

VISHNUDAS (NILESH) S. KHARANGATE  
ADVOCATE

Date:13<sup>th</sup> July, 2023

To,  
M/s Parmesh Construction Co. Ltd,  
7<sup>th</sup> Floor, Alphathum Tower-C,  
Plot No.1, Janpath Marg,  
Sector-90, Gautam Buddha Nagar,  
Noida, Uttar Pradesh-201305.

**LEGAL SCRUTINY REPORT**

Sir,

At your request, who owners in possession of the below mentioned property, situated at Sancoale, Goa, I am submitting my Report as under:-

**DESCRIPTION OF THE PROPERTY**

All that property known as "KANTEM", situated at Sancoale, within the limits of the Village Panchayat of Sancoale, Sub-District of Mormugao, District of South Goa, State of Goa and not described in the Land Registration Office but enrolled in the Taluka Revenue Office under Matríz No. 487, admeasuring an area of 35,050.00 sq. mts., Surveyed under Survey No. 257/1 of Village Sancoale and

Chamber No. 10, 1<sup>st</sup> Floor, Gurukrupa Building, F.L. Gomes Road, Vasco-da-Gama, Goa.

Telephone: 922448014 (Mobile)



*[Handwritten Signature]*

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bounded as follows:-

East : By the property Surveyed under Survey No. 258/2 to 4 and 258/6 of Village Sancoale;

West : By the property Surveyed under Survey No. 259/13 of Village Sancoale;

North : By the property Surveyed under Survey No. 258/1 of Village Sancoale; and

South : By the property Surveyed under Survey No. 256/1 and 2 of Village Sancoale.

**DOCUMENTS PRODUCED FOR VERIFICATION**

1. Deed of Sale dated 27<sup>th</sup> September,1995;
2. Deed of Sale dated 17<sup>th</sup> May,2006;
3. Conversion Sanad granted by the Office of the Additional Collector under No. AC-II/CONV-37/2007 dated 20<sup>th</sup> July,2007;
4. Development Permission granted by the Mormugao P-lanning and Development Authority under No. MPDA/7-M-70/Vol-II/1644 dated 20<sup>th</sup> January,2011,;
5. Construction Licence issued by the Village Panchayat of Sancoale under No.

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52/2010-2012 dated 31<sup>st</sup> January,2011;

6. NOC granted by the Goa Coastal Zone Management Authority under No. GCZMA/S/08-09/18/488 dated 8<sup>th</sup> August,2008;
7. Deed of Sale dated 15<sup>th</sup> January,2013;
8. Form I & XIV;
9. Nil Certificate of Encumbrance on the Property issued by the Sub-Registrar of Mormugao.

Xerox copies of all the above documents are produced for my inspection.

**DEVOLUTION OF THE TITLE**

Originally the said property belonged to the Mr Victor Gonsalves and his wife Mrs Maria Filomena Lobo e Gonsalves;

Vide a Deed of Sale dated 27<sup>th</sup> September,1995 registered before Sub-Registrar of Mormugao under Registration No. 733, pages 445 to 543, Book No. I, Volume No. 223 dated 31<sup>st</sup> December, 1997 Mr Victor Gonsalves and his wife Mrs Maria

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**VISHNUDAS (NILESH) S. KHARANGATE**  
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Filomena Lobo e Gonsalves sold, conveyed and transferred all their rights, share and interest in the property known as “**KANTEM**”, situated at Sancoale, admeasuring an area of 35,050.00 sq. mts., Surveyed under Survey No. 257/1 of Village Sancoale in favour of M/s Petals Engineering Pvt. Ltd.;

Vide a Deed of Sale dated 17<sup>th</sup> May,2006 registered before Sub-Registrar of Mormugao under Registration No. 672, pages 43 to 70, Book No. I, Volume No. 572 dated 18<sup>th</sup> May,2006 M/s Petals Engineering Pvt. Ltd sold, conveyed and transferred all their rights, share and interest in the property known as “**KANTEM**”, situated at Sancoale, admeasuring an area of 35,050.00 sq. mts., Surveyed under Survey No. 257/1 of Village Sancoale in favour of M/s M-Tech Developers Pvt. Ltd.;

