

Smt. Chandra R. Shilkar

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To,

Shri Sasi Pachan,

Proprietor M /s Devi Constructions,

Ponda Goa

Date:- 28/01/2026

SUB:-Legal Scrutiny Report of Plot Nos. 6 and 7 of an area of 337 sq.mtrs and 350 sq. mtrs respectively, situated at Borim and surveyed under Survey nos 24/7-A-3 and 24/7-A-2 of Village Borim Ponda Goa.

Sir,

On the production of documents concerning the abovesaid plots I have conducted a perusal of the same and, I Adv. Chandra R. Shilkar having office at L.G.1, Neelam Apts, J.C. Nagar Ponda Goa and also at H.No.681, Shirshirem, Borim Ponda Goa have to state as under:-

Documents scrutinized and perused:-

1. Deed of Sale dated 22.12.2023 of Plot No.7
2. Deed of Sale dated 26.12.2023 of Plot No.6
3. Nil Encumbrance Certificate dated 24/11/2023
4. Form I and XIV dated 03/10/2024
5. Infrastructure Tax Order from Town and Country Planning Dept. dated 02/04/2025
6. Technical Clearance Order dated 04/04/2025 form TCP. Dept.
7. NOC. from Directorate of Health Services dated 09/04/2025
8. Construction Licence from the Village Panchayat Borim Ponda Goa dated 28/04/2025
9. Deed of sale dated 02.03.2005
10. Deed of sale dated 06.09.1999
11. Form I and XIV
12. N.A. Sanad dated 24.12.2006
13. NOC for Sale from TCP Dept dated 15.02.2023
14. Form I and XIV and plan
15. Nil Encumbrance Certificate for 20 years dated 14.11.2023
16. Deed of Succession dated 10.08.2000
17. Matriz Certificate dated 10.02.1999

Perusal of Document no.1 –This is a Deed of Sale dated 22.12.2023 duly registered before the Sub-Registrar Office of Ponda Goa under Book I bearing no. PON-1-3-2024 dated 01-Jan-2024 form where it can be seen that Shri Sasi Pachan has purchased from the Vendors

Shri. Andrew Pereira and his wife the said Plot no 7 of an area of 350sq.mtrs of the property known as TALSAI situated at Borim Village within the area and jurisdiction of Village Panchayat of Borim of the Taluka and Sub-District of Ponda of the South Goa District of the state of Goa and which land as a whole is found registered in the Land Registration Office of Ilhas Goa under the No. 4583 of Book 12 new and also wholly enrolled in the Matriz records under Nos.663,664,665,670,671,689 and 690. The said plot/property is a separate and independent plot surveyed under no.24/7-A-2 of Borim Village and which portion as distinct unit as per the sale deed are bounded as under:-

On or towards East : By the property surveyed under Survey N. 24/7-A-3 of Borim Village (Plot No.6)

On or towards West: By Nalla

On or towards North : By plot surveyed under survey no.24/7-D of Borim Village belonging to Shri. Andrew Pereira

On or towards South : By existing road.

By which document it is concluded that Shri. Sasi Pachan has become the sole and exclusive owner of the said Plot/property no. 7.

Perusal of Document No.2 which is also a Deed of Sale dated 26.12.2023 duly registered before the Sub-Registrar Office of Ponda Goa under Book I bearing no. PON-1-2-2024 dated 01-Jan-2024 from where it can be seen that Shri Sasi Pachan has purchased from the Vendors Shri Andrew Pereira and his wife the said Plot no 6 of an area of 337sq.mtrs of the property known as TALSAI situated at Borim Village within the area and jurisdiction of Village Panchayat of Borim of the Taluka and Sub-District of Ponda of the South Goa District of the State of Goa and which land as a whole is found registered in the Land Registration Office of Ilhas Goa under the No. 4583 of Book 12 new and also wholly enrolled in the Matriz records under Nos.663,664,665,670,671,689 and 690. The said plot/property is a separate and independent plot surveyed under no.24/7-A-3 of Borim Village and which portion as distinct unit as per the sale deed are bounded as under:-

On or towards East : By the property surveyed under Survey N. 24/7-A of Borim Village

On or towards West : By the property surveyed under Survey N. 24/7-A-2 of Borim Village (Plot No 7)

On or towards North : By plot surveyed under survey no.24/7-D of Borim Village belonging to Shri. Andrew Pereira

On or towards South : By existing road.

Perusal of Document No.3 It is a NIL ENCUMBRANCE CERTIFICATE dated 24/11/2023 for the period 01/05/2021 to 29/09/2023.

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Document no.4 (Two Nos) This is the Form I and XIV dated 03/10/2024 having Mutation entry with name of Shri. Sasi Pachan included as Occupant. By which documents it is concluded that Shri. Sasi Pachan has become the sole and exclusive owner of the said Plot/property no.6 and 7.

By all the above documents it can be concluded that Shri Sasi Pachan is the sole and exclusive owner of the said plots /property.

