

MR. M. A. KHEDEKAR
 ADVOCATE
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 Near Mamlatdar office
 Ponda – Goa
 Mob. 9823866837

Date: - 16/02/2023

LEGAL SCRUTINY REPORT

NAME OF THE BORROWER: - Palm Projects

*A Partnership Firm Through Partners
 House No 6, Nagamasjid Curti Ponda Goa*

I. Description of the Document scrutinized:-

Sr. no.	Date of Document	Name of document	whether original certified /true copy/photosets
1.	13/8/1992	Matriz Certificate along with translation	Xerox
2.		inscription discretion along with English Translation	Xerox
3.	19/10/1989	deed of succession	Xerox
4.	29/9/2001	Judgment and decree in R C S No 270/2000/B	Xerox
5.	22/11/2011	order in LRC/ Part/ Pon/9/51/2004	k.9+6
6.	27/09/1995	will	Xerox
7.	2/2/1996	deed of succession	Xerox
8.	30/6/2008	deed of sale (Incomplete)	Xerox
9.	24/7/2015	Sanad	Xerox
10.		Form I and XIV of Survey No	Xerox



		80/1-G , 80/1-G-1	
11.	12/11/2015	General power of Attorney	Xerox
12.	15/11/2016	Deed of Sale	Original Verified Xerox Obtain
13.	12/11/2015	deed of partnership	Xerox
14.	12/11/2015	Form 32 registration of Firms	Xerox
15.	16/3/2018 22/1/2018 15/2/2023	Nil Encumbrance Certificate	Xerox
16	3/08/2021	Deed of sale	Xerox

II. Description of the property –

S. No.	survey no.	Extent/ area (in acres/sq.mts.)	Location	Boundaries of the entire partition admeasuring an area of 3957.49 Sq trs
1	Survey No 80/1-G-1	2757.49 sq. mtrs. each	Curti, Khandepar	East: By 10 meter wide road West: By property bearing survey no 79/1 of Village Ponda North: By property bearing survey no 80/1- B of Village Ponda South: By property bearing survey no 79/1 of Village Ponda



Search Report for 30 years: -

There exists a landed property known as "SALE BHATTA also Known as GOBATTA also Known as TAMBONO GUDO situated at village Curti, within the Village Panchayat of Curti Khandepar of Taluka and Sub District of Ponda, District of North Goa (Now in South Goa), State of Goa, which property is described in the Land registration office of under no. 5811 at pages 171(V) of Book B-15(New) and enrolled in the matriz records under no. 340 and 347 and denominated as Metade De Salem Bata and Surveyed under survey no. 68/0, 80/0 and 80/1 of Ponda Taluka.

The said property originally belonged to and jointly owned and posed by family of Late Vishnu Shinkre and Other Co-owners from Shinkre Family of Ponda and By Late Crishna Ramchandra Camotim Puroito Alias Krishna Ramchandra Kamat Purohit Married to Smt Laximbai Krishna Kamat Purohit.

Though the Said bigger Property was owned by family of late Shri Vishnu Shinkre and Other Co-owners from Shinkre family of Ponda and by Late Crishna Ramchandra Camotim Puroito Alias Krishna Ramchandra Kamat Purohit , the possession of their respective portion so enjoyed were separated by metes and bounds and enjoyed by the said respective families separately.

Thereafter the said Smt Laximbai Krishna Purohit expired intestate at Panaji Goa leaving behind her husband Moiety Holder and i.e Mr Krishana Kamat Purohit , and children Mr. Ramchandra alias Babu since deceased Married to Smt. Laximbai Ramchandra Kamat Purohit , Gopal Krishna Kamat Purohit bachelor, Smt Pramila Krishna Kamat Purohit alias Satyabhama Narayan Bale Married to Mr. Narayan Pandurang Bale and Shri Narayan Alias Narendra Krishna Kamat Purohit married to Smt. Anjali Narayan Kamat.

Thereafter an inventory proceeding was instituted in the court of the Civil judge Senior division at Panaji after the death of said smt. Laximbai



Kamat Purohit being Inventory Orlanologico No. 992/1940 , the portion of the said bigger landed property owned and posed by said Crishna Ramchandra Camotim Puroito was allotted to Smt. Pramila Krishna Purohit also Known As Satyabhama Narayan Bale and Inscribed in her name under Inscription No 16243 at Pages 184 (V) of Book G29 of Land Registration office of Ilhas Panaji Goa .

That the name of the said Mr. Ramchandra Krishna Kamat Purohit is duly recorded in the occupants Column of the said survey records .

