



Advocate & Notary Public

Ms. Pratidnya S. Murgodi
Mr. Ashish U. Kerkar
Mr. Siddhesh A. Bhaip
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Advocates

Ref. No.

Date:

LEGAL SCRUTINY REPORT

M/s Jewel Corporation, a partnership firm, having its registered office at Sudarshan Sky Garden, 1502-C, next to Hypercity, Ghodbunder road, Thane, Maharashtra, currently operating at Jewel Height, Shop No.1-5, opp Mapusa Court Garden, Altinho, Mapusa, Goa-403507, has approached me for legal Scrutiny Report in respect of the below mentioned property.

DESCRIPTION OF THE PROPERTY

SCHEDULE-I

ALL THAT PROPERTY situated at Sirsaim, within the limits of Village Panchayat of Sirsaim, Taluka and Registration Sub-District of Bardez, North-Goa District, State of Goa, which property is neither described in the Land Registration Office nor enrolled but is presently surveyed under No. 70/13 and is bounded as under:

North: By property bearing S.No.70/12 and 70/11.

South: By the properties bearing S.No. 70/14 and 70/4.

East: By public road

West: By property bearing S.No.70/4.

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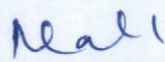
The property described in **SCHEDULE I** is hereinafter referred to as the **SAID PROPERTY**.

LIST OF DOCUMENTS PRODUCED

Sr.No.	Particulars	Dated	Original/True Copy
1.	From Index of Lad/Form III	29/12/2023	Certified copy
2.	Form No.9		Photo Copy
2.	Manual Form No. I and XIV of property bearing S.No. 70/13		Photo Copy
4.	Survey Plan of property bearing S.No. 70/13		Photo Copy
5.	Deed of Succession dated 09/11/1995, drawn at page 42v onwards of Book No.781 of Bardez.	23/03/2011	Certified copy
6.	Agreement for sale dated 08/02/2008, registered before the Sub-Registrar of Bardez under Reg. No. 912 at pages 248 to 264 Book No.I, Vol. No. 2422, dated 11/02/2008	08/02/2008	Original
7.	Deed of sale dated 07/08/2008, registered before the Sub-Registrar of Bardez under Reg. No. BRZ-BK1-04193-2008,	07/08/2008	Original

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	CD No. BRZD8 dated 07/08/2008		
8.	Conversion Sanad bearing No.RB/CNV/BAR/AC-I/66/2014/3812, dated 10/06/2022 issued by the office of the District collector, North Goa	10/06/2022	Photo Copy
9.	Construction Licence bearing No. VPS/BAR/C.Lic-11/2023-24/1278, dated 21/12/2023 issued by the Village Panchayat of Sirsaim	21/12/2023	Photo Copy
10.	Technical clearance bearing No. TPB/9044/SIR/TCP-2023/8464, dated 05/10/2023, issued by the Office of the Senior Town Planner, Mapusa, Bardez, Goa	05/10/2023	Photo Copy
11.	NOC for construction issued by the Office of the Sub-Divisional Engineer, Electricity Department bearing No. AE/II/XVII/O&M/Tech-5/23-24/1666, dated 08/11/2023	08/11/2023	Photo Copy
12.	NOC for construction issued by the office of the Assistant engineer Sub-Div.II, DXVII (PHE-N), PWD, Mapusa,	20/11/2023	


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	Goa, bearing No. PWD/SDII/PHE-N/F.10/716/2 023-24		
13.	NOC issued by the Directorate of Health services, Primary Health centre, Colvale bearing No. DHS/2023/DHS0901/00026/1730	03/11/2023	Photo Copy
14.	Approved plan		
15.	Computarised Form No. I and XIV	22/05/2023	Photo Copy
16.	Indenture of Partnership Deed dated 22/05/2023, of Jewel Corporation		
16.	Certificate of Nil Encumbrance issued by the Sub-Registrar of Bardez	08/01/2024	Original

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SCRUTINY OF DOCUMENTS

From Index of Lad/Form III, Form IX and Manual Form No. I and XIV of village Sirsaim it is seen that the SAID PROPERTY surveyed under S.No.70/13 was promulgated on 24/09/1971 and came to be recorded in the name of Santan Pereira alias Santana Pereira.

From the Deed of Succession dated 09/11/1995, drawn in the office of Notary Ex-Officio of Bardez at page 42v onwards of Book No.781 it is seen that Mrs. Diana S. Pereira alias Diana Souza Pereira alias Maria Veradiana Ditosa do Rosario Souza a Pereira alias Maria Verediana Ditosa do Rosario souza expired on 18/09/1989 and her husband Mr. Santan Pereira alias Santana Pereira alias Santana Diogo Cosme Caridade Pereira, expired on 08/06/1991 leaving behind following children as their only legal heirs;

(a) Mr. Dino Antonio Justiniano Francisco Pereira alias Dino Pereira married to Mrs. Alda Pereira.

(b) Mrs. Savia Higina Emilia Pereira alias Savia Fernandes married to Mr. Mervin Fernandes

(c) Mr. Degracio Conceicao Pereira alias Degracio Pereira.

