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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 its office at Sastiwada, Bordem, Bicholim, Goa, pertaining to the property known as **CASAS** commonly known as **"SONAR PETH"**, situated in Village Bicholim, within the limits of Bicholim Municipal Council, Taluka and registration Sub District of Bicholim, District North Goa, State of Goa, surveyed under Survey No. 109/31 of Village Bicholim, Taluka Bicholim and the building project 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.	04.03.1939	Deed of Sale with discharge of Price dated 4 th March 1939 with English translation.	Xerox
2.	17.03.1939	Inscription of the property with English translation.	Xerox
3.	08.11.1881	Description of the property with English translation.	Xerox
	-	Matriz certificate with English translation.	Xerox
4.	18.11.2002	Will executed by Zoivonta Jaganath Sinai Amoncar alias Shri Jaiwant Jaganath Amonkar.	Xerox
5.	18.11.2002	Will executed by Smt. Motibai Jaiwant Amonkar.	Xerox
6.	15.05.2017	Death certificate of Zoivonta Jaganath Sinai Amoncar alias Shri Jaiwant Jaganath Amonkar.	Original

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7.	15.05.2017	Death Certificate of Smt. Motibai Jaiwant Amonkar.	Original
8.	28.10.1974	Death certificate of Hiru Babali Kamat Ghanekar.	Xerox
9.	13.05.1993	Death certificate of Shashikant Baban Kamat.	Xerox
10.	31.05.2017	Deed of Sale	Original
11.	07.12.2017	Forms I & XIV of S. No. 109/31 of Village Bicholim, Taluka Bicholim.	Original
12.	26.10.2018	Survey Plan in respect of S. No. 109/31 of Village Bicholim, Taluka Bicholim.	Original
13.	18.01.2018	Letter bearing ref. No. BMC/TAX/2017-18/1673 of Bicholim Municipal Council in respect of transfer of house.	Original
14.	18.01.2018	Receipt issued by Bicholim Municipal Council towards transfer of house.	Original
15.	16.05.2018	House Tax Receipt	Original
16.	10.05.2018	Permission No. BMC/Tech/2018-2019/ 409 of Bicholim Municipal Council issued by Bicholim for demolition of house.	Original
17.	28.07.2018	Certificate of Land Zone bearing No. TCP/BICH/109-31/Bicholim-57/547 issued by the Town & Country Planning Department.	Original
18.	26.11.2018	Conversion Sanad bearing No. RB/CNV/ BICH/AC-I/01/2017 by the Addl. Collector-I of North Goa at Panaji in respect of Survey No. 109/31 of Village Bicholim.	Original
19.	10.10.2018	NOC bearing No. PHCB/NOC/Const./2018-19/2097 issued by the Directorate of Health Service, Primary Health Centre, Bicholim.	Original

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20.	25.10.2018	NOC bearing No. AE/V-I(U)/TECH-33/2018-19/2201 issued by the Asst. Engineer, Department of Electricity, Bicholim.	Original
21.	22.10.2018	NOC bearing No. PWD/D.XXIV/SDII/F.180/504/18-19 issued by the Asst. Engineer, P.W.D., Bicholim.	Original
22.	04.10.2018	Technical Clearance bearing No. DC/7154/BICH/TCP-18/1243 issued by the Town & Country Planning Department, Bicholim.	Original
23.	-	Approved Plan of construction in S. No. 109/31.	Original
24.	08.01.2019	Construction Licence bearing No. 89/2018-2019 issued by the Bicholim Municipal Council in respect construction of commercial building in Survey No. 109/31 of Village Bicholim.	Original
25	30.05.2018	Nil Certificate of Encumbrance on Property	Xerox

2. DETAILS/DESCRIPTION OF THE PROPERTY/PREMISES.

Item No.	Survey No./ Premises No.	Area	Location	Name of the property/ premises and its boundaries.
1.	109/31 of Village Bicholim, Taluka Bicholim.	825.00 sq.mtrs. with house existed therein.	Bicholim, Taluka Bicholim, Goa.	Property known as "CASAS" commonly known as "SONAR PETH", with house existed therein and as per the Description in the Land Registration Office the said property was bounded on the East by the Public way and court yard of the new house which is constructed which belonged to Joaquim Manuel Gomes, on the West by Public

