

Narayan P. Sawant

Advocate

F-5, First Floor,
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Bicholim

- 1 -

LEGAL SCRUTINY REPORT

Based on the documents submitted by Shri **Sachin Vallabh Salkar** and Shri **Rishabh Paresh Kadkade** the Partners of **M/s. Salkar Codcodo Constructions**, having it's registered office at c/o. Salkar Construction, Main Road, Sastiwada, Bordem, Bicholim, Goa, pertaining to the Plot/Property known as "BORODO TELIANCHIDAT" or "TELIANCHI DATEM VOSSUN" or "TELIACHER DOTICODIL BORODO" commonly known as 'TELACHI DHUT', situated in Village Bordem, within the limits of Bicholim Municipal Council, Taluka & Registration Sub-District of Bicholim, North Goa District, State of Goa, presently surveyed under survey No. 134/1-A of Village Bordem, Taluka Bicholim and the Commercial-cum-Residential Building named as 'NATURE HEIGHTS RESIDENCY' under construction 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.	10.04.2017	Deed of Partnership	Original
2.	13.04.2017	Partnership Registration Certificate	Original
3.	14.03.1914	Land Inscription & Description in Portuguese along with its English translation.	Xerox
4.	13.10.1944	Deed of Gift with Acceptance, Assignment, Waiver, Exchanges, Acquittances of Differences of Values and Division along with its English translation.	Xerox
5.	22.03.2010	Deed of Relinquishment of Rights & Qualification of heirs recorded in the Office of the Notary Ex-Officio, Bicholim.	Xerox

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Advocate

F-5, First Floor,
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Bicholim

- 2 -

6.	24.11.2011	Deed of Partition cum Release	Xerox
7.	30.01.2019.	The Judgement & Decree passed by Civil Judge, Junior Division at Bicholim.	Original
8.	14.07.2017	Deed of Sale	Original
9.	17.10.2019	New Form I & XIV of property bearing new Survey No. 134/1-A of Village Bordem.	Original
10.	15.11.2019	Survey Plan of property bearing new Survey No. 134/1-A of Village Bordem.	Original
11.	01.04.2021	Conversion Sanad issued by Collector of North Goa, Panaji.	Original
12.	-	Approved plan of proposed construction of the Residential Villas.	Xerox
13.	29.07.2020	NOC bearing No. CHCB/NOC/Const./2020-21/1157 issued by the Health Officer, Community Health Centre, Bicholim.	Xerox
14.	18.08.2020	NOC bearing No. AE/V-I(U)/TECH-33/2020-2021/724 issued by the Asst. Engineer, Department of Electricity, Bicholim.	Xerox
15.	12.08.2020	NOC bearing No. PWD/D.XXIV/SD II/F.40/254/20-21 issued by the Asst. Engineer, S.D.II, D.XXIV(PHE), PWD, Bicholim.	Xerox
16.	22.07.2020	Technical Clearance Order bearing No. DC/7601/ BICH/TCP-20/835 issued by the Town & Country Planning Department, Bicholim.	Xerox
17.	12.05.2021	Construction Licence bearing No. 04/2021-2022 issued by the Bicholim Municipal Council.	Xerox
18.	24.08.2021	Deed of Rectification	Original



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Bicholim

- 3 -

2. DETAILS/DESCRIPTION OF THE PROPERTY/PREMISES.

Item No.	Survey No./ Premises No.	Area	Location	Name of the property/ premises and its boundaries.
1.	134/1-A of Village Bordem, Taluka Bicholim.	1000.00 sq.mtrs.	Bordem, Taluka Bicholim, Goa.	ALL THAT Property known as "BORODO TELIANCHIDAT" or "TELIANCHI DATEM VOSSUN" or "TELIACHER DOTICODIL BORODO" commonly known as TELACHI DHUT bounded On or towards the East by the property bearing Survey No. 134/2, On or towards the West by Road On or towards the North by the remaining part admeasuring 2300 square meters of the said property allotted to Mahesh and Swati Kadkade, and On or towards the South By the remaining part admeasuring 2300 square meters of the said property allotted to Paresh and Tanuja Kadkade.

