

PRITAM DA PIEDADE

MORAIS

BSc.LLM.

ADVOCATE

Chamber:

'Morais Residence', Near A. V.
Da Costa Hospital, Altinho-
Fatorda, Salcete, Goa.

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Mobile: 9422386656 / 9552882002

Date: 28.01.2022

To,

Smt Sonali Nikhil Pai alias Sonali Dalal alias
Amba Dalal and her husband Shri Nikhil Pai,
Both residents of Panjim-Goa

Sub: Legal scrutiny report in respect of the project named '**AMBA HILLS**', which has been constructed in the Plot of Land admeasuring 2400 (Two Thousand Four Hundred) sq.mtrs, which is a separated portion of the landed property known as 'VIRANCHEMBATA' by other name 'FATORDICHEM', registered in the Land Registry Office of Salcete under No. 39874 new series and enrolled under Matriz No. 2845, admeasuring 8268 sq.mtrs, recorded in the City Survey Records of Margao City under **Chalta No. 8 of P.T.S No. 35**, situated at ward Fatorda, within the limits of Margao Municipal Council, Taluka of Salcete, District of South Goa, State of Goa.

Dear Clients,

I have scrutinized the documents submitted to me by you'll and after such scrutiny I am pleased to submit my report as under:-

LEGAL SCRUTINY REPORT

Sr. No.	Name and address of the Title Holder/s	
1		<p>1. Smt Sonali Nikhil Pai alias Sonali Dalal alias Amba Dalal, and her husband</p> <p>2. Shri Nikhil Pai, Both residents of House No. B-201, Heritage Symphony, Opp. SFX Chapel, Caranzalem, Goa, 403002</p>

Sr. No. 2	Description of the 'Subject Property'	All that Plot of Land admeasuring 2400 (Two Thousand Four Hundred) sq.mtrs, which is a separated portion of the larger property known as 'VIRANCHEMBATA' by other name 'FATORDICHEM', registered in the Land Registry Office of Salcete under No. 39874 new series and enrolled under Matriz No. 2845, totally admeasuring 8268 sq.mtrs, recorded in the City Survey Records of Margao City under Chalta No. 8 of P.T.S No. 35, situated at ward Fatorda, within the limits of Margao Municipal Council, Taluka of Salcete, District of South Goa, State of Goa.
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Boundaries of the Subject Property:-

East	By the remaining portion of the same property
West	By the public road
North	By the property surveyed under Chalta No. 7 of P.T.S No. 35
South	By the property surveyed under Chalta No. 9 of P.T.S No. 35

Sl. No. 3:- DESCRIPTION OF THE DOCUMENTS SCRUTINISED:-

Sl. No	Whether Original / Xerox	Date of Document	Nature of Document
01	Certified Copy issued by	07.12.2017	Certificate of Land Registration issued by the Land Registrar (Salcete), Margao, Goa, in respect



	the Civil Registrar of Salcete		of the property described under No. 39874 along with English translation.
02	Original perused and returned to the Applicant	17.09.1969	Deed of Sale dated 17.09.1969, registered in the office of the Sub-Registrar of Salcete at Margao under Registration Number: 960, at pages 14 to 17 of Book No.1, Vol No.55, dated 25/09/1969
03	Certified Copy obtained from the Court	Judgement and decree dated 07.05.1993 & Order dated 11.04.2018	Records and Proceedings of Inventory Proceedings No. 23/1993/A and Port Civil Misc Application No. 78/2018/A
04	Online copy	09.10.2021	Survey Form D of the property surveyed under Chalta No. 8 of P.T.S No. 35, Margao City Survey along with survey plan
05	Xerox copy submitted by the Applicant	18.05.2018 & 27.07.2020	(i) Sanad bearing No. SDO/SAL/CONV/FAT/54/2018 dated 18.05.2018 issued by the Dy. Collector & S.D.O., Margao, Salcete, Goa, along with plan. (ii) Sanad bearing No. AC-I/SAL/SG/CONV/95/2019 dated 27.07.2020 issued by the Additional Collector I, South Goa District, Margao, Salcete, Goa, along with plan.
06	Xerox copy submitted by the Applicant	24.11.2017 & 10.01.2020 &	(i) Development Permission Bearing Ref No. SGPDA/P/5938/1282/17-18 dated 24.11.2017 issued by the South Goa Planning and