From the Form No. I and XIV pertaining to the said property bearing S.No. 70/13 it is seen that name of Mr. Dino Antonio Justiniano Francisco Pereira alias Dino Pereira, Mrs. Savia Higind Emilia Pereira alias Savia

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Fernandes and Mr. Degracio Conceicao Pereira alias Degracio Pereira came to be duly entered in the occupants column.

That M/s. Jewel Corporation had given public notice in Daily Navahind Times dated 04/07/2007, informing public in general that they are intending to purchase the said property from its owners and inviting objection if any. It has been stated by the party that no any objection was received for the said notice.

From the Agreement for sale dated 08/02/2008, registered before the Sub-Registrar of Bardez under Reg. No. 912 at pages 248 to 264 Book No.I, Vol. No. 2422, dated 11/02/2008, it is seen that the said owners Mr. Dino Antonio Justiniano Francisco Pereira alias Dino Pereira, his wife Mrs. Alda Pereira alias Alda Dino Pereira, Mrs. Savia Higind Emilia Pereira alias Savia Fernandes alias Savio Fernandes, her husband Mr. Mervyn Fernandes and Mr. Degracio Conceicao Pereira alias Degracio Pereira and his wife Mrs. Loraine Pereira agreed to sell the said property to M/s. Jewel Corporation.

From Deed of sale dated 07/08/2008, registered before the Sub-Registrar of Bardez under Reg. No. BRZ-BK1-04193-2008, CD No. BRZD8 dated 07/08/2008 it is seen that the said owners Mr. Dino Antonio Justiniano Francisco Pereira alias Dino Pereira, his wife Mrs. Alda Pereira alias Alda Dino Pereira, Mrs. Savia Higind Emilia Pereira alias Savia Fernandes alias Savio

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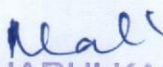
Fernandes, her husband Mr. Mervyn Fernandes and Mr. Degracio Conceicao Pereira alias Degracio Pereira and his wife Mrs. Loraine Pereira sold the said property to M/s. Jewel Corporation.

That pursuant to the said deed of sale M/s. Jewel Corporation became exclusive owner in possession in respect of the said property.

From the computerised Form No. I and XIV pertaining to the said property bearing S.No. 70/13 it is seen that name of M/s. Jewel Corporation is duly entered in the occupants column.

From Conversion Sanad bearing No.RB/CNV/BAR/AC-I/66/2014/3812, dated 10/06/2022 issued by the office of the District collector, North Goa it is seen that the said property admeasuring 6910 sq. Mts can be used for residential purpose.

From Technical clearance bearing No. TPB/9044/SIR/TCP-2023/8464, dated 05/10/2023, issued by the Office of the Senior Town Planner, Mapusa, Bardez, Goa it is seen that technical clearance has been granted by Town and Country planning Department for carrying out proposed construction of residential project Type V2-A,


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Type-R1, R2, R3, R4, V1, V2 and V3, club house, swimming pool and compound wall.

From the construction Licence Construction Licence bearing No. VPS/BAR/C.Lic-11/2023-24/1278, dated 21/12/2023 issued by the Village Panchayat of Sirsaim it is seen that permission is granted to Jewel Corporation for carrying out proposed residential project, club house, compound wall and swimming pool in the said property.

From the NOC for construction issued by the Office of the Sub-Divisional Engineer, Electricity Department bearing No. AE/II/XVII/O&M/Tech-5/23-24/1666, dated 08/11/2023, it is seen that no-objection has been issued by the electricity department for the proposed construction.

From the NOC for construction issued by the office of the Assistant engineer Sub-Div.II, DXVII(PHE-N), PWD, Mapusa, Goa, bearing No.PWD/SDII/PHE-N/F.10/716/2023-24, it is seen that NOC has been issued by the PWD for the proposed construction.

From the NOC issued by the Directorate of Health services, Primary Health centre, Colvale bearing No. DHS/2023/DHS0901/O0026/1730 it is seen that that is

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no-objection from sanitary point of view for the proposed construction.

From the certificate of Nil encumbrance dated 08/01/20204 it is seen that there is no-encumbrance on the said property.

After going through the title documents relating to the said properties such as Deed of Succession, Agreement of sale and Deed of Sale and other documents mentioned in the list of Documents, relating to the said property, it is seen that the documents of title referred to above are perfect evidence of title and thus it is clear that M/s Jewel Corporation is the owner in respect of the said property.

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CERTIFICATE

After going through the title documents referred to above I am of the opinion that the documents of title referred to above are perfect evidence of title, M/s Jewel Corporation is the absolute owner in possession in respect of the SAID PROPERTY. The above said owner M/s Jewel Corporation can validly carry out construction of the proposed project as per the permissions and sell the constructed villas to prospective buyer and I further certify that :

(i) Provisions of Urban Ceiling Act are not applicable.

(ii) Holding is in accordance with the provisions of Land Reforms Act.

(iii) From Certificate of Nil encumbrance it is seen that there is no encumbrance on the SAID PROPERTY.

I certify that Subject to the documents listed in Annexure-I, aforementioned owners have a valid and marketable title to the SAID PROPERTY.

Mapusa

Dated: - 30/08/2024

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Adv. P. G. Narulkar

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