

MR. M. A. KHEDEKAR
ADVOCATE
D-5, 3rd floor, Shetye Sankul,
Near Mamlatdar office
Ponda – Goa
Mob. 9823866837

Date: - 07/03/2020

LEGAL SCRUTINY REPORT

NAME OF THE BORROWER: - MR. DILIP KESHAV DESAI

R/o Dhavali mol Ponda Goa

I. Description of the Document scrutinized:-

Sr. no	Date of Document	Name of document	whether original certified /true copy/photosets
1.	21/01/1999	Matriz Certificate along with English translation	Xerox
2.		Inscription and Description	Xerox
3.	02/01/1990	Inventory Proceedings no. 79/88	
4.		Form I & XIV Survey No. 258/1	Xerox
5.	11/10/2019	Technical Clearance Order	Xerox
6.	14/02/2019	Final NOC	Xerox



7.	05/02/2003	Conversion Sanad	Xerox
8.	20/05/2019	Deed of sale	Xerox
9.		Survey Plan	Xerox
10.	17/2/2020	Construction Licence	Xerox
11.		Approved Plan	Xerox
12.	02/07/2019	Nil encumbrance Certificate	Xerox

II. Description of the plot no. 18 area admeasuring 1025.00 Sq.

Mtrs:-

Survey. No.	Plot No.	Extent/area (In Sq. Mtrs.)	Location	Boundaries of the plot
258/1	Plot No. 18	1025.00 Sq mtrs	Bandora Ponda Goa	East: By 10 mtrs wide road of same Sub division West: By open space of same Sub-division North: By Plot no. 5, 6 and 7 of same sub-division South: By Nalla and open Space of



				the same sub division
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Search Report for 13 years: -

There exist property known as PATONTOLY situated at Patantali within the limits of village Panchyat of Bandora, of Taluka and sub district of Ponda, district of south Goa, state of Goa and the said property is described in the Land Registration office of Ilhas under No.12104 of book B-32 New, and wholly enrolled in the Taluka revenue office of Ponda under Matriz Nos. 261, 262, 263, 264 & 265 and is surveyed under Survey Nos. 258/1 & 259/0 of Bandora Village admeasuring about 49,050 Sq Mtrs.

The above referred property inscribed in the name of Dr. Narayan Babuli Kamat Ghanekar under inscription No. 19721 so also under Matriz Nos. 261, 262, 263, 264 & 265 in the Taluka revenue office at Ponda Goa.

The above referred property inscribed and originally belongs to Dr. Narayan Babuli Kamat Ghanekar and after his death the Inventory Proceedings bearing No. 79/88 was initiated in the Court of the Civil Judge Senior Division of Ilhas at Panaji-Goa and the above property was listed at item No. 33.



In the said inventory preceding the property at item no. 33 was allotted to. Mr. Sitakant Narayan Kamat Ghanekar and the said Inventory proceeding was disposed off vide order dated 02/01/1990.

Thereafter the said Mr. Sitakant Narayan Kamat Ghanaker carried out the Mutation and his name is duly recorded in the Form No. I and XIV of the Survey No 258/1 of Village Bandora in Ponda Taluka.

Thereafter the office of Dy. Collector & S.D.O Ponda- Goa has granted Sanad for conversion of land vide their letter No. 6/5/2002-CONV/365 dated 5th February 2003.

Thereafter the said Mr. Sitakant Narayan Kamat Ghanaker entered in to contract for development of the above described property for the purpose of sub-dividing the land of the said property into various plots and the permission was granted by Town and Country Planning Department, Ponda vide their letter No.TPP / Cons/ Band / 258 / 04 / 704, dated 04/08/04, and thereafter the Village Panchayat of Bandora, Ponda granted the final N.O.C. for sub-division bearing No. VPB/2004-05/856, dated 24/08/2004 and further revised final NOC was issued to the Plot No 18 Vide Letter No.VPB/2018-19/1089, dated 14/2/2019.

Thereafter Vide deed of Sale dated 20/05/2019 the said Sitakant Narayan Kamat Ghanekar alias Sitacanta Naraina Camotim Ganecar and his wife Smt. Maya Sitakant Kamat Ghanekar as vendor sold one of the Plot No. 18 admeasuring an area of 1025.00 Sq Mtrs of the property called as "PATTONTOLY" situated at Patantali within the limits of



village Panchayat of Bandora, of Taluka and sub district of Ponda, district of south Goa state of Goa and described in the Land Registration office of Sub-district of Ilhas under No.12104 of book B-32 New, and registered in the taluka revenue office of Ponda under Matriz Nos. 261, 262, 263, 264 & 265 and is surveyed under Survey Nos. 258/1 of Bandora Village of Ponda Taluka.