Perusal of Document No.5 This is the mandatory Infrastructure Tax to be paid to the Government for Amalgamation of plots and Construction of Residential Building in the said two plots bearing Survey Nos.24/7-A-2 and 24/7-A-3 at village Borim of Ponda Goa vide Order dated 02/04/2025 from the Town and Country Planning Dept.

Document No.6 With reference to this mandatory document it is observed that it is a Technical Clearance Order No. TPP/626/Borim/24/TCP-25/1118 dated 04/04/2025 granted for carrying out proposed Amalgamation of plots and construction of Residential Building with conditions laid out in detail.

With reference to Document No.7 This mandatory document is an No Objection Certificate from the Directorate of Health Services Shiroda Goa dated 09/04/2025 laying down conditions for construction to prevent any Public Health Hazards.

Perusal of Document No. 8 This mandatory document is a Construction Licence dated 28/04/2025 issued by the Office of the Village Panchayat Borim Ponda Goa setting down conditions for construction and compliance of all conditions imposed in the Development Permission/ Order No.TPP/626/Borim/24/TCP-25/1118 dated 04/04/2025.

Perusal of Document No.9, This is a Deed of Sale dated 02.03.2005 duly registered before the Sub-Registrar Office of Ponda under No.1557 at pages 50 to 62 of Book I volume 869 dated 24.08.2005 from where it is seen that one Shri Arjun Shivram Sawant and his wife Mrs. Anjani Arjun Sawant residents of Chawl no.64/1831 Near Punjab National Bank Tagore Nagar no.7, Vikroli Mumbai 400083 as Vendors, sold to Shri Andrew Pereira who intervened in the said Deed as a Purchaser two plot of land designated as plot no.6 of 337.5sq.mtrs and plot no.7 of an area of 350sq.mtrs of the property known as TALSAI situated at Borim Village within the area and jurisdiction of Village Panchayat of Borim of the Taluka and Sub-District of Ponda of the South Goa District of the state of Goa and which land as a whole is found registered in the Land Registration Office of Ilhas Goa under the No. 4583 of Book 12 new and also wholly enrolled in the Matriz records under Nos.663,664,665,670,671,689 and 690 and surveyed under No.24/7 of Village Borim and which plots are adjoining to each other as distinct units as per the Said deed are bounded as under:-

Plot No. 6 of an area of 337.5m²

East : by the plot no.5

West : by the plot no. 7

North: by the property belonging to Shri. Andrew Pereira and family

South : by the Access road.

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Plot no. 7 of an area of 350m²

East : by the plot no.6,

West : by the rain water rivulet,

North : by the property of Shri Andrew Pereira,

South : by the existing Access road.

By which Deed Shri. Andrew Pereira became the sole and exclusive owner of the said two plots.

Perusal of Document No.10 This is also a Deed of Sale dated 06.09.1999 duly registered before the Sub-Registrar Office of Ponda Goa under No.847 at pages 234 to 244 of Book No. I volume 444 dated 17.09.1999 by which Deed one Xantilal Ramchandra Porobo Dessai and six others as Vendors sold to Shri Arjun Shivram Sawant an area of 2735sq.mtrs of the above mentioned property known as XIRONDE or CHIREKHAN also as TALSAI situated at village Borim within the area and jurisdiction of Village Panchayat of Borim of the Taluka and Sub-District of Ponda of the South Goa District of the State of Goa and which land as a whole is found registered in the Land Registration Office of Ilhas Goa under the No. 4583 of Book 12 new and also wholly enrolled in the Matriz records under no. 690 and surveyed under No.24/7 of village Borim and which portion as distinct unit as per the said deed are bounded as under

East : by the remaining property of Xantilal R. P. Dessai and others,

West : by the rain water rivulet,

North : by the remaining property of Xantilal R. P. Dessai and others,

South : by the access road leading to Siddanath Hill at Borim.

By which Deed the said Shri. Arjun Shivram Sawant became the sole and exclusive owner of the said land identified herein above, who subdivided the said land into various plots and sold to various purchasers out of which the plot No.6 and 7 identified herein above were sold to Shri. Andrew Pereira.

Contents of Document No.11 It is a Form I and XIV issued by the Government approved Office from which it can be seen that the above owner Shri Arjun Shivram Sawant after the purchase of the said land got his name mutated in the Form I and XIV under Survey no.24/7 of village Borim and thereafter applied for a separate sub division and obtained a separate Survey number for the holding purchased by him and as such the said area bears separate survey No.24/7-A of village Borim with an area of 2375sq.mtrs in his sole name and thereafter, on effecting sales of the various plots sold by him and his wife the new purchasers got their names inserted in the column of Occupants as occupants/owners of their respective portions purchased by them which Form is dated 02.08.2021.

Perusal of Document No.12 This is a Conversion Certificate obtained by the owner Shri. Arjun Shivram Sawant in respect of the area of 2375sq.mtrs purchased by him which came to be re-surveyed under a separate survey no.24/7-A of village Borim which area was converted

to residential use by obtaining the necessary Sanad from the Office of the Collector, North Goa District vide its letter bearing No. RB/CNV/PON/27/2005 dated 21.12.2006 along with plan accompanying it.