3. BRIEF HISTORY OF THE PROPERTY:

That within the limits of Bicholim Municipal Council in Village Bordem, Taluka Bicholim, North Goa District, State of Goa, there exists the property known as "BORODO TELIANCHIDAT" or "TELIANCHI DATEM VOSSUN" or "TELIACHER DOTICODIL BORODO" commonly known as 'TELACHI DHUT', described in the Land Registration Office under Description No. 4191 new and not enrolled in the



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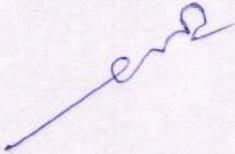
- 4 -

Taluka Revenue Office for Matriz predial and the same is surveyed under Survey No. 134/1 of Village Bordem, Taluka Bicholim and subsequently, the part/plot of the said bigger property, admeasuring 1000 square meters is surveyed under Survey No. 134/1-A of Village Bordem, Taluka Bicholim and the name of Salkar Codcodo Constructions is recorded in the occupant column of Form I & XIV of said Survey No. 134/1-A of Village Bordem, Taluka Bicholim.

4. SEARCH & INVESTIGATION:

That the said property known as "BORODO TELIANCHIDAT" or "TELIANCHI DATEM VOSSUN" or "TELIACHER DOTICODIL BORODO" commonly known as 'TELACHI DHUT', described in the Land Registration Office under Description No. 4191 new was originally belonged to Shri Rogunata Sinay Codcodo and his wife Baguevoti alias Buivonti and upon their death, the said property was owned by Shri Damodar Sinai Codcodo and his wife Indirabay.

That Shri Damodar Sinai Codcodo and his wife Indirabay were having three sons namely Gopal Damodar Codcodo, Vinayak Damodar Codcodo & Shripada Sinay Codcodo and one daughter namely Vonvolbay alias Shrimotibay married to Shri Atchut Poi Cuchelkar and upon the death of said Shri Damodar Sinai Codcodo, his widow Indirabay, by virtue of a Deed of Gift with Acceptance, Assignment, Waiver, Exchanges, Acquittances of Differences of Values and Division dated 13th October, 1944 drawn at page 96 onwards of Book 124 of then Notary of Bicholim distributed the immovable estate belonged to her and her late husband in favour of her said three sons Shri Gopal Damodar Codcodo, Shri Vinayak Damodar Codcodo & Shri Shripada Sinay Codcodo and by virtue of said document, said Vonvolbay alias Shrimotibay and her husband Shri Atchut Poi Cuchelkar relinquished all their right to the estate owned by Shri Damodar Sinai Codcodo and his wife Indirabay.



Narayan P. Sawant

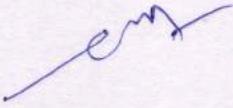
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F-5, First Floor,
Vasudev Arcade, Opp. Shivaji Maidan,
Bicholim

- 5 -

That by virtue of a Deed of Gift with Acceptance, Assignment, Waiver, Exchanges, Acquittances of Differences of Values and Division dated 13th October, 1944, the said property known as "BORODO TELIANCHIDAT" or "TELIANCHI DATEM VOSSUN" or "TELIACHER DOTICODIL BORODO" commonly known as 'TELACHI DHUT' bearing Survey No. 134/1 of Village Bordem, Taluka Bicholim was exclusively owned by Shri Sripada Sinai Codcodo alias Sripada Damodora Sinai Codcodo alias Shripad Damodar Kadkade.

