

MR. M. A. KHEDEKAR

ADVOCATE

Office No 57, 1st floor

Ponda Commerce Center

Ponda Goa

M. 9823866837

Date: - 08/04/2025

LEGAL SCRUTINY REPORT

NAME OF THE BORROWER: - MR. PRASHANT GOVIND

RANE, and MRS. CHETNA

PRASHANT RANE,

Both resident of House No.312,

Rukmini, Dhavali, Ponda, Goa

I. Description of the Document scrutinized:-

Sr. no	Date of Document	Name of document	whether original certified /true copy/photosets
1.		inscription and Description along with English translation	Xerox
2.	15/07/1975	Deed of Gift	Xerox
3.	12/11/2022	Deed of Gift	Xerox
4.	13/03/2024	Deed of Gift	Xerox
5.	13/03/2024	Deed of Rectification	Xerox



6.	30/06/2017	Inventory proceedings 171/2016/B along with Relinquishment Deed.	Xerox
7.	19/03/2023	Judgment, Order and Consent Term Consent Decree in RCS/17/2023/B	Xerox
8.	28/10/2023	Judgment and Order by Mamlatdar in Case no MAM/MND/DEC/02/2023	Xerox
9.	06/10/2024	Deed of Sale	Xerox
10.		Form I & XIV survey no 4/1-A of Village Sanquelim of Taluka Bicholim.	Xerox
11.	11/02/2025	Technical Clearance Order	Xerox
12.	24/03/2025	Construction License bearing no 24/2024-25	Xerox
13.	17/02/2025	NOC From Electricity Department	Xerox
14	17/02/2025	NOC From Health Department	Xerox
15	24/02/2025	NOC From PWD Department	Xerox
16	06/02/2025	Order Of Deputy Town Planner (infra-structure tax	Xerox
17		Approved Plan	Xerox
18.	10/03/2025	Conversion Sanad	Xerox



18.	10/03/2025	Conversion Sanad	Xerox
19.	07/04/2025	Nil encumbrance Certificate	Xerox

II. Description of the property:-

Sr No.	Survey. No.	Extent/area (In Sq. Mtrs.)	Location	Boundaries of the plot
1.	4/1-A	676.00 Sq mtrs	Village Cassabe-de- Sanquelim Bicholim Goa	East: By part of the same property West: By 15.00 Mtrs existing Road North: By Agarshala South: By Property of Saderkar

Search Report for 30 years: -

There exists the property by name "MOTOAGAR" also known as "MATHA AGAR" alias "GHARBHAT" situated at Village Cassabe-de-Sanquelim, Taluka Bicholim within the limits of Village Panchayat Sanquelim (Now in the Sanquelim Municipal council) registration sub district of Bicholim, District of North Goa State of Goa and entirely registered in the land registration office



under no. 3036 of Book B 8 new and entirely registered in the
Land registration Office under Matriz no 186 and bears New
survey number 4/1, 4/5, 4/7 and 4/14 of village Sanquelim.

That the said property originally belongs to Gopal Purushottam Boto Naique who was married to Smt. Janquibai Gopal Boto Naique alias Jankibai Gopal Naik.

That upon the death of Gopal Purushottam Boto Naique the inventory proceeding was filed and $\frac{1}{2}$ share was allotted to Smt. Janquibai Gopal Boto Naique being moiety holder and $\frac{1}{2}$ share was allotted in three share to three sons i.e. $\frac{3}{4}$ of $\frac{1}{2}$ right of the half property was devolved upon Mr. Purushottam Gopala Boto Naique, Vamona Gopaka Boto Naique both married and Dattananda Boto Naique and $\frac{1}{2}$ of the Property was devolved upon the moiety holders Janquibai Gopal Boto Naique alias Jankibai Gopal Naik.

That the said Smt. Janquibai Gopal Boto Naique alias Jankibai Gopal Naik by virtue of Deed of Gift dated 18/07/1975 registered before the Office of Sub Registrar of Bicholim Taluka under serial no 233 bearing registration no 218 of Book No. 1, Vol.



No 36 at pages 261 to 264 dated 31/10/1975 gifted half of the above referred property to Mr. Purushottam Gopal Bhat Naique, Mr. Waman Gopal Bhat Naique and Mr. Dattananda Boto Naique.

