



Nelson Soares

ADVOCATE & NOTARY

TISK, PONDA - GOA 403 401

Ph. Office / Res.: 0832-2312536 Mobile: 9822982277

Ref.

Date :

M/s Tarankul Developers

Date: 10.03.2025.

Prop. Mr. Vishant Ganpat. Naik,

H.No. 363, Opp, Viraj Wood

Industry, Perigol Queula,

Ponda Goa 403401.

Sub: Legal scrutiny report in respect of the
Plot No. 3 admeasuring 800 sq. metres with
RCC old structure situate at Corlim Ilhas
under Sr.No.27/1-1-1 [part] of Village
Corlim Ilhas

Sir,

Having entrusted to me the file in respect of the above mentioned plot belonging to M/s Tarankul Developers a Proprietary concern of Mr. Vishant Ganpat Naik with Office at H.No. 363, Opp. Viraj Wood Industry, Perigol Queula Ponda Goa and having perused the below listed documents I, Shri Nelson Soares, Advocate and Notary with Office at Ponda have to state as under:

Documents scrutinized:

1. Deed of Sale dt. 18.01.2024.
2. Deed of Gift dt. 02.05.2000 & Inventory Proceedings.
3. Inventory Proceedings & Order dt.18.03.2023.
4. Form 1 and 14 dt. 06.02.2025.
5. Sanad dt. 02.11.2023.
6. TCP Approval dt. 24.09.2024.

NELSON SOARES

Advocate & Notary

TISK, PONDA-GOA

TEL.:312536

7. NOC from Health Department Ponda dt. 08.10.2024.
8. Construction Licence dt. 26.10.2024.
9. NEC.
10. Rera Registration Certificate.

The following is my opinion regarding the above documents:

1. **Regarding document No. 1.**

This is a Deed of Sale dt. 18th day of January 2024 duly registered before the Sub Registrar Office of Ponda under Registration No. NJ-1-204-2024 dt. 19.01.2024 by which deed one Mrs. Uma Ramdas Naik widow of Ramdas Kashinath Naik as Vendor resident of H. No. 288/1 Funkskool Road. PDA Colony Corlim Ilhas Goa sold to M/s Tarankul Developers a Proprietary concern of Mr. Vishant Ganpat Naik with Office at H.No. 363, Opp. Viraj Wood Industry, Perigol Queula Ponda Goa the Plot No. 3 admeasuring 800 sq. metes along with old RCC structure situated in the property known as 'Terreno Oiteral Sem Denominacao Especial' situated at Corlim Ilhas within the area and jurisdiction of the Village Panchayat of Corlim of the Taluka and Sub District of Ilhas of the North Goa District of the State of Goa and which land as whole is found registered in the Land Registration Office of Ilhas Goa under No. 17181 of Book B 45 new and 20013 of Book B 53 new and not enrolled in the Matriz records then forming part of the survey No. 27/1-A-1 of Village Corlim and which land as per the said deed is bounded on the east by the survey No. 27/2, on the west by the existing road on the north by the plot No. 2 of survey No. 27/1A-B and on the south by the survey No. 27/1-B by which deed M/s Tarankul Developers became the absolute owner of the said plot with due stamp due and registration paid as per law.

2. **Regarding document No. 2:**

NELSON SOARES
Advocate & Notary
NSA, PONDA-GOIA
TEL.:312536

This is a Deed of Gift dt. 2nd day of May 2000 duly registered before the Sub Registrar Office of Ilhas under No. 878 at pages 379 to 400 of Book No. I volume 850 dt. 09.05.2000 by which deed one Smt. Sitabai Bhomkar alias Sita Bernard Fernandes widow of Bernard Fernandes @ Rama Bhomkar and Mrs. Visranti R. Bhomkar alias Lata Kurtikar d/o late Rama Bhomkar @ Bernard Fernandes and her husband Mr. Rama Vishnu Kurtikar residents of Odxel Taleigao as Donors gifted to Mrs. Uma Ramdas Naik and her husband Ramdas Naik both residents of Corlim Ilhas the Plot No. 3 of an area of 800 sq. meters of the property under survey No. 27/1-A[Part] and which plot No. 3 as a distinct unit as per the said deed is bounded on the north y the plot No. 2 of survey No. 2 of survey No. 27/1A-B and on the south by the survey No. 27/1-B on the east by the survey No. 27/2 and on the west by the existing road.

