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**LEGAL SCRUTINY REPORT**

To,

Mr. Bhupesh Rane,  
Vasco da Gama, Goa

Sir,


With request from Mr. Bhupesh Rane for the title search report, I am giving hereunder the detailed report as follows:



1. Details/Description of documents scrutinized:

Sl. No	Date	Description of Document
1.	05.12.1991	Deed of Conveyance duly registered before Sub Registrar of Mormugao under No. 438 at pages 494 to 507 of Book No. I Volume No. 62 dated 30.12.1991 unto and in favour of 'The Goa Port and Dock Employees Co-operative Housing Society Ltd.
2.	31.01.1983	Deed of Partition which is registered in the Office of the Sub Registrar of Salcete at Margao under No. 271 of Book No. 1 Volume 294 on the 28 <sup>th</sup> February 1984
3.	11.11.1997	Sanad bearing No. 11/49/96/DYC issued by the Dy. Collector/SDO, Mormugao, Vasco da Gama, Goa
4.	26.03.2007 And 04.03.2014	Approval of rectified sub-division by Goa Coastal Zone Management Authority, Panaji and NOC from Goa Coastal Zone Management Authority under ref. No. GCZMA/S/372/2129 dated 26.03.2007, GCZMA/S/13-14/39/1619 dated 04.03.2014
5.	23.03.2000	Amendment of change of name from Goa Port and Dock Employees Co-op. Housing Society Ltd. to JNC Vieira Nagar Co-op. Housing Society
6.	12.10.2001	Letter of Allotment of Plot No. 39 in favour of Basilia P. Rodrigues
7.	31.03.1997	Share consisting five shares of Rs. 50/- each under Register Folio No. 185 Certificate No. 251 with distinctive (Share) numbers Nos. 828 to 832 in favour of Basilia P. Rodrigues
8.	02.04.2009	Share Certificate No. 251 by the aforesaid Society and






		thereafter allotted Share Certificate under Folio No. 0185 with distinctive (Share) numbers Nos. 828 to 832 dated 02.04.2009 in favour of Mr. Pushpesh Prakash Naik
9.	10.07.2018	Certificate of Allotment issued by the Society of the SAID PLOT in favour of the Mr. Bhupesh Rane
10.	18.01.2017	Form I & XIV of the property under Survey No. 4/2 of Chicolna Village
11.	11.06.2000 And 09.04.2007	Development Permission from Mormugao Planning and Development Authority bearing Order under No. VPDA/10-S-4/2000-01/311 dated 11.06.2000, VPDA/10-S-4/07-08/42 dated 09.04.2007,
12.	11.1.1997	Sanad from the Deputy Collector, SDO, Mormugao, Vasco da Gama bearing No. 11/49/96/DYC dated 11.11.1997
13.	02.11.1998	Final sub division of the plots under No. GSCCE/DH/1803/TCP/98/2988 from the Office of the Town & Country Planning Development Panaji, Goa,
14.	08.03.2002 And 28.04.2007	Final NOC under Ref. No. VP/CB/2001-02/663 and No. VP/CB/2007-08/32 dated issued by the Office of the Village Panchayat of Chicolna-Bogmao, Goa
15.	04.03.2014	NOC from Goa Coastal Zone Management Authority under ref. No. GCZMA/S/372/2129 dated 26.03.2007, GCZMA/S/13-14/39/1619 dated 04.03.2014
16.	12.10.2001	Letter of Allotment 12.10.2001 unto Smt. Basilia P. Rodrigues
17.	30.01.2010	Deed of Transfer executed before Advocate & Notary Mr. T. T. Shreedharan having his office at Vasco da Gama, Goa unto and in favour of Mr. Apiket Sudhir Chitnis
18.	01.02.2011	Deed of Transfer executed before Advocate & Notary Mr. T. T. Shreedharan having his office at Vasco da Gama, Goa unto and in favour of Mrs. Rameeza Aziz
19.	01.11.2013	Deed of Transfer executed before Advocate & Notary Mr. T. T. Shreedharan having his office at Vasco da Gama, Goa in favour of Mr. Bhupesh Rane
20.	12.03.2018	Construction License No. VP/CB/Const. License/17/2017-18/1104 dated 12.03.2018 issued by the Village Panchayat of Chicolna, Bogmalo,
21.	09.02.2018	Development permission under No. MPDA/10-P-22/2017-18/1078 (Revised) from Mormugao Planning & Development Authority
22.	----	Latest Nil Encumbrance affecting the SAID PLOT for 30 years till date

