.09 square metres, of the said property known as "MOIDECARACHE MERECEM GORBATULEM MARGAVORIL", which was surveyed under Survey No. 267/0 of Village Mulgao and now changed to Survey No. 267/1 of Village Mulgao, Taluka Bicholim, are owned by Shri Vallabh Shivaram Sinai Salkar and his wife Mrs. Vrinda Vallabh Sinai Salkar.

That from the perusal of above mentioned documents; it is evident that said Shri Vallabh Shivaram Sinai Salkar and his wife Mrs. Vrinda Vallabh Sinai Salkar are the absolute and exclusive owners of the said Plots bearing Plot Nos. 58, 59, 64 & 65, admeasuring total area of 1111.09 square metres, of said property bearing Survey No. 267/1 of Village Mulgao, Taluka Bicholim.

That said Shri Vallabh Shivaram Sinai Salkar and his wife Mrs. Vrinda Vallabh Sinai Salkar through M/s. Salkar Constructions through its proprietor Shri Vallabh Shivaram Salkar in order to construct the Residential Villas on the said plots got drawn plan and the said construction plan is approved by all the concerned authorities and upon approval of construction plan, the Health Officer, Community Health Centre, Bicholim issued NOC bearing No. CHCB/NOC/Const./2020-21/1158 dated 29.07.2020, the Asst. Engineer, Department of Electricity, Bicholim issued NOC bearing No. AE/V-I(U)/TECH-33/2020-2021/642 dated 04.08.2020 and the Town & Country Planning Department, Bicholim issued Technical Clearance Order bearing No. DC/7645/BICH/TCP-20/834 dated 22.07.2020 and upon the approval of the construction plan of proposed Residential Villas and on obtaining NOC's from all the concerned authorities, the Village Panchayat of Mulgao has issued the Construction Licence bearing No. VP/MULGAO/F-CONST.LICENCE/2020-21/1899 dated 09.10.2020.

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That from the perusal of above mentioned documents, it is evident that said Shri Vallabh Shivram Salkar with his wife are the absolute and exclusive owners of the property known as "MOIDECARACHE MERECEM GORBATULEM MARGAVORIL" bearing Survey No. 267/1 of Village Mulgao, Taluka Bicholim along with the proposed Residential Villas to be constructed in the said plots through said M/s. Salkar Constructions.

5. EVIDENCE OF POSSESSION:

That from the perusal of the old Form I & XIV of record of rights in respect of said Survey No. 267/0 of Village Mulgao, Taluka Bicholim obtained on 04.02.2002, it is seen that the names of Shri Mahadev Mangesh Sinai Salkar and Shri Shivaram Mangesh Sinai Salkar are recorded in the occupant column of Form I & XIV of said Survey No. 267/0 of Village Mulgao and the new Form I & XIV of record of rights in respect of said new Survey No. 267/1 of Village Mulgao, Taluka Bicholim obtained on 23.07.2020 shows that the names of Shri Vallabh Shivaram Sinai Salkar and his wife Mrs. Vrinda Vallabh Sinai Salkar are recorded in the occupant column of Form I & XIV of said Survey No. 267/1 of Village Mulgao and from the above mentioned documents and the construction license/permissions of proposed Residential Villas, it is evident that said Shri Vallabh Shivaram Sinai Salkar and his wife Mrs. Vrinda Vallabh Sinai Salkar are in exclusive possession of the said Plots bearing Plot Nos. 58, 59, 64 & 65, admeasuring total area of 1111.09 square metres, of the property known as "MOIDECARACHE MERECEM GORBATULEM MARGAVORIL" bearing Survey No. 267/1 of Village Mulgao, Taluka Bicholim along with the said proposed Residential Villas to be constructed in the said plots.



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6. ENCUMBRANCES ON PROPERTY AND PREMISES:

That the Nil Certificate of Encumbrance on Property pertaining to the said plots and the proposed Residential Villas to be constructed therein is not available in the file and therefore until the submission of Nil Certificate of Encumbrance it will be not fit and proper to say that there is no encumbrances on the said plots bearing Survey No. 267/1 of Village Mulgao, Taluka Bicholim and the proposed Residential Villas to be constructed therein.

CERTIFICATE

I have scrutinized the documents made mentioned at Serial No. 1 above, relating to the plots bearing Plot Nos. 58, 59, 64 & 65, admeasuring total area of 1111.09 square metres, of the property known as "MOIDECARACHE MERECHER GORBATULEM MARGAVORIL" bearing Survey No. 267/1 of Village Mulgao and the proposed Residential Villas to be constructed therein and the said documents of title referred herein above are the perfect evidence of title in favour of said Shri Vallabh Shivaram Sinai Salkar and his wife Mrs. Vrinda Vallabh Sinai Salkar in respect of said plots bearing Survey No. 267/1 of Village Mulgao, Taluka Bicholim and the construction of proposed Residential Villas to be done therein through their Proprietary concern M/s. Salkar Constructions, subject to the production of Nil Certificate of Encumbrance on Property.

I, certify that subject to production of Nil Certificate of Encumbrance, said Shri Vallabh Shivaram Sinai Salkar and his wife Mrs. Vrinda Vallabh Sinai Salkar are having valid, clear and marketable title to the said plots bearing Plot Nos. 58, 59, 64 & 65, admeasuring total area of 1111.09 square metres, of the property known as "MOIDECARACHE MERECHER GORBATULEM MARGAVORIL" bearing

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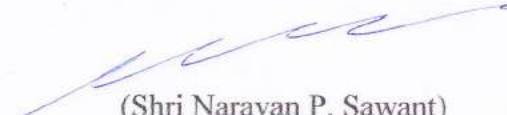
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Survey No. 267/1 Village Mulgao, Taluka Bicholim and the proposed Residential Villas to be constructed therein through their Proprietary concern M/s. Salkar Constructions and the said documents of title referred herein above are the perfect evidence of title in favour of said Shri Vallabh Shivaram Sinai Salkar and his wife Mrs. Vrinda Vallabh Sinai Salkar in respect of said plots bearing Plot Nos. 58, 59, 64 & 65, admeasuring total area of 1111.09 square metres, of the property known as "MOIDECARACHE MERECHHEM GORBATULEM MARGAVORIL" bearing Survey No. 267/1 Village Mulgao, Taluka Bicholim and the proposed Residential Villas to be constructed therein.

Bicholim.

Date: 28.06.2021.


(Shri Narayan P. Sawant)
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