From the above deed it is noticed that above property as a whole then under survey No. 27 of Village Corlim belonged to one Bernard Fernandes alias Rama Bhomkar who having expired an Inventory proceedings was taken out by his widow Smt. Sitabai Bhomkar alias Sita Bernard Fernandes in the Civil Court of Ilhas under Inventory File No. 35/1989 and the whole property under survey No. 27 was divided into three plots being 'A' 'B' and 'C' with areas of 3654.60 sq. meters, 2882 sq. meters and 2153.60 sq. meters respectively.

It is further noticed from the said Deed that in the Chart of Allotment drawn in the said Inventory Proceedings half share of the property was allotted to his widow namely Smt. Sitabai Bhomkar and out of the three children half share was allotted to the two children namely Visranti Bhomkar and Shila Bhomkar and the third daughter Mrs. Trupti Kunkalienkar relinquished her right along with the her husband in favour of the other co heirs.

It is further noted from the said Deed that that half share allotted to the said Vishranti B. Bhomkar and her sister Shila Bhomkar d/o of late Bernard Fernandes @ Rama Bhomkar was taken on auction by their mother Sitabai Bhomkar who became the exclusive owner of the said property.

NELSON SOARES
Advocate & Notary
VICK, PONDÁ-BOA
TEL.:312536

It is further noticed from the said deed that for the purposes of re survey done in respect of the said property under survey No. 27/0 or 27/1 [part] of Village Corlim the same was divided into plots under survey Nos. 27/1-S, 27/1-B and 27/1-C and the property under survey No. 27/1-A of an area of 2882 sq. meters was allotted to Mrs. Vishranti Bhomkar along with her mother Sitabai Bhomkar @ Sita Bernard Fernandes.

That it is further noticed from the said deed that the said property under survey No.27/1-A was further sub divided into three plots being Plot No. 1 admeasuring 1012 sq. metres, Plot No. 2 of an area of 1070 sq. meters and the plot No. 3 with an area of 800 sq. meters and by virtue of the Deed of Gift the Donors i.e. Smt. Sitabai Bhomkar @ Sita Bernard Fernandes along with her daughter Vishranti R. Bhomkar @ Lata Rama Kurtikar along with her husband Rama Vishnu Kurtikar gifted the Plot No. 3 of an area of 800 sq. meters to Mrs. Uma Ramdas Naik.

The document of Inventory proceedings has not been verified by me as the copy of the same was not available with the party and solely relied on the averments made in the Deed of Gift dt 02.05.2000 duly registered before the Sub Registrar Office of Ilhas Goa.

3. Regarding document No. 3:

This is an Inventory proceedings commenced in the Court of the Civil Judge Junior Division 'C' Court at Panaji Goa under Incensory File No 4/2023/C initiated by Smt Uma Ramdas Naik on the demise of her husband Shri Ramdas Kashinath Naik from which document it is seen that the said late Ramdas Kashinath Naik on his demise, besides his widow has not left any other persons/heirs or legal representatives and only one property was enlisted i.e. the Plot No. 3 of an area of 800 sq. metres forming part of the survey No. 27/1-A [part] of Village Corlim and which plot has been fully allotted to the widow and moiety holder Shri Uma Ramdas Naik vide Final Order and Decree of the said Court dt 18th day of March 2023 on which I place my reliance as the

NELSON SOARES
Advocate & Notary
PONDÁ, PONDÁ-GOIA
TEL.:312536

same has not been challenged up to this date, who sold the said plot to M/s Tarankul Developers a Proprietary concern of Mr. Vishant Ganpat Naik with Office at H.No. 363, Opp. Viraj Wood Industry, Perigol Queula Ponda Goa as stated in Cl.1 of my legal opinion above.

4. **Regarding document No. 4:**

The present owner M/s Tarankul Developers on purchasing the said plot got its name inserted in the column of Occupant under survey No. 27/1-A of Village Veling and latter on got the said land duly re surveyed separately under survey No. 27/1-A-1 in the name M/s Tarankul Developers as its sole owner with no other party having any right to the said land with an area of 800 sq. meters in its name.