Though the distant part of the said bigger property was allotted to Pramila Krishna Kamat Purohit in the said inventory proceeding and registered and inscribed in her name in the land registration office at panaji, said Pramila Krihna Kamat Purohit alias Satyabhama Narayan bale .and here three brothers Ramchandra , Gopal and Narayan continued to own, possessed and enjoyed thesaid property in Common said distinct Part of the bigger property.

Thereafter said Mr. Ramchandra Krishna Purohit alias Babu Krishna Kamat expired instate on 19/6/1989 at Panaji Leaving behind said Smt Laximabai Ramchandra Kamat Purohit, as his widow and their Children Mrs Geta Ahok Prabhudessai Married to Mr. Ashok Prabhudessai, Shubhalaxmi U Pai Raikar married to Mr. Ulhas Pai Raikar , Mrs .Asha.Hemant Bhangui married to Mr. Hemant Gopinath Bhangui and Mrs. Smita Vivek Elekar Married to Mr. Vivek Anant Elekar.

The Above Refereed legal heirship was confirmed Vide Deed of Succession Dated 19/10/1989 recorded in the Book No 632 at Pages 69 (V) on wards of Ex Officio Notary Of Ilhas Panaji Goa

Thereafter upon the Joint inspection in Presence of the surveyor Mr G.V. Upadhye conducted on 4/4/1990 in presence of the Representatives f Family of Late Mr. Vshnu Shinkre and other Co-owners from Shinkre Family of Ponda and that of Late Shrii Crishna Ramchandra Comotim Purohit alias Krishna Ramchandra Kamat Purohit said Bigger property was divided by metes and Bonds on the Site plan and based on the Survey plan and Plots Denoted in Letter K1 to K7 were allotted to family of Crishna



Ramchandra Camtim Puroito and Plots Denoted in Letter S1 to S10 were allotted to family of Shri Vishnu Shinkre and Other Co-owners from Shinkre Family of Ponda .

There after the Said Mr. Gopal Ramcandra Kamat Purohit expired in the status as Bachelor on 16/10/1995 leaving behind him a Will dated 29/2/1995 recorded at pages 35 to 37 of book 104 of Book of wills of Ex-officio Notary Ilhas, Panaji Goa, which facts of legal testamentary heir ship are confirmed by deed of Succession dated 2/2/1996 recorded at Pages 26(V) of Book No 654 of Ex-officio Notary of Ilhas Panaji Goa.

That as per the above referred will said Mr. Gopal Krishna Kamat Purohit , his testamentary legal heirs who could claim preferential right in the said plot K1 to K7 of the said large property where a) Mrs. Laximibai Ramchandra Kamat Purohit and (b) Mr. Narayan @ Narendra Krishna Kamat Purohit who as such entitle for 1/4th Share each of the said Mr. Gopal Krishna Kamat Purohit.

Thereafter the family of the Said Mr. Vinay Shinkre and Other co-owners filed the Suit for partition in the Court of the Civil Judge Senior Division at Ponda being Spl. civil suit No 65/94/A, re-registered under No 270/2000/B where in the above referred allotments of the plots in favour of the Shinkre and Kamat Family respectively were confirmed by partitioning the same subsequently to which said Shinkre Family have obtain the order From the Office of the Dy. Collector Ponda and allotment of separate Survey Numbers to each plots referred above in Land Partition Case no. 9/51/2004.

Thereafter by virtue of the Order Passed by the Dy. Collector Ponda in said Case No Land Partition Case 9/51/2004 said portion was surveyed under Survey No 80/0 was Renumbered as Survey No 80/1 and the plots do allotted to said Shinkre family were separated by allotting t such plots distinct and separate survey numbers and the remaining area of survey no 80/0 was allot d to Kamat Family and consequently Kamat Family owned land under New Survey No 80/1 and 68/0

Thereafter vide Deed of Sale Dated 30/6/2008 duly registered beofre the office of the Sub Registered the Said Smt. Laxmabai Ramchandra Kamat



Purohit, Smt Geeta Ashok Prabhudessai and her husband Mr. Ashok Prabhudessai, Smt Shubhalaxmi U Pai Raikar and her Husband Mr. Ulhas Pia Raikar, Mrs. Asha Hemant Bhangi and her husband Mr. Hemant Bhangi, Mrs. Smita Vivek Elekar and her husband Mr. Vivek Anant Elekar along with said Smt Pramila Kamat Purohit @ Satyabhama Bale and Her Husband Mr. Narayan Pandurang Bale and Shri Narendra Kamat Purohit along with his wife Smt. Anjali Kamat Purohit sold the distinct Landed Property earlier bearing Surrey No 80/1 (Parat) of Village Ponda reflected in the Survey Records being No 80/1-G Admeasuring an area of 16255.00 Sq Mtrs of Village Ponda earlier bearing Surrey No 80/1 (Parat) of Village Ponda reflected in the Survey Records being No 80/1-G Admeasuring an area of 16255.00 Sq Mtrs of Village Ponad alongwith another landed property bearing survey No 80/1-H of Villae Ponda reflected in the survey Records admeasuring an area of 19829.00 Sq Mtrs to M/s. Ritesh Developers Pvt. Ltd.