The Said Deed of sale is duly registered before the office of the Sub Registrar of Ponda under Serial No. 2019-PON-594 and bears reg. No. Pon-1584-2019 dated 20/05.2019.

Thereafter the said Mr. Dilip Desai has applied for the Mutation and his name is appearing in the survey No 258/1 of Village Bandora of Ponda Taluka.

Thereafter the said Mr. Dilip Desai decided to construct the Row House Project and applied for the Construction Licence before the Office of the Village Panchyat of Bandora, which was granted under no VPB/Const/2019-2020.19/1021dated 17/02/2020 and further the said project is duly approved by the office of the Town and country planning department under no.TPP/607/ Bandora/258/2019/2571 sates 11/10/2019.

The Said project is named as the Padma Residency consisting of 7 Row houses.

Therefore the links in the chain of title has been properly established for last 13 years. I certify that the said the Plot No. 18 admeasuring an area of 1025.00 Sq Mtrs of the property called as



"**PATTONTOLY**" situated at Patantali within the limits of village Panchayat of Bandora, of Taluka and sub district of Ponda, district of south Goa state of Goa and described in the Land Registration office of Sub-district of Ilhas under No.12104 of book B-32 New, and registered in the taluka revenue office of Ponda under Matríz Nos. 261, 262, 263, 264 & 265 and is surveyed under Survey Nos. 258/1 of Bandora Village of Ponda Taluka along with the Row houses to be constructed thereon and the same is owned and possessed by the Mr. Dilip Keshav Desai and the title of the said Plot no 18 along with the Row houses to be constructed thereon is clean, clear and marketable.

IV – Encumbrance Certificate: -

The Nil Certificate of Encumbrance bearing no.683/2019 dt. 02/07/2019 for a period starting from 20/05/2019 to 28/06/2019, shows that there is no encumbrances, lien or charge on said Flat no. Plot No 18.

V- Evidence of possession:-

That deed of sale dated 20/05/2019, duly registered before the office Sub Registrar of Ponda Goa, Construction licence, Nil encumbrance Certificate, Form No I & XIV, shows that Mr. Dilip Keshav Dessai is in possession of the said Plot No. 18 admeasuring an area of 1025.00 Sq. Mtrs of the property called as "**PATTONTOLY**" situated at Patantali within the limits of village Panchyat of Bandora, of Taluka and sub district of Ponda, district of south Goa state of Goa and described in the Land Registration office of Sub-district of Ilhas under No.12104 of book B-32 New, and registered in the taluka revenue office of Ponda



under Matriz Nos. 261, 262, 263, 264 & 265 and is surveyed under Survey Nos. 258/1 of Bandora village of Ponda Taluka along with the Row houses to be constructed thereon.

VI- Certificate of title: -

That deed of sale dated 20/05/2019, duly registered before the office Sub Registrar of Ponda Goa, construction licence, Form No I & XIV, shows that Mr. Dilip Keshav Dessai is in possession of the said Plot No. 18 admeasuring an area of 1025.00 Sq. Mtrs of the property called as "PATTONTOLY" situated at Patantali within the limits of village Panchyat of Bandora, of Taluka and sub district of Ponda, district of south Goa state of Goa and described in the Land Registration office of Sub-district of Ilhas under No.12104 of book B-32 New, and registered in the taluka revenue office of Ponda under Matriz Nos. 261, 262, 263, 264 & 265 and is surveyed under Survey Nos. 258/1 of Bandora Village of Ponda Taluka along with the Row houses to be constructed thereon.

There is no impediment to mortgage the said plot no 18 along with the Row houses to be constructed thereon.

The said plot no.18 along with the Row houses to be constructed thereon 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.683/2019 dt. 02/07/2019 for a period starting from 20/05/2019 to 28/06/2019, 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.
6. The property is not subject to the payment of amount to anybody else.
7. Provisions of Urban ceiling Act are not applicable.
8. There is no separate holding or acquisition and therefore provision of land reforms Act are not applicable to it.



9. I certify that Mr. Dilip Keshav Dessai has valid and marketable title in the property mentioned hereinabove.

Place: - Ponda- Goa

Date: - 07/03/2020



(Adv. M. A. Khedekar)

Advocate/Legal

Adviser

