

ALEX RAJENDRA PIMENTA

B.A., C.A.I.I.B., .L.L.B.

ADVOCATE

OFFICE:

B-116, Osia Commercial Arcade,
1st Floor, Near SPDA Market,
Margao – 403601, Goa
Tel.(M):9822181681

RESIDENCE:

No.1065, Povoacao,
Curtorim – 403709,
Salcete, Goa.

Ref. no.: 1/2022

Dated: 11-01-2022

LEGAL SCRUTINY REPORT

This Legal Scrutiny Report is prepared at the instance of Anand Incorporation Private Limited, a Private Limited Company incorporated under the Indian Companies Act 1956, having its registered office at Grand Apartment, 2nd Floor, Above Snow White, Dakbanglow, Patna, Bihar – 800001, in respect of two properties known as ‘Patyem’ or ‘Arady Sir’ adjoining each other, surveyed under survey nos. 205/25 & 205/27 of Parra village, admeasuring 950 square metres & 225 square metres respectively, situated at Parra, Bardez, Goa, herein referred to as ‘The said properties’.

I have examined the documents of title in respect of the said properties and my observations are as under:

DESCRIPTION OF THE SAID PROPERTIES:

(i) ALL THAT landed property known as ‘Patyem’ or ‘Arady Sir’ admeasuring 950 square metres, situated at Parra village of Bardez taluka, North Goa District, State of Goa, neither described in Land Registration office nor enrolled in Taluka Revenue office, bearing old cadastral survey no. 2308, presently surveyed under survey no. 205/25 of Parra village and bounded on the East by the properties bearing survey no. 205, sub division nos. 17, 18, 19, 20, 21 & 22, on the West by the properties bearing survey nos. 205/24 & 192/8, on the North by the property bearing survey no. 192/5 and on the South by nallah.

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(ii) ALL THAT landed property known as 'Patyem' or 'Arady Sir' admeasuring 225 square metres, situated at Parra village of Bardez taluka, North Goa District, State of Goa, neither described in Land Registration office nor enrolled in Taluka Revenue office, bearing old cadastral survey no. 2299, presently surveyed under survey no. 205/27 of Parra village and bounded on the East by the properties bearing survey nos. 205/22 & 205/23, on the West by the properties bearing survey nos. 205/24 & 205/26, on the North by nallah, and on the South by the property bearing survey no. 205/28.

DOCUMENTS SCRUTINISED:

- 1) Computerised Form I & XIV of Survey nos. 205/25 & 205/27 of Parra village;
- 2) Manual Form I & XIV of Survey nos. 205/25 & 205/27 of Parra village
- 3) Survey plan of Survey nos. 205/25 & 205/27 of Parra village;
- 4) Registo do Agrimensor of old cadastral survey nos. 2308 & 2299 of Parra Village;
- 5) Index of Lands (Form III) of Survey nos. 205/25 & 205/27 of Parra village;
- 6) Application for instituting Inventory Proceedings, Statement on Oath of Cabeça de Casal, List of Assets, Description of Assets and Judgment dated 29-01-2015 in Inventory Proceedings no. 534/2014/C;

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- 7) Deed of Sale dated 14-12-2015, registered before Sub Registrar, Bardez under Reg. no.BRZ-BK1-09189-2015, CD no.BRZD775 dt. 14-12-2015;
- 8) Deed of Sale dated 2-06-2020, registered before Sub Registrar, Bardez under Reg. no. BRZ-BK1-1418-2020 dated 2-06-2020;
- 9) Land Conversion Sanad no. 4/67/CNV/AC-III/2021/758 dt. 29- 06-2021;
- 10) Zoning Information of property bearing Survey nos. 205/25 & 205/27 of Parra village issued by NGPDA dated 8-01-2021 and 3-03-2021;

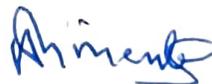
SCRUTINY OF DOCUMENTS:

The said properties are neither described in the Land Registration office of Bardez nor enrolled in the Taluka Revenue office but are recorded in the Registo do Agrimensor of Parra village under old cadastral survey nos. 2308 & 2299 and are now surveyed under nos. 205/25 & 205/27 of Parra village.