That upon demise of Gopal Purushnottan Boto Naique and Smt. Janquibai Gopal Boto Naique alias Jankibai Gopal Naik the above referred property was devolved on Purushottam Gopal Bhat Naique, Waman Gopal Bhat Naique and Dattananda Boto Naique likewise upon the demise of Purushottam Gopal Bhat Naique, Waman Gopal Bhat Naique and Dattananda Boto Naique the said property was devolved on SMT. KUNDA DATTANAND NAIK, MR. VISVONATA PURUXOTOMA NAIQUE alias VISHWANATH PURUSHOTTAM NAIK, MRS. VARSHA VISHWANATH NAIK alias VARSHA VISVONATA NAIQUE, MR. GURUNATH VAMAN NAIK, MRS. GEETA GURUNATH NAIK, and the Vendors hereinabove .

Thereafter the Said SMT. KUNDA DATTANAND NAIK, MR. VISVONATA PURUXOTOMA NAIQUE alias VISHWANATH PURUSHOTTAM NAIK, MRS. VARSHA VISHWANATH NAIK alias VARSHA VISVONATA NAIQUE,



MR. GURUNATH VAMAN NAIK, MRS. GEETA GURUNATH NAIK, Vide deed of gift dated 12/11/2022 gifted the portion of the land admeasuring an area of 696.00 Sq. Mtrs property by name "MOTOAGAR" also known as "MATHA AGAR" alias "GHARBHAT" situated at Village Cassabe-de-Sanquelim, Taluka Bicholim within the limits of Village Panchayat Sanquelim (Now in the Sanquelim Municipal council) registration sub district of Bicholim, District of North Goa State of Goa and entirely registered in the land registration office under no. 3036 of Book B 8 new and entirely registered in the Land registration Office under Matriz no 186 and bearing survey no 4/1 of Village Cassabe De Sanquelim was gifted to Mr. Sagar Dattanand Naik and Mrs. Swati Sagar Naik, the said Deed of Gift is duly registered before the office Sub Registrar of Bicholim under serial no 2022-BCH-1110 bearing registration no BCH-01-1098-2022 dated 16/11/2022.

As there was a mistake in describing survey number and the area the Deed of Rectification was executed before Sub Registrar of Bicholim under serial no 2024-BCH-368 bearing registration no BCH-01-363-2024 dated 25/3/2024.



Thereafter the Said SMT. KUNDA DATTANAND NAIK
MR. VISVONATA PURUXOTOMA NAIQUE alias
VISHWANATH PURUSHOTTAM NAIK, MRS. VARSHA
VISHWANATH NAIK alias VARSHA VISVONATA NAIQUE,
MR. GURUNATH VAMAN NAIK, MRS. GEETA GURUNATH
NAIK Vide another deed of gift dated 13/3/2024 gifted the portion
of the land admeasuring an area of 25.00 Sq. Mtrs including house
admeasuring an area of 14.00 Sq. Mtrs in survey No 4/7 of Village
Cassabe De Sanquelim, area admeasuring an area of 75.00 Sq.
Mtrs including Residential House admeasuring area of 30.00 Sq.
Mtrs of Survey No 4/14 Village Cassabe De Sanquelim, Portion of
land admeasuring an area 50.00 Sq. mtrs of survey no 4/5 Of
Village Cassabe De Sanquelim, of the property by name
"MOTOAGAR" also known as "MATHA AGAR" alias
"GHARBHAT" situated at Village Cassabe-de-Sanquelim, Taluka
Bicholim within the limits of Village Panchayat Sanquelim (Now
in the Sanquelim Municipal council) registration sub district of
Bicholim, District of North Goa State of Goa and entirely
registered in the land registration office under no. 3036 of Book B
8 new and entirely registered in the Land registration Office under
Matriz no 186 was gifted to Mr. Sagar Dattanand Naik and Mrs.



Swati Sagar Naik the said Deed of Gift is duly registered before the office Sub Registrar of Bicholim under serial no 2024-BCH-449 bearing registration no BCH-I-426-2024, dated 5/4/2024.

That upon the death of Mr. Dattanand Naik Inventory Proceeding bearing no 171/2016 was filed before the court of the Civil Judge Junior Division at Bicholim and by its order dated 30/6/2017 the entire property was allotted to the vendor no 1 and Smt. Kunda Dattanand Naik .