5. **Regarding document No. 5:**

M/s Tarankul Developers then with a view to commence some construction work in the said plot applied to the Office of the Collector of North Goa Panaji for the conversion of the said land to residential use and submitted all the necessary documents required for the said purpose and the said Office after getting the say from other Government Offices granted the said conversion vide Sand bearing No.RB/CNV/TIS/AC-II/05/2023/3798 dt02.11.2023 along with the plan for an area of 604 sq, metres under survey No. 27/1-A-1 of Village Corlim of Ilhas Goa.

6. **Regarding document No. 6:**

Having obtained the Sanad the owner M/s Tarankul Developers then approached the Office of the Town and Country Planning Department of Tiswadi for Technical Clearance and submitted all the necessary documents and plans and the said Office on perusing the same granted the said Order for the carrying out proposed construction of a Residential/commercial building


NELSON SOARES
Advocate & Notary
TISK, PONDA-GOA
TEL.:312536

with a compound wall in survey No. 27/1-A-1 of Village Corlim vide its Order letter No. TIS/10790/COR/TCP/2024/1387 dt. 27.09.2024 along with the plan appended to it.

7. **Regarding document No. 7:**

The said owner M/s Tarankul Developers then obtained the necessary NOC from the Primary Health Centre Corlim Ilhas Goa for the proposed construction of residential cum commercial building an compound wall who having verified the site granted the said NOC from the Sanitary point of view vide its letter bearing No. DHS/2024/DHS0901/00017/112 dt.08.10.2024.

8. **Regarding document No. 8:**

Having completed the above formalities for the construction activity the said owner M/s Tarankul Developers approached the office of the Village Panchayat Corlim for construction Licence and the said Office having perused the documents and sanctions granted by the other Offices issued the Construction Licence for the construction of a Residential cu, commercial building and compound wall vide Licence bearing No. CP/COR/2024-2025/Const-Lic 21/995 dt. 26.10.2024 along with the accompanying plan.

9. **Regarding document No. 9:**

The Owner Shri Vishant Ganpat Naik has produced the NEC from the Office of the Civil cum Sub Registrar Office of Ponda dt. 18.02.2025 in respect of the Survey No. 27/1-A-1 of Village Corlim Tiswadi Taluka for the year from 19.01.2024 to 06.02.2025 i.e. for a period of one year i.e. from the date when the Owner has purchased the said plot from the previous owner.

10. **Regarding document No. 10:**

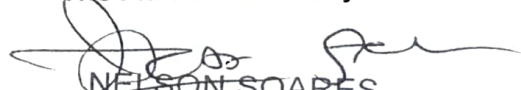

NELSON SOARES
Advocate & Notary
TISK, PONDA-GOIA
TEL.:312536

Rera certificate shall be produced when the same is being issued by the concerned office.

From the above documents perused whose title is traced for more than 25 years I am of the opinion that the present Owner M/s Tarankul Developers a Proprietary concern of Mr. Vishant Ganpat Naik with Office at H. No. 363, Opp. Viraj Wood Industry, Perigol Queula Ponda Goa the Plot No. 3 admeasuring 800 sq. metes along with old RCC structure situated in the property known as 'Terreno Oiteral Sem Denominacao Especial' situated at Corlim Ilhas has good and marketable title to the land and the project being carried in the said land under survey No. 27/1-A-1 of Village Corlim Ilhas and the flats/shops/offices to be sold to the prospective Purchaser/s will get a good and marketable title to the same along with the undivided and impartible right to the land occupied by the said flat/shops/office etc. Any documents which need to be executed in favour of the Bank by the present Owner has to be executed by husband and wife [both spouses] the wife being a Confirming Party to all the transactions of Agreement of Sale, Deed of Sale, Equitable or Simple Mortgage or any and all the document to be executed with the Bank etc. Due valuation from the government or Bank approved valuer needs to be taken after verifying the site by the Valuer. An Equitable Mortgage has to be executed to safeguard the interest of the Bank in case of any loan to be advanced to the present Owner. The Original Deed of Sale dt. 17.12.2020 and NEC f up to date needs to be kept with the Bank and other documents being notarized copies as listed herein above.

Ponda, 10th day of March 2025.

The Advocate/Notary


NELSON SOARES
Advocate & Notary
Mr. Nelson Soares
MSK, PONDA-GOIA
TEL.:312536