With reference to the contents of Document No.13 it is perused and seen that the present Vendor of Sale Deeds dated 22/12/2023 of Plot no.7 and dated 26/12/2023 of Plot no.6 sold to this Applicant/Purchaser, after he had inserted his name in the survey No. 24/7-A of village Borim applied to the office of the Town and Country Planning Department Ponda for the sale of the said two plots to the Purchaser and the said Office after verifying the plan for Goa opined that the said land comes under the Settlement Zone as per the Regional plan for 2021 and granted the said two Nocs for sale both dated 15/02.2023 alongwith the respective plans of the said Two plots.

With reference to the contents of Document no.14 It can be seen that it is a Form I and XIV issued in the name of the Vendor Shri Andrew Pereira of the two plots.6 and 7 having purchased the same form the previous owner got the two plots duly resurveyed for the purposes for obtaining a separate sub division and in view of the Order passed by the Inspector of Survey and Land Records in Case No.PIPONO.6-23-635 the said two plots were allotted a separate sub division bearing Nos.24/7A-2 of an area of 350sq.mtrs and under Survey No.24/7A-3 both of Village Borim of an area of 337sq.mtrs exclusively in the name of Shri Andrew Pereira having no other person/s any rights in the said two plots which are now distinct and separate entities giving an exclusive ownership to the said plots vide Order dated 28/08/2023.

Document No.15 It is perused and observed that the Vendor has produced the NIL ENCUMBRANCE CERTIFICATE (NEC) from the Office of the Sub-Registrar Ponda for a period of 30 years in respect of the Plot Nos.6 and 7 vide a NEC dated 14.11.2023 from 14.11.1993 to 14.11.2023 and have no hesitation to rely on the same that there are no registered mortgages in respect of the said two plots.

Document No.16 With reference to the contents this is a Deed of Succession dated 10/08/2000 duly executed before the Notary Ex Officio of Ponda drawn at pages 87 onwards of the Notarial Book No.388 on the death of one Shri. Ramchandra Vishamber Porobo Dessai and his wife Smt. Sitabai R.P. Dessai on whose death they left behind them, their only son Xantilal Ramchandra Vishamber Porobo Dessai, but there is no document to show as to how the said land came to Shri. Ramchandra Vishamber Porobo Dessai although there are various documents being very old, of the same Dessai family but the link cannot be traced as on date.

With reference to Document No 17 It is seen that this is a Matriz Certificate issued by the Office of the Head of Taluka Revenue Office Ponda under Certificate No.7 dated 10.02.1999 under No.690 in respect of the property which is described in the Records as "XIR CONDA" situated at Borim and which property stands half in the name of one Shri. Pandurang Narana Porob Dessai, and the other half in the name of Shri. Vishambora Narana Porobo Dessai, the latter being the late father of Shri. Ramchandra Vishamber Porobo Dessai who in turn is the

father of Shri Xantilal Ramchandra Porobo Dessai. This Document is in respect of the payment of Revenue Tax to the Government which is now extinct, but it can be found that the said land belonged to the family of late Shri. Xantilal Ramchandra Porobo Dessai which dates back more than 30 years.

From the above documents perused by me, the Title has been traced for the last more than 30 years and the necessary documents have been executed since 1999 being the oldest document, prior to which is the Matriz certificate of the year 1924 which I have verified for this Legal Scrutiny report.

Therefore this is my detailed Legal Scrutiny Report.

The links in the chain of title have been properly established. All the transactions have been duly verified from the relevant records of the Sub Registrar, Town & Country Planning Department, Panchayat/municipality, Deputy Collector and Sub Division Office, Land Survey Department, etc. All mandatory requirements for construction purposes have been complied with. On the basis of searches made by me and the documents placed before me, I certify that there is no impediment to mortgage the said plot for I am satisfied that the said plot is heritable, transferable and the transferors have right to transfer. All necessary parties have been joined in the documents and the documents have desired effects, facts, events, material to the title have been satisfactorily proved.

I have also confirmed from Government and Public Land Acquisition authorities that the said plot described hereinabove is not subject to any acquisition or requisition from the said authorities presently. I have perused the title deeds and there is nothing which is prejudicial or undesirable in the said documents. I certify that all the documents are duly stamped wherever stamp duty is payable.

From the above documents I am satisfied that Shri. Sasi Pachan along with his wife are absolute owners in possession of the two plots numbered 6 and 7 under two separate Survey nos. 24/7-A-2 and 24/7-A-3 of Village Borim respectively identified herein above and the same can be Mortgaged to the Bank by way of Equitable Mortgage provided that the documents at Sr. No.1 and 2 are in originals. All mandatory requirements for construction purposes have been complied with.

Advocate Chandra R. Shilkar

Dated 28/01/2026

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