The Said Deed of Sale dated 30/6/2008 is duly registered before the office of the Sub Registrar of Ponda under Serial No 1292 under Registration No.1394, at Pages 137 to 174 of Book I, Vol No.1303, dated 9/4/2006 .

Thereafter the said M/s Ritesh Developers carried out the Mutation in the survey Record's and his name is appearing in the occupant's coloum of the Survey No 80/1-G.

Thereafter the said M/s Ritesh Developers applied for the Conversion of Land before the office of the Additional Collector and the same is granted under No RB/ CNV/PON/Ac-II/05/2014.69 dated 24/7/2015.

Thereafter the said M/s Ritesh Developers vide deed of sale dated 15/11/2016 sold an area of land admeasuring 3957.49 sq Mtrs of the Bigger Part of the property admeasuring an area of 16255.00 Sq Mrs of the Property SALE BHATTA also Known as GOBATTA also Known as TAMBONO GUDO situated at village Curti, within the Village Panchayat of Curti Khandepar of Taluka and Sub District of Ponda, District of North



Goa(Now in South Goa), State of Goa, which property is described in the Land registration office of under no 5811at pages 171(V) of Book B-'15(New) and enrolled in the matríz records under no. 340 and 347 and denominated as Metade De Salem Bata and Surveyed under survey no 80/1-G of Pondavillage of Ponda Taluka to PALM PROJECTS A Partnership firm.

The Said Deed of sale dated 15/11/2016 is duly registered before the office of the sub Registrar of Ponda under 34016/2016 at pages 249 o 284 of Book I Vol No 3312 dated 09/12/2016.

Thereafter the said PALM PROJECTS applied for the Mutation and their name is duly recorded in the occupants column of the said survey number and also applied for the Partition of the Land and separate survey number which was granted and new survey number was given bearing survey No 80/1-G-1 of Ponda Village.

That the PALM PROJECTS is the partnership firm and said partnership deed dated 12/11/2015 is duly registered before the office of Notary Mr. S.G. Madkaikar under registration no 382/2015 dated 12/11/2015 and Mr. Mullam Mohid, Mr. Mulam M Sayeed, Mr. Mulla Waheed Mr. Mullam M Javed, are the Partnrs . The said Deed of partnership is duly registered before the office of the Registrars of firm and the said office has issued the Form No 32 and the said Firm Palm Projects is duly registered under No MGO-F240-2015 dated 12/11/2015.

Thereafter the Said PALM PROJECTS vided deed of sale dated 3/08/2021 sold an area of 1200.00Sq Mtr of bigger portion of land admeasuring 3957.49 sq Mtrs of the Bigger Part of the property admeasuring an area of 16255.00 Sq Mrs of the Property SALE BHATTA also Known as GOBATTA also Known as TAMBONO GUDO situated at village Curti, within the Village Panchayat of Curti Khandepar of Taluka and Sub District of Ponda, District of North Goa(Now in South Goa), State of Goa, which property is described in the Land registration office of under no 5811at pages 171(V) of Book B-'15(New) and enrolled in the matríz records under no. 340 and 347 and denominated as Metade De Salem Bata and Surveyed



under survey no 80/1-G-1 of Ponda village of Ponda Taluka to Mr Hitendra Janardhan Shinkre

The Sadi Deed of sale Dated 3/8/2021 is duly registered before the office of the Sub registrar of Ponda under reg No Pon-1-1044-2021, Dated 5/08/2021.

And thus the PALM PROJECTS now became the absolute owner in Possession of of an area of 2757.49 sq Mtrs of bigger portion of land admeasuring 3957.49 sq Mtrs of the Bigger Part of the property admeasuring an area of 16255.00 Sq Mrs of the Property SALE BHATTA also Known as GOBATTA also Known as TAMBONO GUDO situated at village Curti, within the Village Panchayat of Curti Khandepar of Taluka and Sub District of Ponda, District of North Goa(Now in South Goa), State of Goa, which property is described in the Land registration office of under no 5811at pages 171(V) of Book B-'15(New) and enrolled in the matriz records under no. 340 and 347 and denominated as Metade De Salem Bata and Surveyed under survey no 80/1-G-1 of Ponda village of Ponda Taluka

Therefore the links in the chain of title has been properly established for last 13 years. I certify that the said land admeasuring 2757.49 sq Mtrs of the Bigger Part of the property admeasuring an area of 16255.00 Sq Mrs of the Property SALE BHATTA also Known as GOBATTA also Known as TAMBONO GUDO situated at village Curti, within the Village Panchayat of Curti Khandepar of Taluka and Sub District of Ponda, District of North Goa(Now in South Goa), State of Goa, which property is described in the Land registration office of under no 5811at pages 171(V) of Book B-'15(New) and enrolled in the matriz records under no. 340 and 347 and denominated as Metade De Salem Bata and Surveyed under survey no 80/1-G-1 of Ponda village of Ponda Taluka is owned and possessed by the borrower PALM PROJECTS a partnership firm and the title of the said property is clean, clear and marketable.

