

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

Date: - 17/02/2024

LEGAL SCRUTINY REPORT

NAME OF THE BORROWER: - MR. GAURISH DURGADAS
RAIKAR

resident of House No 115, Near
 Shantadurga Verlekarin Temple,
 Chimulwada, Marcela Ponda Goa

A. Description of the Document scrutinized:-

Sr. no.	Date of Document	Name of document	whether original certified /true copy/photosets
1.		Land Description along with the translation	Xerox
2.		Registra	Xerox
3.	25/03/2008	Inventory Proceedings bearing no 56/2007 along with consent decree and consent terms	Original Verified Xerox
2.		Form I & XIV of Survey no. 58/1 B Village Tivrem	Xerox
3.	13/03/2023	Deed of Sale	Xerox
4.	16/01/2024	Construction Licence	Xerox
5.	28/06/2023	Sanad	Xerox
6.	15/12/2023	Technical Clearance order	Xerox
7.	11/06/2008	Deed of Relinquishment	Xerox
8.	01/01/2024	NOC from Health department	Xerox
9.		Approved plan of the building	Xerox



B. Description of the property:-

Sr. No.	survey No.	Extent/Area of Land	Location	Boundaries of the Property
1	58/1 B	2185.00 Sq Mtrs	Tivrem Ponda -Goa	<p>East: by Paddy field dubas Vorco of Comunidade of said Village</p> <p>West: by Verica of Rodrichi of Raghoba Upi Gaonkar</p> <p>North: By Bandio De Camotin of the Comunidade of said Village Tivrem</p> <p>South: By the field of temple of Narayana</p>

C. Search Report for 13 years: -

There exist a property known as 'SHETYO BHATA' also known as 'XETTY BHATA' situated in the Village Tivrem, within the local limits of Village Panchayat of Tivrem earlier within the jurisdiction of Sub registrar of Bicholim now within the jurisdiction of Sub registrar of Ponda Taluka Ponda, Registration Sub-district of Ponda District of North Goa (Now in South Goa) State of Goa described as a whole in the land Registration Office of Bicholim under description no. 6320 of Book No. B-17(new) and not enrolled in the Taluka Revenue Office and surveyed under new Survey no. 58/1 of Village Tivrem, Taluka Ponda.

The said property originally belongs to Shri. Bascora Suriaji Sinai Amonkar and his wife resident of Tiverem Marcela Ponda Goa and up on his death the said property was devolved and inherited by his only son Mr. Narana Sinai Amonkar.



That Said Mr. Narania Sinai Amonkar was expired on 7/2/1945 and his wife was expired on 24/1/1996 and upon the death of both the above referred grandparents of the Vendors herein above an inventory proceeding was initiated in the court of the civil judge senior division at Ponda which came to be registered as inventory proceeding bearing no 56/07/A.

The said Narania Sinai Amonkar and his wife expired leaving behind the legal heirs by name Mr. Suryaj Naraina Sinai Amonkar and his wife Mrs. Shalini Suryaji Sinai Amonkar leaving behind Mr. Milind Sinai Amonkar i.e. Vendor No 1 here in above and His Sister Mrs. Kalpana Nitin Pinge, Mr. Surendra Narania Sinai Amonkar and his wife Mrs. Neelabai Surendra Amonkar both deceased leaving behind Mr. Naraina Surendra Sinai Amonkar and his wife and Mrs, Smeeta Surendra Sinai Amonkar married to Manguesh Wagle, Bhalchandra Naraina Sinai Amonkar and his wife Haunsa Bhalachandra Amonkar, Mr. Ravindra N.S. Amonkar and his wife Sudha Ravindra Amonkar and Daughter By name Mrs. Gulaba Naraina Amonkar married to Mr. Vasant Sinai Pilogaonkar .

That the said inventory proceeding came up to be settled by fining the consent terms and judgment dated 15/04/2008 and the plot A admeasuring an area of 2185.00 Sq. Mtrs of the property known as property known as 'SHETYO BHATA' also known as 'XETTY BHATA situated in the Village Tivrem, within the local limits of Village Panchayat of Tivrem earlier within the jurisdiction of Sub registrar of Bicholim now within the jurisdiction of Sub registrar of Ponda Taluka Ponda, Registration Sub-district of Ponda District of North Goa (Now in South Goa) State of Goa described as a whole in the land Registration Office of Bicholim under description no. 6320 of Book No. B-17(new) and not enrolled in the Taluka Revenue Office and surveyed under new Survey no. 58/1 of Village Tivrem, Taluka Ponda was allotted to the present vendors herein above .

That the Sister of the present Vendor No 1 and the Daughter of Said Mr. Narina and Mrs. Laxmabai i.e. Mrs. Kalpana Narina Sinai Amonkar alias Mrs. Kalpana Nitin Pinge and her husband Mr. Nitin Pinge



relinquished their rights in the property and the said deed of relinquishment dated 12/06/2008 was executed before the notary ex-officio Ilhas under No 293.

Thereafter as per the consent terms and the judgment in the said inventory proceeding the vendors applied for the mutation and their names are appearing in the form I and XIV and thereafter applied for the partition bearing Partition case no PON/LRC/PART/131/2014/360 and the said area is partitioned from the property and allotted the separate survey Number bearing Survey No 58/1-B of Village Tivrem of Ponda Taluka.