That said Shri Sripada Sinai Codcodo alias Sripada Damodora Sinai Codcodo alias Shripad Damodar Kadkade expired leaving behind Smt. Gulabbai Shripad Kadkade alias Gulab Sripada Sinai Codcodo alias Gulaba bai Zoixi as his widow and Shri Mahesh Sripad Kadkade alias Mahesh Shripad Kadkade married to Mrs. Swaty Mahesh Kadkade alias Swaty Sirvoicar, Smt. Xila Sinai Codcodo alias Sheela Avadhuta Bandari married to Shri Avadut Mukund Bhandare alias Avadhuta Mucunda Bandari, Smt. Usha Codcodo alias Anjali Anand Kamat married to Shri Anand Jagannath Kamat alias Ananda Jeganata Camotim, Smt. Aruna Codcodo alias Aruna Udaiacumar Sinai Curchodcar married to Shri Udaiacumar Ganes Sinai Curchodcar alias Uday Ganesh Kudchadkar, Smt. Nila Codcodo alias Neela Upendra Bhobe married to Shri Upendra Visvonata Sinai Bhobe alias Upendra Bhobe, Smt. Mina Codcodo alias Meena Avaduta Camotim married to Shri Avaduta Vassudeva Camotim alias Audhut Vassudeo Kamat and Shri Paresh Shripad Kadkade alias Paresh Sripad Kadkade married to Mrs. Tanuja Paresh Kadkade alias Tanuja Umakant Joshi as his sole legal heirs and accordingly there is a Deed of Relinquishment of Rights & Qualification of heirs recorded in the Office of the Notary Ex-Officio, Bicholim on 22nd day of March, 2010 at pages 48v to 51 of Book No. 311 and by virtue of said Deed of Relinquishment of Rights & Qualification dated 22nd day of March, 2010, said Smt. Xila Sinai Codcodo alias Sheela Avadhuta Bandari and her husband Shri Avadut Mukund Bhandare alias Avadhuta Mucunda Bandari, Smt. Usha Codcodo alias Anjali Anand Kamat and her husband Shri Anand Jagannath Kamat



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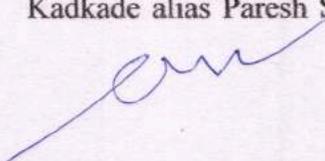
F-5, First Floor,
Vasudev Arcade, Opp. Shivaji Maidan,
Bicholim

- 6 -

alias Ananda Jeganata Camotim, Smt. Aruna Codcodo alias Aruna Udaiacumar Sinai Curchodcar and her husband Shri Udaiacumar Ganes Sinai Curchodcar alias Uday Ganesh Kudchadkar, Smt. Nila Codcodo alias Neela Upendra Bhobe and her husband Shri Upendra Visvonata Sinai Bhobe alias Upendra Bhobe and Smt. Mina Codcodo alias Meena Avaduta Camotim and her husband Shri Avaduta Vassudeva Camotim alias Audhut Vassudeo Kamat relinquished all their rights, title and interest to the said property.

That by virtue of said Deed of Relinquishment of Rights & Qualification dated 22nd day of March, 2010, said Smt. Gulabbai Shripad Kadkade alias Gulab Sripada Sinai Codcodo alias Gulaba bai Zoixi, said Shri Mahesh Sripad Kadkade alias Mahesh Shripad Kadkade with his wife Mrs. Swaty Mahesh Kadkade alias Swaty Sirvoicar and said Shri Paresh Shripad Kadkade alias Paresh Sripad Kadkade with his wife Mrs. Tanuja Paresh Kadkade alias Tanuja Umakant Joshi became the absolute owner of the said property.

That subsequently, by virtue of Deed of Partition cum Release dated 24th day of November, 2011, registered in the Office of Sub-Registrar of Bicholim under Registration No. 37/2012 at pages 293 to 315 of Book No. I, Vol. No. 943 dated 24th January, 2013, Smt. Gulabbai Shripad Kadkade alias Gulab Sripada Sinai Codcodo alias Gulaba bai Zoixi allotted and released all her right, title and interest in favour of said Shri Mahesh Sripad Kadkade alias Mahesh Shripad Kadkade and his wife Mrs. Swaty Mahesh Kadkade alias Swaty Sirvoicar and said Shri Paresh Shripad Kadkade alias Paresh Sripad Kadkade and his wife Mrs. Tanuja Paresh Kadkade alias Tanuja Umakant Joshi and further said Shri Mahesh Sripad Kadkade alias Mahesh Shripad Kadkade with his wife Mrs. Swaty Mahesh Kadkade alias Swaty Sirvoicar and said Shri Paresh Shripad Kadkade alias Paresh Sripad Kadkade with his wife Mrs. Tanuja Paresh Kadkade alias



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F-5, First Floor,
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Bicholim

- 7 -

Tanuja Umakant Joshi partition the said property among themselves by metes and bound in equal parts.