## 2. Details/Description of Property/Properties

ALL THAT Sub Divided distinct, separate plot identified under Plot No. 39 admeasuring an area of 564.25 (Five Hundred Sixty Four Point Twenty Four) square meters in the second phase (hereinafter referred





to as the 'SAID PLOT') of the JNC Vieira Nagar Co-operative Housing Society Ltd., (earlier Known as the Goa Port & Dock Employess's Co-op Hsg. Sty Ltd.,) falling in survey No. 4 sub division 2 of Village of chicolna and holding five shares of Rs. 50/- each under Register Folio No. 0185 Certificate No. 251 with distinctive (Share) numbers Nos. 828 to 832 dated 02.04.2009 abovementioned shares shall be jointly hereinafter referred to as the 'SAID PLOT PREMISES ' which plot is part of ALL THAT larger property known as "UDDO" situated at Chicolna, Bagmalo, Goa situated within the limits of Village Panchayat of Chicolna, Taluka and Sub-District of Mormugao, South Goa District, State of Goa described at the Land Registration-Office (Conservatoria dos Registor Predeais da Camorca) of Salcete at Margao under No. 2648 of Book B-12 of Old series, enrolled in the Taluka Revenue Office under Martiz No. 77 and surveyed under survey No. 4 sub division 2 and Survey No. 7 Sub division 2 both of Village of chicolna, Mormugao Taluka and for brevity sake referred to as the "SAID ENTIRE PROPERTY"

3. Brief history of the property and how the owner/mortgagor has derived title:

A. ALL THAT Sub Divided distinct, separate plot identified under Plot No. 39 admeasuring an area of 564.25 (Five Hundred Sixty Four Point Twenty Four) square meters in the second phase (hereinafter referred to as the 'SAID PLOT') of the JNC Vieira Nagar Co-operative Housing Society Ltd., (earlier Known as the Goa Port & Dock Employees Co-operative Housing Society Ltd.,) falling in survey No. 4 sub division 2 of Village of chicolna and holding five shares of Rs. 50/- each under Register Folio No. 0185 Certificate No. 251 with distinctive (Share) numbers Nos. 828 to 832 dated 02.04.2009 abovementioned shares shall be jointly hereinafter referred to as the 'SAID PLOT PREMISES ' which plot is part of ALL THAT larger property known as "UDDO" situated at Chicolna, Bagmalo, Goa situated within the limits of Village Panchayat of Chicolna, Taluka and Sub-District of Mormugao, South Goa District, State of Goa described at the Land Registration Office (Conservatoria dos Registor Predeais da Camorca) of Salcete at Margao under No. 2648 of Book B-12 of Old series, enrolled in the Taluka Revenue Office under Martiz No. 77 and surveyed under survey No. 4 sub division 2 and Survey No. 7 Sub division 2 both of Village of chicolna, Mormugao Taluka and for brevity sake referred to as the "SAID ENTIRE PROPERTY"

B. The SAID ENTIRE PROPERTY earlier belonged to Mr. Manuel Salvador Da Costa, who was married to Mrs. Carolina Peres e Costa

C. Upon the demises of the aforesaid Manuel Salvador Da Costa on 17<sup>th</sup> July 1970, his widow and his children/heirs executed a Deed of Partition dated 31<sup>st</sup> January 1983 which is registered in the Office of



the Sub Registrar of Salcete at Margao under No. 271 of Book No. 1 Volume 294 on the 28<sup>th</sup> February 1984 whereby inter alia the SADI PROPERTY came to be allotted in equal shares to his children, Smt. Maria Rosa Costa Dias, widow of late Arthur Joa Dias, Eng. Josa Maria Da Quadros E Costa, Eng. Pedro Da Quadros Costa and his wife Smt Maria Antonio Camacho Da Silva Canijo Da Quadros Costa, Dr. (Miss) Maria Adelia Paras E Cosa, Eng. Manuel Antonio Quadros E Costta and his wife Smt. Maria Elsa Gomes Sanchas, Dr. Alfred Quadros E Costa and his wife Smt Maria Beatriz Costa, Smt Vera Paras Da Costa Bruto Da Costa and her husband Eng. Alfrendo Bruto Da Costa, Smt Quitar Gama Paras Da Costa and her husband Raul Nascimento Do Carmo Costa, Dr. (Mrs.) Maria Satya Dora Paras e Costa Da Noronha Farreira and her husband Dr. Alvaro Alberto Mouzinho Da Noronha Farreira who are the sole and universal heirs which is consonance with the Court Order dated 07.02.1972 passed in the proceeding for declaration appended to the file of Civil Suit (Accao Sumaria) No. 7453/1963 which is proven by the Certificate issued by the 3<sup>rd</sup> Office of the Judicial Civil Court at Salcete, Margao on 10.12.1974.