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				way of the ward Sonarsai, on the North by the big wall of the house of Goneca Mortu Xete goldsmith and on the South by the principal wall of Balcustam goldsmith and as per the Land Revenue Office (Matriz Predial) records under No.93, the said property was bounded on the East by the property of Joaquim Manuel Gomes, on the West by Public Road, on the North by the property of Gones Xette and on the South by the property of Baba Xette Chonencar and as per new survey the said property is bounded on or towards the East by Survey No.109/32 & 34 of Bicholim in occupation of Beltrao Joao Catarina Paul & Santano G. Fernandes, on or towards the West by Public Road, on or towards the North by Survey No.109/25 of Bicholim in occupation of Vasant Shitaram Kudaskar, and on or towards the South by Survey No.109/37 of Bicholim in occupation of Apa Jaidev Kanekar.
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3. BRIEF HISTORY OF THE PROPERTY:

That within the limits of Bicholim Municipal Council at Sonar Peth in Village Bicholim, Taluka Bicholim, North Goa District, State of Goa, there exists the property known as “CASAS” described in the Land Registration Office under Description No. 909 of Book B-10 Old of Bicholim and enrolled in the Taluka Revenue Office under Matriz No. 93 and in the recent survey, the said property is named and commonly known as “SONAR PETH” and surveyed under recent Survey No. 109/31 of Village Bicholim, Taluka Bicholim and in the said property there existed an house which was bearing House No. 9/1708 allotted by the Bicholim Municipal Council for the purpose of house



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tax and the said property together with the land occupied by the said house existed therein admeasures an area of 825.00 sq. mtrs. and as per the Description in the Land Registration Office the boundaries of the said property were on the East by the Public way and court yard of the new house which is constructed which belonged to Joaquim Manuel Gomes, on the West by Public way of the ward Sonarsai, on the North by the big wall of the house of Goneca Mortu Xete goldsmith and on the South by the principal wall of Balcustam goldsmith and as per the Land Revenue Office (Matriz Predial) records under No.93, the boundaries of the said property are shown as on the East by the property of Joaquim Manuel Gomes, on the West by Public Road, on the North by the property of Gones Xette and on the South by the property of Baba Xette Chonencar and according to the new survey, the said property is bounded on or towards the East by Survey No.109/32 & 34 of Bicholim in occupation of Beltrao Joao Catarina Paul & Santano G. Fernandes, on or towards the West by Public Road, on or towards the North by Survey No.109/25 of Bicholim in occupation of Vasant Shitaram Kudaskar, and on or towards the South by Survey No.109/37 of Bicholim in occupation of Apa Jaidev Kanekar.

4. SEARCH & INVESTIGATION:

That the property known as "CASAS" commonly known as "SONAR PETH" bearing Survey No. 109/31 of Village Bicholim together with the house bearing House No. 9/1708 existed therein was owned by Mr. Luis Miguel Noronha and his wife Deodita de Souza de Noronha and by virtue of a Deed of Sale with discharge of Price dated 4th March 1939 recorded in the Office of Mr. Jose Francisco da Silva Coelho, the Notary Public of Judicial Division of Bicholim in his Office situated at General Craviero Lopes Square at Bicholim, the said property was purchased by Shri Jaiwant Jaganath Amonkar alias Zoivonta Jaganath Sinai Amoncar and the said property stands inscribed



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in the name of said Shri Jaiwant Jaganath Amonkar alias Zoivonta Jaganath Sinai Amonkar under Inscription No. 10660 at Folio 34 reverse of Book G- 15 on 17.03.1939.

That said Zoivonta Jaganath Sinai Amonkar alias Shri Jaiwant Jaganath Amonkar married to Smt. Motibai Jaiwant Amonkar and they are having one son namely Shri Prakash Jaiwant Amonkar alias Prakash Amonkar and two widowed daughters namely Smt. Parvatibai alias Paruatibai alias Rajani Hiru Kamat Ghanekar and Smt. Usha Shashikant Kamat.

