

SHIVAM S. FADTE

ADVOCATE

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Date:08/09/2023

LEGAL SCRUTINY REPORT

To,
M/s. Esmeralda Developers,
office at 509, Goa Velha,
Tiswadi, Goa.

At the request of M/s. Esmeralda Developers, a
partnership firm, I wish to submit my report as under:

Name and address of the Mortgagor(s) Title holder(s)

M/s. Esmeralda Developers, a partnership firm
registered no.334/2004 dated 20/09/2004 under the Indian
Partnership Act, having its office at 509, Goa Velha, Tiswadi,

Goa, having PAN No. AABFE8757B, herein represented by its Partner a) Mr. Jagdish Umakant Bhobe and b) Mr. Rajesh Manohar Shirodkar.

1. **Title deed in Original/Xerox seen by me.**

- a) Inscription and description of the property. (Xerox)
- b) Agreement dated 13/07/1995 is made at Panaji. (Xerox)
- c) Agreement dated 29/06/1999. (Xerox)
- d) Matriz Certificate No. 11/2000 issued by Mamlatdar and Head Clerk of Taluka Revenue Office, Tiswadi, Panaji dated 18/01/2000. (Xerox)
- e) Deed of Succession dated 12/10/2000 is made at Ilhas at Tiswadi Panaji and duly executed before Notary Registration No. 1611/2011 dated 26/05/2011. (Xerox)
- f) Deed of Conveyance dated 23/01/2012 registered in the office of the Sub Registrar of Ilhas under no. PNJ-BK1-00450-2012 CD Number PJJD13, Book-1 Document dated 21/02/2012. (Xerox)

- g) Irrevocable Power of Attorney dated 07/03/2001 registered in the office of the Sub Registrar of Ilhas at Panaji. (Xerox)
- h) Power of Attorney dated 13/02/2001. (Xerox)
- i) Special Suit No. 59 of 1972 In the Court of the Civil Judge Senior Division Panaji dated 12/03/1973. (Xerox)
- j) Inventory Orphanologic Proceeding No. 87/75 in the Court of the Civil Judge Senior Division Panaji dated 12/09/1977. (Xerox)
- k) N.O.C. Ref. No. VP/COR/97-98/525 issued by Secretary of Village Panchayat of Corlim, Tiswadi dated 28/10/1997. (Xerox)
- l) Sanad No. CNV/TIS/105/97 issued by Deputy Collector and S.D.O. Panaji dated 25/08/1999. (Xerox)
- m) Final N.O.C. Ref. No. VP/COR/2000-2001/File/797 issued by Secretary of Village Panchayat of Corlim, Tiswadi dated 10/10/2000. (Xerox)

- n) Form IX Mutation Serial No. 24573, mutation request dated 11/02/2013 issued by Mamlatdar/Jt. Mamlatdar of Tiswadi dated 27/08/2012. (Xerox)
- o) Index of Lands issued by Inspector of Survey and Land Records, Records of Rights (North) Panaji dated 13/10/2022. (Xerox)
- p) Deed of sale dated 26/07/2023 duly registered in the Office of Sub Registrar of Ilhas under Book-1 Document Registration Number PNJ-1-1338-2023 on 18/08/2023.

2. **Description of immovable property:** -

All that Plot No. 23, admeasuring 809 square meters or thereabouts, forming part of the Property known as “**OILEM BATTA**”, totally admeasuring 84200 square meters, situated at Village Corlim, Tiswadi Taluka, District of North Goa, within the limits of Village Panchayat of Corlim, Tiswadi Goa and described in the Land Registration Office of Tiswadi, Ilhas under No.