That by virtue of said Deed of Partition cum Release dated 24th day of November, 2011, the northern half part of the said property denominated as Plot 'A' admeasuring an area of 2800.00 sq. mtrs. is owned by Shri Mahesh Sripad Kadkade alias Mahesh Shripad Kadkade and his wife Mrs. Swaty Mahesh Kadkade alias Swaty Sirvoicar and the southern half part of the said property denominated as Plot 'B' admeasuring an area of 2800.00 sq. mtrs. is owned by Shri Paresh Shripad Kadkade alias Paresh Sripad Kadkade and his wife Mrs. Tanuja Paresh Kadkade alias Tanuja Umakant Joshi

That said Smt. Gulabbai Shripad Kadkade alias Gulab Sripada Sinai Codcodo alias Gulaba bai Zoixi expired on 18.10.2013 and upon her death there was an inventory proceeding bearing No. 157/2018/B and in said inventory proceedings, said Smt. Xila Sinai Codcodo alias Sheela Avadhuta Bandari and her husband Shri Avadut Mukund Bhandare alias Avadhuta Mucunda Bandari, Smt. Usha Codcodo alias Anjali Anand Kamat and her husband Shri Anand Jagannath Kamat alias Ananda Jeganata Camotim, Smt. Aruna Codcodo alias Aruna Udaiacumar Sinai Curchodcar and her husband Shri Udaiacumar Ganes Sinai Curchodcar alias Uday Ganesh Kudchadkar, Smt. Nila Codcodo alias Neela Upendra Bhobe and her husband Shri Upendra Visvonata Sinai Bhobe alias Upendra Bhobe and Smt. Mina Codcodo alias Meena Avaduta Camotim and her husband Shri Avaduta Vassudeva Camotim alias Audhut Vassudeo Kamat have relinquished all their rights, title and interest in the share of the properties left behind by late Smt. Gulabbai Shripad Kadkade alias Gulab Sripada Sinai Codcodo alias Gulaba bai Zoixi and accordingly, the said inventory proceedings has been finalized and the Hon'ble Civil Judge, Junior Division at Bicholim passed the Judgement & Decree dated 30th January, 2019 and by virtue of said Judgement & Decree dated 30th January, 2019 passed by the



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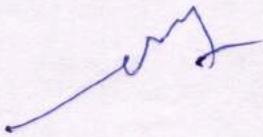
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Bicholim

- 8 -

Hon'ble Civil Judge, Junior Division at Bicholim said Shri Mahesh Sripad Kadkade alias Mahesh Shripad Kadkade with his wife Mrs. Swaty Mahesh Kadkade alias Swaty Sirvoicar and said Shri Paresh Shripad Kadkade alias Paresh Sripad Kadkade with his wife Mrs. Tanuja Paresh Kadkade alias Tanuja Umakant Joshi are the absolute and exclusive owner of the said property bearing Survey No. 134/1 of Village Bordem, Taluka Bicholim.