IV – Encumbrance Certificate: -



The Nil Certificate of Encumbrance bearing no. 316/2018 dt.16/3/2018 for a period starting from 30/6/2008 to 14/3/2018 and Nil Certificate of Encumbrance bearing no. 120/2023 dt.15/2/2023 for a period starting from 7/12/2016 to 15/2/2023 shows that there is no encumbrances, lien or charge on the said landed property affecting the same.

V- Evidence of possession:-

The Deed of sale dated 15/11/2016 duly registered before the office of the Sub registrar Ponda, Nil Encumbrance Certificate Form No I and XIV of Survey No 80/1-G-1 of Ponda Taluka proves that PALM PROJECTS a partnership firm is in peaceful possession of the said land admeasuring 2757.49 sq Mtrs of the Bigger Part of the property admeasuring an area of 16255.00 Sq Mrs of the Property SALE BHATTA also Known as GOBATTA also Known as TAMBONO GUDO situated at village Curti, within the Village Panchayat of Curti Khandepar of Taluka and Sub District of Ponda, District of North Goa(Now in South Goa), State of Goa, which property is described in the Land registration office of under no 5811at pages 171(V) of Book B-'15(New) and enrolled in the matriz records under no. 340 and 347 and denominated as Metade De Salem Bata and Surveyed under survey no 80/1-G-1 of Ponda village of Ponda Taluka.

VI- Certificate of title: -

That PALM PROJECTS A Partnership Firm is the absolute owner of the said land admeasuring 2757.49 sq Mtrs of the Bigger Part of the property admeasuring an area of 16255.00 Sq Mrs of the Property SALE BHATTA also Known as GOBATTA also Known as TAMBONO GUDO situated at village Curti, within the Village Panchayat of Curti Khandepar of Taluka and Sub District of Ponda, District of North Goa(Now in South Goa), State of Goa, which property is described in the Land registration office of under no 5811at pages 171(V) of Book B-'15(New) and enrolled in the matriz records under no. 340 and 347 and



denominated as Metade De Salem Bata and Surveyed under survey no 80/1-G-1 of Ponda village of Ponda Taluka and there is no impediment to mortgage the said Property, for raising loan as the title of PALM PROJECTS A Partnership Firm is clear and marketable and therefore it can be mortgaged with the Bank to secure the loan by executing an equitable mortgage i.e. by depositing original Deed of sale dated 15/11/2016 executed by the owners in favour of the borrower.

- a) The property to be mortgaged is not subject to any minor's or others claim.

CERTIFICATE OF THE SCRUTINY DOCUMENT

I have gone through the original title deeds intending to mortgage the property offered as scrutiny by way of equitable mortgage and that the documents of the title reference to above are perfect evidence of title and that the said equitable mortgage can be created by depositing documents in manner by law. It will satisfy the requirement of equitable mortgage and that I further certify that

1. There are no prior mortgage/charges of whatsoever as could be seen from Nil Certificate of Encumbrance bearing no. 316/2018 dt.16/3/2018 for a period starting from 30/6/2008 to 14/3/2018 and Nil Certificate of Encumbrance bearing no. 120/2023 dt.15/2/2023 for a period starting from 7/12/2016 to 15/2/2023 relating to immovable property covered by above said title deed.
2. There are no prior mortgages/charges to any extent of whatsoever nature could be cleared or satisfied by complying the following.
3. There are no claims from minors or their interest in the property to the extent of whatsoever nature.
4. There is no undivided or any other type of share of the minor or any minor does not have any claim in property to be mortgaged.




5. The property is not subject to the payment of amount to anybody else.
6. Provisions of Urban ceiling Act are not applicable.
7. There is no separate holding or acquisition and therefore provision of land reforms Act are not applicable to it.
8. If the mortgage if created will be available to the bank for the liability of intending borrower PALM PROJECTS a Partnership Firm.

I certify that PALM PROJECTS a Partnership Firm have valid and marketable title in the property mentioned hereinabove.

Place: - Ponda -Goa

Date: - 16/2/2023


(Adv. M. A. Khedekar)

Advocate/Legal