That Mrs. Manali Dilip Chhatre alias Kshama Dattanand Naik and her husband Mr. Dilip alias Deelip Chhatre Vided Deed of Relinquishment Deed sated 24/04/2017 execrated before the court of the Civil Judge Junior Division at Bicholim in inventory proceeding bearing no 171/2016 relinquished their rights in favour of the remaining legal heirs.

Thereafter the Mr. Sagar Dattanand Naik vide Civil Suit filed before the civil Judge Junior division at Bicholim bearing Case No 17/2023/B applied for the declaration of the names of SMT. SHANTABAI alias LAXIMIBAI RAGHOBAA alias RAGHUNATH KHEDEKAR alias KHANDEKAR, SMT. KRISHNABAI MADHAV KHEDEKAR, SMT DWARKABAI



alias ARUNA VISNU SADALGEKAR, SMT. KALINDI ANANT KHEDEKAR and name of SMT. JANQUIBAI GOPAL BOTO NAIQUE Alias JANAKIBAI GOPAL NAIK in occupants column of survey No. 4/7 and 4/14 of Village Cassabe-de-Sanquelim Bicholim Taluka as erroneous which suit came to be settled by filing consent terms and vided judgment Decree and order dated 29//3/2023 the names of were declared as erroneous and was order to be delegated .²

Thereafter Mr. Sagar Dattanand Naik filed the application before the Court of the Mamlatdar for the Deletion of names in the other rights column which was disposed off vide judgment and order in case no MAM/MND/DEC/2/2023 dated 28/10/2023.

Thereafter Mr. Sagar Dattanand Naik applied for the Amalgamation of the Survey Numbers bearing Survey No 4/1-A, 4/5, 4/7, 4/14 Village Cassabe-de-Sanquelim, Taluka Bicholim within the limits of Village Panchayat Sanquelim (Now in the Sanquelim Municipal council) which was granted and the separate as 4/1-A admeasuring an area of 676.00 Sq. Mtrs vides it order bearing no 9/ISLR/BICH/AML/01/2024.



Thereafter vide Deed of Sale dated 06/08/2024 Mr. Sagar Dattanand Naik and his wife Mrs Swati Sagar Naik sold the portion of the property admeasuring an area of 676.00 Sq. Mtrs. by name "MOTOAGAR" also known as "MATHA AGAR" alias "GHARBHAT" situated at Village Cassabe-de-Sanquelim, Taluka Bicholim within the limits of Village Panchayat Sanquelim (Now in the Sanquelim Municipal council) registration sub district of Bicholim, District of North Goa State of Goa and entirely registered in the land registration office under no. 3036 of Book B 8 new and entirely registered in the Land registration Office under Matriz no 186 bearing survey No 4/1-A Village Cassabe-de-Sanquelim, Taluka Bicholim to Mr. Prashant Govind Rane and his wife Mrs. Chetana Prashant Rane.

The said Deed of Sale dated 06/08/2024 is duly registered before the Office of Sub Registrar Bicholim under serial no 2024-BCH-1123 bearing registrations no BCH-I-1112-2024 dated 14/10/2024.

Thereafter the said Mr. Prashant Rane and his wife applied for mutation and their name is duly recorded in the Form I & XIV



bearing survey no 4/1-A of village Cassade-de-Sanquelim of Bicholim Taluka.

Thereafter the said Mr. Prashant Rane and his wife applied for conversion Sanad before the Office of District collector North at Panaji which was granted under no CCBIC09-24-153/992 dated 10/03/2025.

Thereafter the Office of the Deputy Town Planner also granted Technical Clearance Order under no DC-8199-SANQUELIMBICH/TCP-25/357 dated 11/02/2025. And has also issued an order towards the infrastructural tax under no DC/8199/SANQUELIM/BCH/TCP-25/344 date 06/02/2025.

Thereafter the Office of Sankhalim Municipal Council granted the construction License under construction License no 24/2024-25 dated 24/03/2025.

Thereafter the Office of the Electricity Department Sankhalim Goa granted the NOC under no AE/V-II(R) - TECH-4(D)/2024-25/2534 dated 17/02/2025. So also Office of the Directorate of Health Services granted the NOC under no DSH/2025/DHS/0901/O0021/6 dated 17/02/2025. So also Office



of Assistant Engineer PWD granted NOC under no PWD/D.XXIV/SDI(WS)/F.40/746/24-25 dated 24/02/2025.