Pursuant to which M/s M-Tech Developers Pvt. Ltd have obtained Conversion Sanad from the Office of the Additional Collector under No. AC-II/CONV-37/2007 dated 20<sup>th</sup> July,2007, Development Permission was granted by the Mormugao Planning and Development Authority under No. MPDA/7-M-70/Vol-II/1644 dated 20<sup>th</sup> January, 2011, Construction Licence was obtained from Village Panchayat of Sancoale under No. 52/2010-2012 dated 31<sup>st</sup> January,2011 and NOC was granted by the Goa Coastal

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A handwritten signature in black ink, appearing to be 'V.S. Kharangate', written over a horizontal line.

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Zone Management Authority under No. GCZMA/S/08-09/18/488 dated 8<sup>th</sup> August, 2008. The licences/permission are valid till its expiry and the same should be renewed upon its expiry

Vide a Deed of Sale dated 15<sup>th</sup> January,2013 registered before Sub-Registrar of Mormugao under Registration No. 144, pages 158 to 171, Book No. I, Volume No. 1494 dated 22<sup>nd</sup> January,2013 M/s M-Tech Developers Pvt. Ltd sold, conveyed and transferred all their rights, share and interest in the property known as "KANTEM", situated at Sancoale, admeasuring an area of 35,050.00 sq. mts., Surveyed under Survey No. 257/1 of Village Sancoale in favour of M/s ANS Constructions Limited.;

Thus M/s ANS Constructions Limited become absolute owners in possession of property known as "KANTEM", situated at Sancoale, admeasuring an area of 35,050.00 sq. mts., Surveyed under Survey No. 257/1 of Village Sancoale. M/s ANS Constructions Limited have recorded their name in land records as owners(occupants) i.e. Form I & XIV.



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ENCUMBRANCES, IF ANY

I tried to carry out searches in the Office of the Sub-Registrar of Mormugao at Vasco-da-Gama. However, since the indexes in the said office have not been maintained up to date and hence it was not possible to carry out a detailed search. Therefore, there is no other alternative but to rely on the Nil Certificate of Encumbrance on the Property issued by the Sub-Registrar of Mormugao certifying that there are no encumbrance registered in the said department in respect of the said property.

I have perused the original title deeds mentioned above and carried out searches for last 30 years in the Office of the Competent Authority and I have not found any adverse entries which would affect the title. I have also satisfied myself in case of suspicion/doubt by making necessary enquiries. I hereby certify that the documents of title referred to above are perfect evidence of title and shall be created title as required by law to protect your interest.

There are no prior mortgages/charges whatsoever in respect of the property



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known as “KANTEM”, situated at Sancoale, admeasuring an area of 35,050.00 sq. mts., Surveyed under Survey No. 257/1 of Village Sancoale and its title deeds.

There are no claims/interests of minor involved on the property known as “KANTEM”, situated at Sancoale, admeasuring an area of 35,050.00 sq. mts., Surveyed under Survey No. 257/1 of Village Sancoale.

**OPINION**

On verification of the documents submitted to me as listed from serial no. 1 to 9 and on considering what has been stated by me hereinabove in the Report, I hereby certify that title of M/s ANS Constructions Limited to the property known as “KANTEM”, situated at Sancoale, admeasuring an area of 35,050.00 sq. mts., Surveyed under Survey No. 257/1 of Village Sancoale is absolute, clear, legal, marketable and free from encumbrances subject to production of original title documents and latest Nil Certificate of Encumbrance on the Property issued by the Sub-Registrar of Mormugao. A Deed of Sale registered before Sub-Registrar of Mormugao may be executed with M/s ANS Constructions Limited thereby




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transferring, conveying and selling the said property known as "KANTEM", situated at Sancoale, Goa admeasuring an area of 35,050.00 sq. mts., Surveyed under Survey No. 257/1 of Village Sancoale in your favour.

  
**V.S.KHARANGATE  
ADVOCATE**



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**Chamber: F.O:4,First Floor,Gurukrupa Building,F.L.Gomes Road, Vasco-da-Gama,Goa.**

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