

LEGAL TITLE REPORT

Dated: 15/02/2023

To:

Whomsoever it may concern,

Based on the documents submitted to me by Shri Arvind Nagesh Naik, the proprietor of Arvind Constructions, having its office at House no. 276/7, Carambolim, Corlim, Goa, pertaining to the property known as "BHATVADI" or "BOTVADI COTTUMBINA MARGACODIL" commonly known as "BHATWADI", situated in village Mulgao of Taluka Bicholim, Goa, bearing recent Survey No. 260/1-D of Village Mulgao. Taluka Bicholim and the construction of building undertaken therein. I hereby submit my legal scrutiny report as under:

A. Particulars of the documents scrutinized:

1. Land Description with English translation dated 29.07.1867
2. Inscriptions bearing Nos. 9397 & 9401 along with its English translation dated 02.12.1932
3. Form I & XIV of original survey No. 260/1 of Village Mulgao.
4. Final Judgement in Inventory Proceedings bearing No. 65/2003/A concluded by the Hon'ble Civil Judge Senior Division at Ponda dated 24.11.2003.

Adv. Zaheer A. Shaikh
Office at: D-10, First Floor,
Carlito Town Centre, Bicholim,
Goa, 403504.
(phone no. 9766610588)



LEGAL TITLE REPORT

5. Deed of Relinquishment executed by Kush Tulshidas Pai dated 05.04.1982
6. Order of Partition of Dy. Collector of Bicholim Dated 03.02.2005
7. Form I & XIV of Survey No. 260/1-D of Village Mulgao
8. Survey plan of property surveyed under no. 260/1-D of Village Mulgao
9. Conversion Sanad bearing No. RB/CNV/BICH/COLL/01/2017/614 dated 26-03-2018 issued by the Collector, North Goa at Panaji.
10. NOC bearing No PHCB/HS/NOC-Const.Res/Commer,Bldg/2017-18/992 issued by the Health Officer, Primary Health Centre, Bicholim dated 13/12/2017,
11. NOC bearing No. AEE/V-I(U)/Tech-33/2017-18/2363 issued by Asst. Engineer, Department of Electricity, Bicholim dated 07/03/2018
12. Technical Clearance bearing No. DC/7050/BICH/TCP-17/992 issued by Town and Country Planning Department, Bicholim dated 29-11-2017.



LEGAL TITLE REPORT

13. Construction Licence bearing No.
VP/MULGAO/F.CONST.LICENCE/2018-19/17
Issued by the Village Panchayat of Mulgao alongwith
Approved plan dated 04.04.2018.
14. Construction Licence (**renewal**) bearing No.
VP/MULGAO/F.CONST.LICENCE/2021-22/49
issued by the Village Panchayat of Mulgao
dated 23.04.2021.
15. Completion order bearing no.
DC/7050/MULGAO/BICH/TCP/21/2384
issued by Office of Dy. Town Planner, Town &
Country Planning Dept. Bicholim/Sattari Taluka
dated 15-11-2021
16. NOC by Asst. Engineer, Electricity Dept.
Sub Division No. I (U), Bicholim for grant
of Occupancy Certificate bearing no.
AE/V-I(U)/TECH-33/2021-2022/1270
dated 25/11/2021
17. NOC by Health Officer, Community Health Centre,
Bicholim for grant of Occupancy bearing no.
CHCB/NOC/OCCUPANCY/2021-22/1580
dated 23/11/2021



LEGAL TITLE REPORT

18. Technical Clearance Order bearing No. DC/7050/BICH/TCP-21/1320 issued by Town and Country Planning Department, Bicholim for **proposed Construction of commercial cum residential Building (ground/upper ground floor & First floor revised plan) and proposed addition of second floor (Block A) and compound wall** dated 11-06-2021
19. Occupancy Certificate issued by V.P. of Mulgao Bearing no. VPM/BICH/F-Occupancy Cert./2021-22/669 dated 10/12/2021;
20. NOC by Health Officer, Community Health Centre, Bicholim for Issue of NOC for proposed Construction of Second Floor (**Revised plan**) bearing no. CHCB/NOC/Const/2021-22/1011 dated 23/08/2021
21. NOC issued by Asst. Engineer of Electricity Dept. Sub Division I(U), Bicholim for **proposed Construction Of commercial cum residential Building (ground/upper ground floor & First floor revised plan) and proposed addition Of second floor (Block A) and compound wall** Bearing no. AE/V-I(U)/TECH-33/2020-2021/733 dated 06-08-2021



LEGAL TITLE REPORT

22. Construction Licence (**Revised Plan**) bearing No. VP/MULGAO/F.CONST.LICENCE/2021-22/457 issued by the Village Panchayat of Mulgao dated 27.10.2021.
23. Letter bearing No. DC/7050/BICH/TCP-21/24 issued by Town and Country Planning Department, Bicholim for **renewal of Technical Clearance** Order upto **28/11/2023** dated 04-01-2021

B. DESCRIPTION OF PROPERTY:

ALL THAT Property known "BHATVADI" or "BOTVADI COTTUMBINA MARGACODIL" commonly known as "BHATWADI", admeasuring 5830 sqmts, situated in Village Mulgao, within the limits of the Village Panchayat of Mulgao, Taluka & Registration Sub- District of Bicholim, North Goa District, State of Goa, surveyed under recent survey no 260/1-D of Village Mulgao, Taluka Bicholim which forms part and parcel of Plot no 5 of the larger property described in the Land Registration Office of Bicholim under No 105 of Book No B-1 (old series) and under No 3733 of Book No B-19 and enrolled in the Taluka Revenue office of Bicholim under Matriz Nos. 729, 731 & 1 and the same is bounded as under:



LEGAL TITLE REPORT

On or towards the East : By 6.00 mtrs wide road,

On or towards the West: By Bicholim Mapusa Main Road

On or towards the North: By the Property bearing survey no
260/1-C of Village Mulgao,

On or towards the South: By Nallah surveyed under no 259 of
Village Mulgao.