15984 of Book B-42 New and enrolled in the Taluka Revenue Office under Matriz No. 160, presently surveyed under survey No.30/1 of Village Corlim and bounded as under:-

On the East:- by part of Property bearing Survey
No. 31/o and 32/o of Corlim village;

On the West:- by part of Plot No. 22 and part of
Survey No. 32/o of Corlim village;

On the North:- partly by property bearing Survey
No. 32/o and 31/o of Corlim village;

On the South:- by 8 meters wide Road and by part
of Plot No. 128;

II. Investigation, flow/tracing of Title and Search: -

There exists a Larger Immovable Property Known as "Ollem Batta", situated at Corlim, within the limits of Village Panchayat of Corlim, Tiswadi Taluka described in the Land Registration Office of Tiswadi, Ilhas, under No. 15984

of Book B-42 New and enrolled in the Taluka Revenue Office under Matriz No. 160, within the limits and jurisdiction of Village Panchayat of Corlim, Registration Sub-District and Taluka of Ilhas/Tiswadi, District of North Goa, State of Goa, then admeasuring 84,200 square meters and surveyed under Survey No. 30/1 of Village Corlim, hereinafter referred as "The Said Property".

The said Property was purchased in equal parts by late Xembu Venctexa Naique Chopdenkar alias Xembu Naique Chopdenkar and late Guno Vithal Naique Chopdenkar alias late Guno Vitola Naique Chopdenkar by Deed of Sale and Acquittance dated 17/03/1951 recorded in the Books of the then Notary Public, Krishna Porobo Tamba, Asst. in the Notary Office of Dr. Socrates da Costa, from Joao Rodrigues and his wife Carmelina de Oliveira and based on the said deed of Sale and Acquittance dated 17/03/1951, the said Property inscribed in the Land Registration Office of Ilhas under No. 21598 on 02/04/1951 in favour of Xembu

Venctexa Naique Chopdenkar alias Xembu Naique Chopdenkar and Guno Vithal Naique Chopdenkar alias Guno Vithola Naique Chopdenkar respectively.

The said Xembu Venctexa Naique Chopdenkar alias Xembu Naique Chopdenkar and his wife instituted a Special Civil Suit No. 59/72 in the Court of the Civil Judge, Senior Division at Panaji against late Guno Vithal Naique Chopdenkar alias Guno Vitola Naique Chopdenkar and Mrs. Sulochana Guno Naik Chodenkar alias Sulochana Guno Chopdenkar Indraenim Banaulecar alias Indraini Chopdenkar, interalia for partition the said property and the said suit was finally compromised and decreed whereby the said Property was partitioned and divided into two plots, namely, Plot A to the extent of 41732 square meters which was allotted to the said late Guno Vithal Naique Chopdenkar alias Guno Vitola Naique Chopdenkar and Mrs. Sulochanan Guno Naik Chopdenkar alias Sulochana Guno Chopdenkar Indraenim Banaulecar alias Indraini Chopdenkar and Plot B

to the extent of 42232 square meters which was allotted to late Xembu Venctexa Naique Chopdenkar alias Xembu Naique Chopdenkar and his wife Monoramabai Shambu Chopdenkar.

The said Xembu Venctexa Naique Chopdenkar alias Xembu Naique Chopdenkar expired on 15/06/1975 and on his death his widow Manoramabai Shambu Chopdenkar instituted Orphanological Inventory Proceedings in the Court of the Civil Judge, Senior Division at Panaji under No. 87/75, whereby Plot B was allotted to Mr. Sadanand Shambu Naik Chopdenkar married to Sarita Sadanand Chopdenkar and they acquired ownership right to the said Plot B having area of 42232 square meters of the said property.