Therefore the links in the chain of title has been properly established for last 13 years. I certify that the said property admeasuring an area of 676.00 Sq. Mtrs. by name "MOTOAGAR" also known as "MATHA AGAR" alias "GHARBHAT" situated at Village Cassabe-de-Sanquelim, Taluka Bicholim within the limits of Village Panchayat Sanquelim (Now in the Sanquelim Municipal council) registration sub district of Bicholim, District of North Goa State of Goa and entirely registered in the land registration office under no. 3036 of Book B 8 new and entirely registered in the Land registration Office under Matriz no 186 bearing survey No 4/1-A Village Cassabe-de-Sanquelim, Taluka Bicholim and along with the building to be constructed thereon and the same is owned and possessed by the Mr. Prashant Govind Rane and his wife Mrs. Chetana Prashant Rane and the title of the said property is clean, clear and marketable.

IV – Encumbrance Certificate: -



The Nil Certificate of Encumbrance bearing no. NEC/6/2025/156, dt. 07/04/2025 for a period starting from 1/1/2011 to 27/3/2025 shows that there is no encumbrances, lien or charge on said property.

V- Evidence of possession:-

That deed of sale dated 06/08/2024, duly registered before the office Sub Registrar of Ponda Goa, Construction licence, Nil encumbrance Certificate, Form No I & XIV, shows that Mr. Prashant Govind Rane and his wife Mrs. Chetana Prashant Rane are in possession of the said property admeasuring an area of 676.00 Sq. Mtrs. by name "MOTOAGAR" also known as "MATHA AGAR" alias "GHARBHAT" situated at Village Cassabe-de-Sanquelim, Taluka Bicholim within the limits of Village Panchayat Sanquelim (Now in the Sanquelim Municipal council) registration sub district of Bicholim, District of North Goa State of Goa and entirely registered in the land registration office under no. 3036 of Book B 8 new and entirely registered in the Land registration Office under Matriz no 186 bearing survey No 4/1-A Village Cassabe-de-Sanquelim, Taluka Bicholim, along with the building to be constructed thereon .

VI- Certificate of title: -

That deed of sale dated 06/08/2024, duly registered before the office Sub Registrar of Ponda Goa, construction licence, Form



No I & XIV, shows that Mr. Prashant Govind Rane and his wife Mrs. Chetana Prashant Rane are in possession of the said property admeasuring an area of 676.00 Sq. Mtrs. by name "MOTOAGAR" also known as "MATHA AGAR" alias "GHARBHAT" situated at Village Cassabe-de-Sanquelim, Taluka Bicholim within the limits of Village Panchayat Sanquelim (Now in the Sanquelim Municipal council) registration sub district of Bicholim, District of North Goa State of Goa and entirely registered in the land registration office under no. 3036 of Book B 8 new and entirely registered in the Land registration Office under Matriz no 186 bearing survey No 4/1-A Village Cassabe-de-Sanquelim, Taluka Bicholim, along with the building to be constructed thereon.

There is no impediment to mortgage the said property along with the building to be constructed thereon.

The said property along with the building to be constructed there on is not subject to any minor's or others claim.

CERTIFICATE OF THE SCRUTINY DOCUMENT

I have gone through the original title deeds intending to relate the property offered as scrutiny by way of equitable mortgage and that the documents of the title reference to above are perfect evidence of title and that the said equitable mortgage can be created by depositing documents in the manner by law. It will satisfy the requirement of equitable mortgage and that I further certify that:



1. There are no prior mortgage/charges of whatsoever as could be seen Nil Certificate of Encumbrance bearing no. NEC/6/2025/156, dt. 07/04/2025 for a period starting from 1/1/2011 to 27/3/2025, relating to immovable property covered by above said title deed.
2. There are no prior mortgages/charges to any extent of whatsoever nature could be cleared or satisfied.
3. There are no claims from minors or their interest to the said shop along with the proportionate undivided Share in the property to the extent of whatsoever nature.
4. There is no undivided or any other types of share of the minor or any minor does not have any claim in property.
5. The property is not subject to the payment of amount to anybody else.
6. Provisions of Urban ceiling Act are not applicable.
7. There is no separate holding or acquisition and therefore provision of land reforms Act are not applicable to it.

I certify that Mr. Prashant Govind Rane and his wife Mrs. Chetana Prashant Rane has valid and marketable title in the property mentioned hereinabove.

Place: - Ponda- Goa

Date: - 8/04/2025



(Adv. M. A. Khedekar)

Advocate