D. All the aforementioned owners/allottees sold the SAID PROPERTY vide Deed of Conveyance dated 5<sup>th</sup> December 1991 duly registered before Sub Registrar of Mormugao under No. 438 at pages 494 to 507 of Book No. 1 Volume No. 62 dated 30.12.1991 unto and in favour of 'The Goa Port and Dock Employees Co-operative Housing Society Ltd.', a Society registered under the Maharashtra Co-operative Societies Act, 1960 as applicable to State of Goa under No. HSG (a)- 20 (south Goa)/89 at Margao.

E. As per the bye laws and letter of approval from the Asstt. Registrar of Co-operative Societies, South Zone, Margao, Goa the name of the aforesaid Society was changed from 'The Goa Port and Dock Employees Co-operative Housing Society Ltd.' to 'JNC VIEIRA NAGAR CO-OPERATIVE HOUSING SOCIETY LTD.'.

F. The aforesaid society has undertaken the development and sub-division of the SAID PROPERTY into several plots for which the society in its name had obtained permissions/licences including Development Permission from Murmugao Planning and Development Authority bearing Order under No. VPDA/10-S-4/2000-01/311 dated 11.06.2000, VPDA/10-S-4/07-08/42 dated 09.04.2007, Sanad from the Deputy Collector, SDO, Mormugao, Vasco da Gama bearing No. 11/49/96/DYC dated 11.11.1997, final sub division of the plots under No. GSCCE/DH/1803/TCP/98/2988 dated 02.11.1998 from the Office of the Town & Country Planning Development Panaji, Goa, Final NOC under Ref. No. VP/CB/2001-02/663 dated 08.03.2002, VP/CB/2007-08/32 dated 28.04.2007 issued by the Office of the Village Panchayat of Chicolna-Bogmao, Goa dated 28.04.2007, NOC from Goa Coastal



Zone Management Authority under ref. No. GCZMA/S/372/2129 dated 26.03.2007, GCZMA/S/13-14/39/1619 dated 04.03.2014.

G. The SAID PLOT bearing No. 39 in second phase admeasuring an area of 564.25 was allotted vide Letter of Allotment dated 12.10.2001 unto Smt. Basilia P. Rodrigues and Share Certificate No. 251 dated 31.03.1997 by the aforesaid Society and thereafter allotted Share Certificate under Folio No. 185 under Certificate No. 251 with distinctive (Share) numbers Nos. 828 to 832 dated 02.04.2009 in favour of Mr. Pushpesh Prakash Naik.

H. The said Mr. Pushpesh Naik sold and transferred the rights, benefits, privileges of the spp vide Deed of Transfer dated 30.01.2010 executed before Advocate & Notary Mr. T. T. Shreedharan having his office at Vasco da Gama, Goa unto and in favour of Mr. Aniket Sudhir Chitnis and accordingly the JNC Vieira Nagar Co-operative Housing Society Ltd., allotted the shares to the said Mr. Aniket Sudhir Chitnis.

I. The said Mr. Aniket Chitnis alongwith his wife, Mrs. Geetanjali Chitnis sold and transferred the rights, benefits, privileges of the spp vide Deed of Transfer dated 01.02.2011 executed before Advocate & Notary Mr. T. T. Shreedharan having his office at Vasco da Gama, Goa unto and in favour of Mrs. Rameeza Aziz with confirmation of Society as 'Confirming Party' and accordingly the JNC Vieira Nagar Co-operative Housing Society Ltd., allotted the shares to the said Mrs. Rameeza Aziz.

J. The said Mrs. Rameeza Aziz alongwith her husband Mr. Nadukandi Aziz sold and transferred the rights, benefits, privileges of the spp vide Deed of Transfer dated 01.11.2013 executed before Advocate & Notary Mr. T. T. Shreedharan having his office at Vasco da Gama, Goa unto and in favour of Mr. Bhupesh Rane with confirmation of Society as 'Confirming Party' and accordingly the JNC Vieira Nagar Co-operative Housing Society Ltd., allotted/transferred the shares to the said Mr. Bhupesh Rane besides has also issued Certificate of Allotment dated 10.07.2018 of the SAID PLOT above Society.

K. The aforesaid Mr. Bhupesh Rane obtained various permission for the Construction of the residential unit in the said plot being Construction License No. VP/CB/Const. License/17/2017-18/1104 dated 12.03.2018 issued by the Village Panchayat of Chicolna, Bogmalo, Development permission under No. MPDA/10-P-22/2017-18/1078 dtd 09.02.2018 (Revised) from Mormugao Planning & Development Authority for the construction of Multi-family dwelling and compound wall.

Place: Vasco da Gama

Date: -29.10.2018

Signature of the Advocate