The said Guno Vithal Naique Chopdenkar alias Guno Vitola Naique Chopdenkar expired on 15/12/1998 leaving behind his widow Mrs. Sulochana Guno Naik Chopdenkar alias Sulochana Guno Chopdenkar Indraenim Banaulecar

alias Indraini Chopdenkar being half sharer and moiety holder and his four children, namely, Mrs. Suganda Chopdenkar married to Tarachandra Pundolica Naique, Ms. Nisha Guno Chopdenkar, Ms Cima Guno Chopdenkar and Mr. Siddesh Gunakant Chopdenkar were declared as the sole legal heirs of the said late Guno Vithal Naique Chopdenkar alias Guno Vitola Naique Chopdenkar, as evidenced by a deed of Succession dated 12/10/2000 executed in the Office of Notary Public Ex-Officio, Ilhas, Panjim, in Book No. 671 at pages 84 to 86 of Deeds and accordingly they ownership rights in respect of the Plot A admeasuring 41,732 square meters of the said Property.

By an Agreement dated 13/07/1995, said Guno Vithal Naique Chopdenkar alias Guno Vitola Naique Chopdenkar and his wife Mrs. Sulochana Guno Naik Chopdenkar alias Sulochana Guno Chopdenkar Indraenim Banaulecar alias Indraini Chopdenkar, Mr. Sadanand Shambu Naik Chopdenkar and his wife Mrs. Sarita Sadanand Chopdenkar,

agreed to sell to Alcolab (India) Private Limited the said portion of the property admeasuring 75,000 square meters.

Devon Real Estate and Construction Private Limited and Alcolab (India) Private Limited got converted the said land from the Office of Dy. Collector and S.D.O of Panaji vide Sanad No. CNV/TIS/105/97 for change of use of land from agricultural to non-agricultural dated 25/08/99 and subsequently sub divided the said property into plots designated as Plot No. 1, 2, 3, ...etc., by obtaining Provisional N.O.C. vide letter No. VP/COR/97-98/525 from the Office Village Panchayat of Corlim dated 28/10/1997 so also obtained Final N.O.C. vide No. VP/COR/2000-2001/File/797 dated 10/10/2000.

By Agreement dated 29/06/1999 the original owners of the said property extended the time period for development of the said property to Alcolab (India) Private Limited and Devon Real Estate and Construction Private Limited.

Devon Real Estate and Construction Private Limited after development the said property got reconvened the balance remaining 27 plots in their favour by deed of Conveyance dated 23/01/2012 registered in the office of the Sub-Registrar of Ilhas under No. PNJ-BK1-00450-2012 CD Number PJJD13, Book-1 Document dated 21/02/2012 and accordingly they acquired ownership right to plot No.23 admeasuring 809 square meters of the said property.

Devon Real Estate and Construction Private Limited sold the said plot No.23 admeasuring 809 square meters of the said property to **M/s. Esmeralda Development** a partnership firm in terms of deed of sale dated 26/07/2023 duly registered in the Office of Sub Registrar of Ilhas under Book-1 Document Registration Number PNJ-1-2338-2023 on 18/08/2023.

Certificate in following format:

I have perused the Xerox title deeds mentioned above and carried out searches for last 30 years in the Office of Competent Authority/ies 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 if these documents are deposited a valid registered mortgage shall be created as required by law to protect the interest of the Bank.

There are no claims/interests of minor involved in the property. There are no taxes, levies pending in respect of the said plot.

I hereby certify that title of **M/s. Esmeralda Developers**, a partnership firm registered no. 334/2004 dated 20/09/2004 under the Indian Partnership Act, having its office at 509, Goa Velha, Tiswadi, Goa to plot No.23 admeasuring 809 square meters of the said Property known

as "**OILEM BATTA**", situated at Corlim, Tiswadi Taluka described in the Land Registration Office (Conservatoria Predial) of the Judicial Division of Tiswadi under No. 15984 of Book B-42 New and enrolled in the Taluka Revenue Office under Matriz No. 160, within the jurisdiction of Village Panchayat of Corlim, Registration Sub-District and Taluka of Ilhas/Tiswadi, District of North Goa and State of Goa, surveyed under No. 30/1 of Village Corlim is absolute, clear, legal, marketable and free from encumbrances.

Yours Truly



SHIVAM S FADTE

ADVOCATE

Shri Shivam S. Fadte

Advocate
Panaji - Goa