That said Zoivonta Jaganath Sinai Amonkar alias Shri Jaiwant Jaganath Amonkar and his wife Smt. Motibai Jaiwant Amonkar during their lifetime bequeathed all their property including the said property and the house existing therein in favour of their only son namely Shri Prakash Jaiwant Amonkar alias Prakash Amonkar vide Will dated 18th November 2002 recorded by said Zoivonta Jaganath Sinai Amonkar alias Shri Jaiwant Jaganath Amonkar in the Office of Civil Registrar-cum- Sub-Registrar of Bicholim under Page No. 1(v) of Book No.26 dated 18/11/2002 of the Book of Wills and Will dated 18th November 2002 recorded by said Smt. Motibai Jaiwant Amonkar in the Office of Civil Registrar-cum- Sub-Registrar of Bicholim under Page No. 100 v of Book No.25/26 dated 18/11/2002.

That said Zoivonta Jaganath Sinai Amonkar alias Shri Jaiwant Jaganath Amonkar expired on 17.01.2007 and said Smt. Motibai Jaiwant Amonkar expired on 21.05.2004 and the husbands of said Smt. Parvatibai alias Paruatibai alias Rajani Hiru Kamat Ghanekar and said Smt. Usha Shashikant Kamat expired prior to the death of said Zoivonta Jaganath Sinai Amonkar alias Shri Jaiwant Jaganath Amonkar and said Smt. Motibai Jaiwant Amonkar and upon their death, said Shri Prakash Jaiwant Amonkar alias Prakash Amonkar acquired 2/3rd right in the said property and the house existing therein



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and the said Smt. Parvatibai alias Paruatibai alias Rajani Hiru Kamat Ghanekar and said Smt. Usha Shashikant Kamat both in a status of widow, have acquired 1/6th share each in the said property and the house existing therein.

That said Shri Prakash Jaiwant Amonkar alias Prakash Amonkar and his wife Mrs. Usha Prakash Amonkar along with said Smt. Parvatibai alias Paruatibai alias Rajani Hiru Kamat Ghanekar and said Smt. Usha Shashikant Kamat with the consent of legal heirs of late husband of Smt. Parvatibai alias Paruatibai alias Rajani Hiru Kamat Ghanekar and said Smt. Usha Shashikant Kamat sold the said property and the house existing therein to M/s. Salkar Constructions, a Proprietary Concern of Shri Vallabh Shivram Salkar, having his office at Sastiwada, Bordem, Bicholim, Goa, by virtue of a Deed of Sale dated 31st day of May, 2017, registered in the Office of Sub-Registrar of Bicholim under Registration No. 625/2017 at pages 297 to 366 of Book No. I, Volume No. 1486 dated 01st June, 2017.

That upon the purchase of the said property said M/s. Salkar Constructions carried out the mutation of its name in the occupant column of Form I & XIV of said property and so also said M/s. Salkar Constructions through its Proprietor got transferred the said house existed in the said property in his name and accordingly the Bicholim Municipal Council has issued the letter bearing ref. No. BMC/TAX/2017-18/1673 dated 18.01.2018 in respect of transfer of said house bearing House No. 9/1708 and the house tax receipts in respect of said house shows the name of Shri Vallabh Salkar.

That from the perusal of above mentioned documents; it is evident that said M/s. Salkar Constructions is the absolute and exclusive owner of the said property bearing Survey No. 109/31 of Village Bicholim, Taluka Bicholim together with the house existed therein.



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That said M/s. Salkar Constructions through its proprietor Shri Vallabh Salkar in order to develop and construct a building project on the said property obtained permission bearing No. BMC/Tech/2018-2019/ 409 from Bicholim Municipal Council and demolished the said old house and as the said property is located under Commercial Zone as per Certificate of Land Zone bearing No. TCP/BICH/109-31/Bicholim-57/547 dated 28.07.2018 issued by the Town & Country Planning Department, said Shri Vallabh Salkar obtained the Conversion Sanad bearing No. RB/CNV/ BICH/AC-I/01/2017 dated 26.11.2018 from the Addl. Collector-I of North Goa at Panaji for the use of said property bearing Survey No. 109/31 of Village Bicholim for commercial purpose.