That by virtue of a Deed of Sale dated 14th day of July, 2017, registered in the Office of Sub-Registrar of Bicholim under Registration No. 853/2017 at pages 284 to 324 of Book No. I, Vol. No. 1507 dated 20th July, 2017, said Shri Mahesh Sripad Kadkade alias Mahesh Shripad Kadkade and his wife Mrs. Swaty Mahesh Kadkade alias Swaty Sirvoicar and Shri Paresh Shripad Kadkade alias Paresh Sripad Kadkade and his wife Mrs. Tanuja Paresh Kadkade alias Tanuja Umakant Joshi sold a plot of land, admeasuring an area of 1000 sq. mtrs. of the said property known as "BORODO TELIANCHIDAT" or "TELIANCHI DATEM VOSSUN" or "TELIACHER DOTICODIL BORODO" commonly known as 'TELACHI DHUT' bearing Survey no. 134/1 of Village Bordem, Taluka Bicholim to M/s. Salkar Codcodo Constructions, a Partnership Firm registered with the Registrar of Firms at Mapusa, Goa, under registration No. 89/17 dated 11.04.2017, having its office at c/o. Salkar Construction, Main Road, Sastiwada, Bordem, Bicholim, Goa.

That upon the purchase of the said plot of said bigger property, M/s. Salkar Codcodo Constructions filed the partition proceedings bearing Case No. 8-03-2019-PART-BICH in the Court of the Dy. Collector of & S.D.O., Bicholim and by virtue of Order dated 27th day of August, 2019, the said plot admeasuring an area of 1000 sq. mtrs. of the said bigger property is allotted with an independent and separate holding under new Survey No. 134/1-A of Village Bordem, Taluka Bicholim and the name of said M/s. Salkar Codcodo Constructions is recorded in the occupant column of Form I & XIV of said new Survey No. 134/1-A of Village Bordem, Taluka Bicholim.



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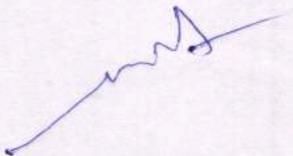
- 9 -

That subsequently, vide Deed of Rectification dated 24th day of August, 2021 registered in the Office of Sub-Registrar of Bicholim under Registration No. BCH-1-650-2021 dated 25.08.2021, the errors occurred in said Deed of Sale dated 14th day of July, 2017, have been rectified.

That from the perusal of above mentioned documents, it is evident that said M/s. Salkar Codcodo Constructions are the absolute and exclusive owners of the said property, admeasuring total area of 1000.00 square metres, bearing Survey No. 134/1-A of Village Bordem, Taluka Bicholim.

That from the perusal of above mentioned noc's/licenses, permissions, it is evident that M/s. Salkar Codcodo Constructions intended to take up the construction of a commercial cum residential building project in the said property and they have obtained the Conversion Sanad bearing No. RB/CNV/BICH/COLL/14/2019/1006 dated 01.04.2021 from the Collector, North Goa at Panaji for the use of said property for residential/commercial purpose.

That said M/s. Salkar Codcodo Constructions got drawn plan for the construction of commercial/residential building project in the said property bearing Survey No. 134/1-A of Village Bordem, Taluka Bicholim and the same is approved by all the concerned authorities and said M/s. Salkar Codcodo Constructions have obtained the NOC bearing No. CHCB/NOC/Const./2020-21/1157 dated 29.07.2020 issued by the Community Health Centre, Bicholim; NOC bearing No. AE/V-I(U)/TECH-33/2020-2021/724 dated 18.08.2020 issued by the Asst. Engineer, Department of Electricity, Bicholim; NOC bearing No. PWD/D.XXIV/SD II/ F.40/254/20-21 dated 12.08.2020 issued by the Asst. Engineer, P.W.D., Bicholim, and Technical Clearance bearing No. DC/7601/BICH/TCP-20/835 dated 22.07.2020 issued by the Town & Country Planning Department, Bicholim and after obtaining the NOC/Technical Clearance from the said



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F-5, First Floor,
Vasudev Arcade, Opp. Shivaji Maidan,
Bicholim

- 10 -

authorities, the Bicholim Municipal Council issued the Construction Licence bearing No. 04/2021-2022 dated 12/05/2021.