		16.03.2021 & 10.05.2021	<p>Development Authority and Order No. SGPDA/P/5938/1562/19-20 dated 10.01.2020 and Development Authority and Order No. SGPDA/P/5938/1562/19-20 dated 10.01.2020</p> <p>(ii) Revised SGPDA Development Permission Bearing Ref No. SGPDA/P/5938/1478/20-21 dated 16.03.2021 issued by the South Goa Planning and Development Authority.</p> <p>(iii) Revised SGPDA Development Permission Bearing Ref No. SGPDA/P/5938/176/20-21 dated 10.05.2021 issued by the South Goa Planning and Development Authority.</p>
07	Xerox copy submitted by the Applicant	27.02.2018 & 16.01.2020 & 31.05.2021 & 08.07.2021	<p>(i) Construction Licence No: A/84/17-18/9812 dated 27.02.2018 issued by the Margao Municipal Council along with approved plan</p> <p>(ii) Construction Licence No. A/84/17-18 (Approval to Revised Plan Licence No. A/84/17-18) dated 16.01.2020 for construction of residential cum commercial building</p> <p>(iii) License No. A/84/17-18 dated 31.05.2021 issued by the Margao Municipal Council for revised and additional construction of residential cum</p>

			commercial building and club house. (iv) License No. A/84/17-18 dated 08.07.2021 issued by the Margao Municipal Council for revised plan for construction of residential cum commercial building.
08	Xerox copy submitted by the Applicant	02.08.2021	Public Will drawn on 02.08.2021 recorded in the office of the office of the Civil Registrar cum Sub Registrar and Special Notary Ex-officio, Canacona Goa
09	Xerox copy submitted by the Applicant	24.01.2022	1) Application for Inventory filed upon the death of Shri Anand Bhaurao Dalal registered as Special Inventory Proceedings No. 78/2021/A. 2) Declaration on Oath of the Head of Family given in Special Inventory Proceedings No. 78/2021/A. 3) Court Roznama recorded in Special Inventory Proceedings No. 78/2021/A.
10	Xerox copy submitted by the Applicant	04.01.2021	Issued by the Sub Registrar of Salcete at Margao

Sl. No. 04:- TRACING OF TITLE

- Certificate of Land Registration issued by the Land Registrar (Salcete), Margao, Goa, in respect of the property**




described under No. 39874:- This document shows that there exists at ward Fatorda, within the limits of Margao Municipal Council, Taluka of Salcete, District of South Goa, State of Goa, a landed property known as 'VIRANCHEMBATA' by other name 'FATORDICHEM', registered in the Land Registry Office of Salcete under No. 39874 new series. This property is inscribed in the Land Registration records in the name of Caetano Felix Lucas Eufermidades das Neves (Hereinafter referred to as the 'Said Property')

2. **Deed of Sale dated 17.09.1969, registered in the office of the Sub-Registrar of Salcete at Margao under Registration Number: 960, at pages 14 to 17 of Book No.1, Vol No.55, dated 25/09/1969:** This document shows that the 'Said Property' was earlier owned and possessed by Shri Caetano Felix Lucas Enfermidade Das Neves and his wife Smt Servula Costa Carvalho. The said owners have sold the 'Said Property' to Shri Anand Bhaurao Dalal.
3. **Records and Proceedings of Inventory Proceedings No. 23/1993/A and Port Civil Misc Application No. 78/2018/A :-** These documents show that the said Shri Anand Bhaurao Dalal was married to Smt Gauri Dalal and their marriage was registered in the State of Goa under the regime of communion of assets. The said Smt Gauri Dalal expired on 27th October 1992, without any Will or Gift, leaving behind the said Shri Anand Bhaurao Dalal as her widower and moiety share holder and as her sole and universal heiress her only child Mrs. Sonali Dalal alias Amba Dalal alias Sonali Nikhil Pai. Upon the death of his wife namely Smt Gauri Dalal, the said Shri Anand Bhaurao Dalal filed Inventory Proceedings No. 23/1993/A before the Civil Judge Senior Division at Margao. In these Inventory Proceedings, the 'Said Property' was listed at Item No. 5 and by Judgement dated 7th May 1993, the 'Said Property' has been allotted exclusively to the Shri Anand Bhaurao Dalal.
4. **Survey Form D of the property surveyed under Chalta No. 8 of P.T.S No. 35, Margao City Survey along with survey plan:-** This document shows that in the survey records of Margao City Survey, the 'Said Property' is surveyed under Chalta No. 8 of P.T.S No. 35 and it is recorded in the name of Anand Bhaurao Dalal. The total area of this property is 8268 sq.mtrs.

5. **Sanad bearing No. SDO /SAL/ CONV / FAT / 54 / 2018 dated 18.05.2018 issued by the Dy. Collector & S.D.O., Margao, Salcete, Goa and Sanad bearing No. AC-I/SAL/SG/CONV/95/2019 dated 27.07.2020 issued by the Additional Collector I, South Goa District, Margao, Salcete, Goa, along with plan:-** These documents show that Mr. Anand Bhaurao Dalal has applied for sanad and at his request the sanad has been issued and an area admeasuring 299.18 sq.mtrs and 1052.42 sq.mtrs of the 'Said Property' has been permitted to be used for residential purpose.