That said M/s. Salkar Constructions in order to take up the construction of the commercial building project in the property bearing Survey No. 109/31 of Village Bicholim, Taluka Bicholim, got drawn plans for the construction of commercial building and the said construction plan is approved by all the concerned authorities and upon approval of construction plan, the Department of Electricity, Bicholim issued NOC bearing No. AE/V-I(U)/TECH-33/2018-2019/2201 dated 25.10.2018, the Department of P.W.D., Bicholim issued NOC bearing No. PWD/D.XXIV/SDII/ F.180/504/18-19 dated 22.10.2018, the Primary Health Centre, Bicholim issued NOC bearing No. PHCB/NOC/Const./2018-19/2097 dated 10.10.2018 and the Town & Country Planning Department, Bicholim issued Technical Clearance Order bearing No. DC/7154/ BICH/TCP-18/1243 dated 04.10.2018 and upon the approval of the construction plan of proposed building and on obtaining NOC's from all the concerned authorities, the Bicholim Municipal Council has issued the Construction Licence bearing No. 89/2018-2019 dated 08.01.2019 and the said building project is named as '**JAIWANT COMPLEX**'.



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That from the perusal of above mentioned documents, it is evident that said M/s. Salkar Constructions the proprietary concern of Shri Vallabh Shivram Salkar with his wife are the absolute and exclusive owners of the property known as "CASAS" commonly known as "SONAR PETH" bearing Survey No. 109/31 of Village Bicholim, Taluka Bicholim along with the said multistoried building project known as 'JAIWANT COMPLEX' to be constructed in the said property.

5. EVIDENCE OF POSSESSION:

That from the perusal of the Form I & XIV of record of rights in respect of said Survey No. 109/31 of Village Bicholim, Taluka Bicholim, it is seen that the name of said M/s. Salkar Constructions is figuring in the occupant column of Form I & XIV of said Survey No. 109/31 of Village Bicholim and from the above mentioned documents and the construction license/permissions of proposed building project, it is evident that said M/s. Salkar Constructions is in exclusive possession of the property known as "CASAS" commonly known as "SONAR PETH" bearing Survey No. 109/31 of Village Bicholim, Taluka Bicholim along with the said multistoried building project known as 'JAIWANT COMPLEX' to be constructed in the said property.

6. ENCUMBRANCES ON PROPERTY AND PREMISES:

That from the Nil Certificate of Encumbrance on Property dated 30.05.2018 issued by the Office of Sub-Registrar Bicholim it is evident that there is no encumbrances on the said property bearing Survey No. 109/31 of Village Bicholim, Taluka Bicholim.



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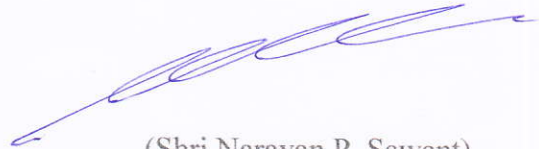
CERTIFICATE

I have scrutinised the documents made mentioned at Serial No. 1 above, relating to the property known as “CASAS” commonly known as “SONAR PETH” bearing Survey No. 109/31 of Village Bicholim admeasuring an area of 825.00 sq. mtrs. with the house existed therein and the proposed building project named as ‘JAIWANT COMPLEX’ to be constructed therein and the said documents of title referred herein above are the perfect evidence of title in favour of said M/s. Salkar Constructions in respect of said property bearing Survey No. 109/31 of Village Bicholim, Taluka Bicholim and the construction of proposed building therein.

I, certify that said M/s. Salkar Constructions is having valid, clear and marketable title to the said property known as “CASAS” commonly known as “SONAR PETH” bearing Survey No. 109/31 Village Bicholim, Taluka Bicholim and the proposed multistoried building project known as ‘JAIWANT COMPLEX’ to be constructed therein and the said documents of title referred herein above are the perfect evidence of title in favour of said M/s. Salkar Constructions and the proposed building project to be constructed therein.

Bicholim.

Date: 10.01.2019.



(Shri Narayan P. Sawant)
Advocate.

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