A perusal of the Registo do Agrimensor of Parra village reveals that the name of Marcos Antonio Basilio Vila de Santa Catarina de Almeida stands recorded therein under old cadastral survey nos. 2308 & 2299 respectively.

A perusal of the Index of Lands (Form III) of Survey nos. 205/25 & 205/27 Parra village and Manual Form I & XIV of Survey nos. 205/25 & 205/27 of Parra village shows that the name of Marcuzinho Almeida is recorded as the Occupant since before Survey.

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A perusal of the Statement on Oath of Cabeça de Casal dated 29-01-2015 in the Inventory Proceedings no. 534/2014/C instituted in the Court of the Civil Judge, Senior Division, C Court at Mapusa, reveals that said Marcos Antonio Basilio Vila de Santa Catarina de Almeida alias Marcuzinho Almeida died intestate at Parra, Bardez, Goa on 26-09-1992 and his wife Robertina Lobo e Almeida died intestate at Parra, Bardez, Goa on 2-10-1980 leaving behind their son Napoleao Antonio Piedade Francisco Hilario de Almeida alias Napoleao Almeida and their daughter Lucinda Filomena Sabas Almeida, who was married to Felix Cajetan Theodosio D'Mello, as their only heirs, and that said Napoleao Antonio Piedade Francisco Hilario de Almeida alias Napoleao Almeida died intestate at Fareham on 6-01-2009 in the status of bachelor and Felix Cajetan Theodosio D'Mello died intestate at Southampton, U. K. on 24-03-2014 without any issue leaving behind said Lucinda Filomena Sabas Almeida as their sole and universal heir.

A perusal of the Description of Assets and Judgment dated 29-01-2015 in the Inventory Proceedings no. 534/2014/C reveals that the said properties bearing survey nos. 205/25 & 205/27 of Parra village were listed under Item nos. VII & VIII respectively and were allotted to the sole and universal heir Mrs. Lucinda Filomena Sabas Almeida e D'Mello vide Judgment dated 29-01-2015 of the Senior Civil Court, 'C' Court, Mapusa.

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As seen from the Deed of Sale dated 14-12-2015, duly registered in the office of the Sub Registrar of Bardez under Registration no. BRZ-BK1-09189-2015 dated 14-12-2015 said Lucinda Filomena Sabas Almeida e D'Mello sold the said properties to Francisco Gabriel Lobo, son of Guilherme Tolentino Lobo.

As seen from the Deed of Sale dated 2-06-2020 duly registered in the office of the Sub Registrar, Bardez under Registration no. BRZ-BK1-1418-2020 dated 2-06-2020, said Francisco Gabriel Lobo and his wife Suzie Placida Lobo sold the said properties to Leander Nehru Alvares, son of Lincoln Alvares.

A Public Notice was issued by Adv. Alex R. Pimenta and published in the O Herald daily newspaper edition of 15-08-2021 calling upon any person, Bank, financial institution etc. having any right, interest or claim in the said properties or any part thereof to submit his/her/its claim or objection to him within Fifteen days from the date of publication of the Notice. However no claim was received from any person whomsoever in respect of the said properties or any objection to its sale.

As seen from the Deed of Sale dated 28-09-2021 duly registered in the office of the Sub Registrar, Bardez under Registration no. BRZ-1-3395-2021 dated

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28-09-2021, said Leander Nehru Alvares, son of Lincoln Alvares, sold the said properties to Anand Incorporation Private Limited, a Private Limited Company incorporated under the Indian Companies Act 1956, having its registered office at Grand Apartment, 2nd Floor, Above Snow White, Dakbanglow, Patna, Bihar who thus became the absolute owner thereof.

CERTIFICATE

I have scrutinized the Title deeds relating to the said properties known as 'Patyem' or 'Arady Sir' surveyed under survey nos. 205/25 & 205/27 of Parra village, admeasuring 950 square metres & 225 square metres respectively, situated at Parra, Bardez, Goa and certify that Anand Incorporation Private Limited, a Private Limited Company incorporated under the Indian Companies Act 1956, having its registered office at Grand Apartment, 2nd Floor, Above Snow White, Dakbanglow, Patna, Bihar has a valid, clear, unencumbered and marketable title to the said properties and is the absolute owner thereof.



(Alex Rajendra Pimenta)
Advocate

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