Thereafter wide Deed of Sale dated 13/05/2023 Mr. Milind Suryaji Amonkar and his wife executed the Deed of Sale of the property known as property known as 'SHETYO BHATA' also known as 'XETTY BHATA' situated in the Village Tivrem, within the local limits of Village Panchayat of Tivrem earlier within the jurisdiction of Sub registrar of Bicholim now within the jurisdiction of Sub registrar of Ponda Taluka Ponda, Registration Sub-district of Ponda District of North Goa (Now in South Goa) State of Goa described as a whole in the land Registration Office of Bicholim under description no. 6320 of Book No. B-17(new) and not enrolled in the Taluka Revenue Office and surveyed under new Survey No 58/1-B of Village Tivrem of Ponda Taluka admeasuring an area of 2185.00 Sq Mtrs in favour of Tatva Realtors a Partnership Firm. The said Deed of Sale dated 13/03/2023 is duly registered before the office of sub registrar Ponda under serial no 2023-pon-402 bearing registration no PO-1-390-2023 dated 16/03/2023.

Thereafter said Tatva Realtors applied for the Mutation and his name is appearing in the Occupant's Column of survey no 58/1 B of Village Tivrem of Ponda Taluka.

Thereafter said Tatva Realtors applied for the Mutation and his name is appearing in the Occupant's Column of survey no 58/1 B of Village Tivrem of Ponda Taluka that Tatva Realtors applied for the



Conversion Sanad before the office of Additional Collector Ponda Goa under no. CAD3PON05-23-53/509 dated 28/07/2023.

Thereafter said Tatva Realtors decided to construct the building and obtain the technical Clearance order under No TPP/628/Tivrem/581/B/2023/2792 dated 15/12/2023 and also applied for the applied for the Construction Licence before the Office of the Village Panchayat of Tivrem, which was granted under no VPTO/Const.Lic/18/2023-24/1361, dated 16/01/2024. And Primary Health Center Betki issued NOC under no. DHS-2024/DH-IS0901/O0055/3 dated 01/01/2024.

Therefore the links in the chain of title has been properly established for last 13 years. I certify that the property known as 'SHETYO BHATA' also known as 'XETTY BHATA situated in the Village Tivrem, within the local limits of Village Panchayat of Tivrem earlier within the jurisdiction of Sub registrar of Bicholim now within the jurisdiction of Sub registrar of Ponda Taluka Ponda, Registration Sub-district of Ponda District of North Goa (Now in South Goa) State of Goa described as a whole in the land Registration Office of Bicholim under description no. 6320 of Book No. B-17(new) and not enrolled in the Taluka Revenue Office and surveyed under new Survey No 58/1-B of Village Tivrem of Ponda Taluka admeasuring an area of 2185.00 Sq Mtrs, along with the building to be constructed there on is owned and possessed by Tatva Realtors and the title of said property is clean, clear and marketable.

D. Evidence of possession:-

That Deed of Sale dated 13/05/2023 duly registered before office of the Sub Registrar of Ponda Construction licence, Form No I and XIV, proves that M/S Tatva Realtors is the owner in Possession of property known as 'SHETYO BHATA' also known as 'XETTY BHATA situated in the Village Tivrem, within the local limits of Village Panchayat of Tivrem earlier within the jurisdiction of Sub registrar of Bicholim now within the jurisdiction of Sub registrar of Ponda Taluka Ponda, Registration Sub-district of Ponda



District of North Goa (Now in South Goa) State of Goa described as a whole in the land Registration Office of Bicholim under description no. 6320 of Book No. B-17(new) and not enrolled in the Taluka Revenue Office and surveyed under new Survey No 58/1-B of Village Tivrem of Ponda Taluka admeasuring an area of 2185.00 Sq Mtrs, along with the building to be constructed thereon .

H. - Certificate of title: -

That Tatva Realtors is the absolute owner in Possession of the property known as 'SHETYO BHATA' also known as 'XETTY BHATA situated in the Village Tivrem, within the local limits of Village Panchayat of Tivrem earlier within the jurisdiction of Sub registrar of Bicholim now within the jurisdiction of Sub registrar of Ponda Taluka Ponda, Registration Sub-district of Ponda District of North Goa (Now in South Goa) State of Goa described as a whole in the land Registration Office of Bicholim under description no. 6320 of Book No. B-17(new) and not enrolled in the Taluka Revenue Office and surveyed under new Survey No 58/1-B of Village Tivrem of Ponda Taluka admeasuring an area of 2185.00 Sq Mtrs, along with the building to be constructed thereon.

CERTIFICATE OF THE SCRUTINY DOCUMENT:-

I have gone through the original title deeds intending to relating to the property and offered as scrutiny by way of equitable mortgage and that the documents of the title referred to above are perfect evidence of title and that the said equitable mortgage is created are deposited in the manner required by law. It will satisfy the requirements of creation of equitable mortgage and that I further certify that

1. I have made search in the land /revenue records and also do not find any adverse features, which would prevent the titleholder from creating a valid Mortgage or sale.
2. I have visited the Registrar/Sub Registrar office and verified the records/details of the property belonging to Tatva Realtors A Partnership firm.



3. There are no prior mortgage/charges of whatsoever as relating to immovable property covered by above said title deed.
 4. There are no prior mortgages/charges to any extent of whatsoever nature could be cleared or satisfied.
 5. There are no claims from minors or their interest to the said office along with the proportionate undivided share in the property to the extent of whatsoever nature.
 6. There is no undivided or any other type of share of the minor or any minor does not have any claim in property to be mortgaged.
 7. The property is not subject to the payment of amount to anybody else.
 8. Provisions of Urban ceiling Act are not applicable.
 9. There is no separate holding or acquisition and therefore provision of land reforms Act are not applicable to it.
10. I certify that Tatva Realtors has valid and marketable title in the property mentioned hereinabove.

Place: - Ponda -Goa

Date:-17/02/2024


(Adv. M. A. Khedekar)

Advocate/Legal

Adviser