C. BRIEF HISTORY OF TITLE:

The LARGER PROPERTY "BHATVADI" or "BOTVADI COTTUMBINA MARGACODIL" belonged to Late Shri Nagesh Krishna Naik and his wife Late Smt Chandrabhaga Nagesh Naik. who expired on 21st October 1974 and 21st May 1969 respectively and upon their death an Inventory Proceedings bearing No 65/2003/A was initiated in the Court of the Civil Judge Senior Division at Ponda, Goa and all the Interested Parties in said Inventory Proceedings bearing No 65/2003/A, arrived at an amicable settlement and divided the said entire larger property into smaller plots and accordingly filed the consent terms and the Civil Judge Senior Division at Ponda, confirmed the said consent terms and concluded the said Inventory Proceedings by virtue of Judgment & Order dated 24/11/2003.

By virtue of said Inventory Proceedings No 65/2003/A, one such part of larger property bearing plot no. 5, admeasuring an area of 7630.46 sqmts bearing Survey Nos 260/1 (part) and

Adv. Zaheer A. Shaikh
Office at: D-10, First Floor,
Carlito Town Centre, Bicholim,
Goa, 403504.
(phone no. 9766610588)



LEGAL TITLE REPORT

259/0 (part) of Village Mulgao, Taluka Bicholim came to be allotted to Mr. Arvind Nagesh Naik and his wife Mrs. Neera Arvind Naik who thereafter got same partitioned and the portion of the land under Survey No 260/1 (part) of Village Mulgao, admeasuring 5830.46 sqmts came to be given an independent holding ie. new **Survey No 260/1-D admeasuring an area of 5830** sqmts vide Confirmation Order of Deputy Collector & SDO of Bicholim dated 03/02/ 2005 and name of said Mr. Arvind Nagesh Naik and Neera Arvind Naik (referred as Owners) is recorded in the Occupants column of Form I and XIV of record of rights of said new survey No 260/1-D of Village Mulgao, Taluka Bicholim vide Mutation Serial no. 11854.

AND WHEREAS the said owners got the said property surveyed under no. 260/1-D converted for non agricultural use vide Sanad bearing No RB/CNV/BICH/COLL/01/2017/614 dated 26-03-2018 issued by the Collector, North Goa at Panaji and thereafter got construction plan duly approved by all the concerned authorities as referred in above mentioned documents.

The Owners have undertaken construction of residential and commercial building over the said property, initially comprising of Ground, Intermediate and First Floor which is completed and granted Completion Certificate by the local authority and by due process of law the Owners have now **got revised plan prepared with necessary approvals from the relevant authorities for undertaking construction of second floor** to the said building project named SKY BLUE HOMES.

Adv. Zaheer A. Shaikh
Office at: D-10, First Floor,
Carlito Town Centre, Bicholim,
Goa, 403504.
(phone no. 9766610588)



LEGAL TITLE REPORT

D. CONCLUSION:

From the perusal of the Form 1& XIV of record of rights in respect of said property bearing Survey No. 260/1-D of Village Mulgao, Taluka Bicholim, it is seen that the names of said Shri Arvind Naguesh Naik and his wife are figuring in the occupants column of Form 1& XIV of record of rights of said survey No. 260/1-D of Village Mulgao. From the said survey records pertaining to the said property bearing survey No. 260/1-D of Village Mulgao and the construction license/permissions of residential building constructed therein, it is evident that said Shri Arvind Naguesh Naik along with his wife are in exclusive possession of the said property bearing survey No. 260/1-D of Village Mulgao, Taluka Bicholim and are legally entitled to carry out the construction of said building project in the said property bearing survey No. 260/1-D of Village Mulgao.

From the scrutiny of above mentioned documents; it is evident that said OWNERS Shri Arvind Naguesh Naik and his wife are absolutely and exclusively entitled to said property admeasuring an area of 5830.00 sq. mtrs. bearing Survey No. 260/1-D of Village Mulgao, Taluka Bicholim and they have lawfully undertaken the construction of residential cum commercial building in the part of the said property by due process of law AND have got revised plan approved with necessary approvals



LEGAL TITLE REPORT

from the relevant authorities for undertaking construction of second floor to the building project named SKY BLUE HOMES.

E. CERTIFICATE:

Based on the scrutiny of documents mentioned above relating to the said property bearing Survey No. 260/1-D of Village Mulgao Taluka Bicholim, it is clear that said Shri Arvind Naguesh Naik and his wife Neera Arvind Naik have perfect, clear and marketable title in respect of said property 260/1-D of Villa Mulgao and the construction of building project thereon is fully legal with all necessary approvals.

I therefore certify that said Shri Arvind Naguesh Naik and his wife Mrs. Neera Arvind Naik are having valid, clear and marketable title to the said property known as "BHATVADI or "BOTVADI COTTUMBINA MARGACODIL" commonly known as "BHATWADI", admeasuring an area of 5830.00 sq. mtrs., situated in Village Mulgao, Taluka Bicholim, Goa, bearing recent Survey No. 260/1-D of village Mulgao, Taluka Bicholim and the construction of residential cum commercial building project undertaken there on and also **the construction of Second floor** vide Revised approved plan project named SKY BLUE HOMES.



Adv. Zaheer A. Shaikh
Office at: D-10, First Floor,
Carlito Town Centre, Bicholim,
Goa, 403504.
(phone no. 9766610588)

