

**PRITAM DA PIEDADE
MORAIS**
BSc.LLM.
ADVOCATE

Chamber:

'Morais Residence', Near A. V. Da
Costa Hospital, Altinho-Fatorda,
Salcete, Goa.

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Date: 22.12.2018

To,
Shri Anand Bhaurao Dalal,
Panjim-Goa

Sub: Legal scrutiny report in respect of the property known as 'VIRANCHEMBATA' by other name 'FATORDICHEM', registered in the Land Registry Office of Salcete under No. 39874 new series and enrolled under Matriz No. 2845, admeasuring 8268 sq.mtrs, recorded in the City Survey Records of Margao City under **Chalta No. 8 of P.T.S No. 35**, situated at ward Fatorda, within the limits of Margao Municipal Council, Taluka of Salcete, District of South Goa, State of Goa

Sir,

I have scrutinised the documents submitted to me by you and after such scrutiny I am pleased to submit my report as under:-

LEGAL SCRUTINY REPORT

Sr. No. 1	Name, Fathers name and address of the Title Holder	SHRI ANAND BHAURAO DALAL , Son of late Shri Bhaurao Dalal, businessman, widower, resident of B-201, Heritage Symphony, Opp SFX Chapel, Caranzalem, Goa, 403002
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Sr. No. 2	Description of the Property	Landed property known as 'VIRANCHEMBATA' by other name 'FATORDICHEM', registered in the Land Registry Office of Salcete under No. 39874 new series and enrolled under Matriz No. 2845, admeasuring 8268 sq.mtrs, recorded in the City Survey Records of Margao City under Chalta
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		No. 8 of P.T.S No. 35, situated at ward Fatorda, within the limits of Margao Municipal Council, Taluka of Salcete, District of South Goa, State of Goa
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SI No. 3:- DESCRIPTION OF THE DOCUMENTS SCRUTINISED:-

Sl. No	Whether Original / Xerox	Date of Document	Nature of Document
01	Certified Copy issued by the Civil Registrar of Salcete	07.12.2017	Certificate of Land Registration issued by the Land Registrar (Salcete), Margao, Goa, in respect of the property described under No. 39874 along with English translation.
02	Original perused and returned to the Applicant	17.09.1969	Deed of Sale dated 17.09.1969, registered in the office of the Sub-Registrar of Salcete at Margao under Registration Number: 960, at pages 14 to 17 of Book No.1, Vol No.55, dated 25/09/1969
03	Certified Copy obtained from the Court	Judgement and decree dated 07.05.1993 & Order dated 11.04.2018	Records and Proceedings of Inventory Proceedings No. 23/1993/A and Port Civil Misc Application No. 78/2018/A
04	Certified copy issued by the City Survey, Margao.	23.11.2017	Survey Form D of the property surveyed under Chalta No. 8 of P.T.S No. 35, Margao City Survey along with survey plan
05	Xerox copy submitted by the Applicant	18.05.2018	Sanad bearing No. SDO/SAL/CONV/FAT/54/2018 dated 18.05.2018 issued by the Dy. Collector & S.D.O., Margao, Salcete, Goa, along with plan



06	Xerox copy submitted by the Applicant	24.11.2017	Development Permission Bearing Ref No. SGPDA/P/5938/1282/17-18 dated 24.11.2017 issued by the South Goa Planning and Development Authority
07	Xerox copy submitted by the Applicant	27.02.2018	Construction Licence No: A/84/17-18/9812 dated 27.02.2018 issued by the Margao Municipal Council along with approved plan
08	Original perused and returned to the Applicant	21.12.2018	Nil Certificate of Encumbrance on Property dated 21.12.2018 issued by the Civil Registrar cum Sub Registrar of Salcete