That from the perusal of above mentioned documents, it is evident that said M/s. Salkar Codcodo Constructions are the absolute and exclusive owners of the property known as "BORODO TELIANCHIDAT" or "TELIANCHI DATEM VOSSUN" or "TELIACHER DOTICODIL BORODO" commonly known as 'TELACHI DHUT' admeasuring an area of 1000.00 square metres bearing Survey No. 134/1-A of Village Bordem, Taluka Bicholim along with the proposed Commercial cum Residential Building project to be constructed therein.

5. EVIDENCE OF POSSESSION:

That from the perusal of the Form I & XIV of record of rights in respect of said Survey No. 134/1-A of Village Bordem, Taluka Bicholim, it is seen that the name of M/s. Salkar Codcodo Constructions is recorded in the occupant column of Form I & XIV of said Survey No. 134/1-A of Village Bordem, Taluka Bicholim and from the above mentioned documents and the construction license/permissions of proposed Commercial cum Residential Building project, it is evident that said M/s. Salkar Codcodo Constructions are in exclusive possession of the said property known as "BORODO TELIANCHIDAT" or "TELIANCHI DATEM VOSSUN" or "TELIACHER DOTICODIL BORODO" commonly known as 'TELACHI DHUT' admeasuring total area of 1000.00 square metres, bearing Survey No. 134/1-A of Village Bordem, Taluka Bicholim along with the said proposed Commercial cum Residential Building project to be constructed in the said property.



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F-5, First Floor,
Vasudev Arcade, Opp. Shivaji Maidan,
Bicholim

- 11 -

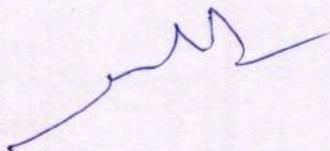
6. ENCUMBRANCES ON PROPERTY AND PREMISES:

That the Nil Certificate of Encumbrance on Property pertaining to the said property and the proposed Commercial cum Residential Building project 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 property bearing Survey No. 134/1-A of Village Bordem, Taluka Bicholim and the proposed Commercial cum Residential Building project to be constructed therein.

CERTIFICATE

I have scrutinized the documents made mentioned at Serial No. 1 above, relating to the said property known as "BORODO TELIANCHIDAT" or "TELIANCHI DATEM VOSSUN" or "TELIACHER DOTICODIL BORODO" commonly known as 'TELACHI DHUT' admeasuring an area of 1000.00 square metres, bearing Survey No. 134/1-A of Village Bordem and the proposed Commercial cum Residential Building project 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 Codcodo Constructions in respect of said property bearing Survey No. 134/1-A of Village Bordem, Taluka and the proposed Commercial cum Residential Building project to be constructed therein, subject to the production of Nil Certificate of Encumbrance on Property.

I, certify that subject to production of Nil Certificate of Encumbrance, said M/s. Salkar Codcodo Constructions are having valid, clear and marketable title to the said property known as "BORODO TELIANCHIDAT" or "TELIANCHI DATEM VOSSUN" or "TELIACHER DOTICODIL BORODO" commonly known as 'TELACHI



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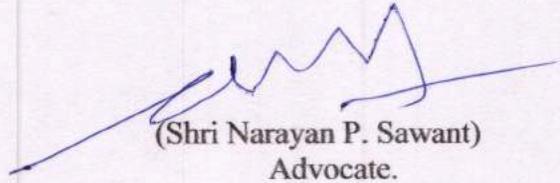
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Vasudev Arcade, Opp. Shivaji Maidan,
Bicholim

- 12 -

DHUT' admeasuring an area of 1000.00 square metres, bearing Survey No. 134/1-A Village Bordem, Taluka Bicholim and the proposed Commercial cum Residential Building project 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 Codcodo Constructions in respect of said property known as "BORODO TELIANCHIDAT" or "TELIANCHI DATEM VOSSUN" or "TELIACHER DOTICODIL BORODO" commonly known as 'TELACHI DHUT' admeasuring total area of 1000.00 square metres, bearing Survey No. 134/1-A Village Bordem, Taluka Bicholim and the proposed Commercial cum Residential Building project to be constructed therein.

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Date: 08.09.2021



(Shri Narayan P. Sawant)
Advocate.

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