 6. **Development Permission Bearing Ref No. SGPDA/P/5938/1282/17-18 dated 24.11.2017 issued by the South Goa Planning and Development Authority and Order No. SGPDA/P/5938/1562/19-20 dated 10.01.2020, Revised SGPDA Development Permission Bearing Ref No. SGPDA/P/5938/1478/20-21 dated 16.03.2021 issued by the South Goa Planning and Development Authority and Revised SGPDA Development Permission Bearing Ref No. SGPDA/P/5938/176/20-21 dated 10.05.2021 issued by the South Goa Planning and Development Authority:-** These documents shows that the South Goa Planning and Development Authority has issued permission to Mr. Anand B. Dalal for construction of building in a portion of the 'Said Property'.

 7. **Construction License No: A/84/17-18/9812 dated 27.02.2018 issued by the Margao Municipal Council along with approved plan and Construction License No. A/84/17-18 (Approval to Revised Plan License No. A/84/17-18) for construction of residential cum commercial building, License No. A/84/17-18 dated 31.05.2021 issued by the Margao Municipal Council for revised and additional construction of residential cum commercial building and club house. License No. A/84/17-18 dated 08.07.2021 issued by the Margao Municipal Council for revised plan for construction of residential cum commercial building:-** These documents shows that the Margao Municipal Council has issued construction licence to Mr. Anand B. Dalal for construction of residential cum commercial building in the property.
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8. **Public Will drawn by Shri Anand Bhaurao Dalal on 02.08.2021, recorded in the office of the office of the Civil Registrar cum Sub Registrar and Special Notary Ex-officio, Canacona Goa:-** This document shows that during his lifetime, the above named Shri Anand Bhaurao Dalal made a Public Will dated 02.08.2021. In terms of the above Public Will, the said Shri Anand Bhaurao Dalal has bequeathed to his only child Smt Sonali Nikhil Pai alias Sonali Dalal alias Amba Dalal, the plot of land admeasuring 2400 sq.mtrs, which is a separated portion of the larger property known as 'VIRANCHEMBATA' by other name 'FATORDICHEM', Lote No.1, registered in the Land Registry Office of Salcete under No. 39874 new series and enrolled under Matriz No. 2845, admeasuring 8268 sq.mtrs, independently recorded in the City Survey Records of Margao City under **Chalta No. 8 of P.T.S No. 35**, situated at ward Fatorda, within the limits of Margao Municipal Council, Taluka of Salcete, District of South Goa, State of Goa, which plot of land is bounded on the east by the remaining portion of the same property, on the west by the public road, on the north by the property surveyed under Chalta No. 7 of P.T.S No. 35 and on the south by the property surveyed under Chalta No. 9 of P.T.S No. 35. This plot of land has been developed by construction of Building 'A' and Building 'B' along with a utility block in between the two Buildings after obtaining from the Margao Municipal Council the Construction Licence Bearing No. A/84/17-18/9812 dated 27/02/18, Revised Plan Construction License No. A/84/17-18 dated 16/01/2020 and Construction Licence Bearing No. A/84/17-18 dated 31/05/2021 and the building complex has been named as 'AMBA HILLS'.
9. **Record of Special Inventory Proceedings No. 78/2021/A filed upon the death of Shri Anand Bhaurao Dalal:-** It is seen that the inventory proceedings are filed in respect of the estate left behind by SHRI ANAND BHAURAO DALAL. The said Shri Anand Bhaurao Dalal has expired on 14.11.2021 leaving behind his daughter Smt Sonali Nikhil Pai alias Sonali alias Amba Dalal as his sole and universal heir. It is further seen that the said Shri Anand Bhaurao Dalal has expired leaving behind his Public Will dated 02.08.2021. In terms of the said Public Will, the said

Shri Anand Bhaurao Dalal has bequeathed the subject property to his daughter the said Smt Sonali Nikhil Pai alias Sonali alias Amba Dalal who is married to Shri Nikhil Govind Pai.

10. **Nil Certificate of Encumbrance on Property dated 04.01.2021 issued by the Civil Registrar cum Sub Registrar of Salcete:** - This document shows that the Civil Registrar has certified that there are no encumbrances found recorded against the Said Property for a period of two years commencing from 20.12.2019 and ending on 31.12.2020. The updated Nil Encumbrance Certificate is to be obtained for the subsequent period.

Final Certificate	After scrutiny of the above cited documents, I am of the personal opinion that Smt Sonali Nikhil Pai alias Sonali alias Amba Dalal and her husband Shri Nikhil G. Pai have a clean, clear and marketable title to the 'Subject Property.'
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I have along with my report enclosed the photo copies of all documents, which have been cited by me in my report. The said documents shall form a part of my report.


 Pritam da Piedade Morais
 Advocate
 Enrollment :-Mah/5398/99

ADV. PRITAM DA PIEDADE MORAIS
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