Sl. No. 04:- TRACING OF TITLE

1. **Certificate of Land Registration issued by the Land Registrar (Salcete), Margao, Goa, in respect of the property described under No. 39874:-** This document shows that there exists at ward Fatorda, within the limits of Margao Municipal Council, Taluka of Salcete, District of South Goa, State of Goa, a landed property known as 'VIRANCHEMBATA' by other name 'FATORDICHEM', registered in the Land Registry Office of Salcete under No. 39874 new series. This property is inscribed in the Land Registration records in the name of Caetano Felix Lucas Eufermidades das Neves (Hereinafter referred to as the 'Said Property')
2. **Deed of Sale dated 17.09.1969, registered in the office of the Sub-Registrar of Salcete at Margao under Registration Number: 960, at pages 14 to 17 of Book No.1, Vol No.55, dated 25/09/1969:** This document shows that the 'Said Property' was earlier owned and possessed by Shri Caetano Felix Lucas Enfermidade Das Neves and his wife Smt Servula Costa Carvalho. The said owners have sold the 'Said Property' to Shri Anand Bhaurao Dalal.
3. **Records and Proceedings of Inventory Proceedings No. 23/1993/A and Port Civil Misc Application No. 78/2018/A :-** These documents show that the said Shri Anand Bhaurao Dalal was married to Smt Gauri Dalal and their marriage was registered in the State of Goa under the regime of communion of assets. The said Smt Gauri Dalal



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expired on 27th October 1992, without any Will or Gift, leaving behind the said Shri Anand Bhaurao Dalal as her widower and moiety share holder and as her sole and universal heiress her only child Mrs. Sonali Dalal alias Amba Dalal alias Sonali Nikhil Pai. Upon the death of his wife namely Smt Gauri Dalal, the said Shri Anand Bhaurao Dalal filed Inventory Proceedings No. 23/1993/A before the Civil Judge Senior Division at Margao. In these Inventory Proceedings, the 'Said Property' was listed at Item No. 5 and by Judgement dated 7th May 1993, the 'Said Property' has been allotted exclusively to the Shri Anand Bhaurao Dalal.

4. **Survey Form D of the property surveyed under Chalta No. 8 of P.T.S No. 35, Margao City Survey along with survey plan:-** This document shows that in the survey records of Margao City Survey, the 'Said Property' is surveyed under Chalta No. 8 of P.T.S No. 35 and it is recorded in the name of Anand Bhaurao Dalal. The total area of this property is 8268 sq.mtrs.
5. **Sanad bearing No. SDO/SAL/CONV/FAT/54/2018 dated 18.05.2018 issued by the Dy. Collector & S.D.O., Margao, Salcete, Goa:-** This document shows that Mr. Anand Bhaurao Dalal has applied for sanad and at his request the sanad has been issued and an area admeasuring 299.18 sq.mtrs of the 'Said Property' has been permitted to be used for residential purpose.
6. **Development Permission Bearing Ref No. SGPDA/P/5938/1282/17-18 dated 24.11.2017 issued by the South Goa Planning and Development Authority:-** This document shows that the South Goa Planning and Development Authority has issued permission to Mr. Anand B. Dalal for construction of building in a portion of the 'Said Property'.
7. **Construction Licence No: A/84/17-18/9812 dated 27.02.2018 issued by the Margao Municipal Council:-** This document shows that the Margao Municipal Council has issued construction licence to Mr. Anand B. Dalal for construction of residential cum commercial building comprising of Ground Floor plus Three Floors.
8. **Nil Certificate of Encumbrance on Property dated 21.12.2018 issued by the Civil Registrar cum Sub Registrar of Salcete: -** This document shows that the Civil Registrar has certified that




there are no encumbrances found recorded against the Said Property for a period of thirty years commencing from 20.12.1988 and ending on 20.12.2018.

Final Certificate	After scrutiny of the above cited documents, I am of the opinion that Shri Anand Bhaurao Dalal has a clean, clear and marketable title to the 'Said Property' and the Margao Municipal Council has permitted the said Shri Anand Bhaurao Dalal to construct the building upon a portion of the 'Said Property.'
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I have along with my report enclosed the photo copies of all documents, which have been cited by me in my report. The said documents shall form a part of my report.




Pritam da Piedade Morais
Advocate

Enrollment :- Mah/5398/99