

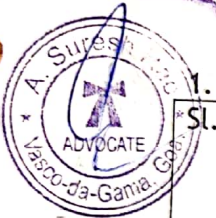
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LEGAL SCRUTINY REPORT

With request from Mr. Deril Pereira Neto for the scrutiny report, I am giving hereunder the detailed report as follows:

1. Name and address of Mortgagor: Mr. Deril Pereira Neto
Title holder s/o Shri Francisco Neto,
r/o House No. 307H/1,
Next to Surekha Harmony,
Chicalim, Goa



1. Details/Description of documents scrutinized:

Sl.	Date of Document	Nam of Document	Whether original/ certified/ true copy/ Photostat
1.	04.01.2016	Land description No. 42744 of Book B. No. 110 alongwith inscription	Xerox Copy
2.	03.07.1974	Will drawn before Public Ex-Officio of Salcete at Book No. 77 at pages 85 onwards	- do -
3.	02.07.1974	Will drawn before Public Ex-Officio of Salcete at Book No. 77 at pages 78 onwards	- do -
4.	07.02.1996	Notarial Deed of Declaration for Succession drawn before the office of the Civil registrar cum Sub Registrar & Notary Ex Officio, Salcete at Margao of Book No. 1374 at Folio 34v to 36.	- do -
5.	05.08.2015 and 29.08.2017	Form 'D' of Chalta No. 86 of P.T Sheet No. 116 of Vasco	- do -
6.		Survey Plan of Chalta No. 86 of P.T Sheet No. 116 of Vasco	-
7.	24.04.2003	Deed of Sale registered before the Sub Registrar of Mormugao under No. 508 at pages 140 to 159 Book I Volume 589 dated 19.05.2003	-do-
8.	09.07.2007	Dy. Collector/SDO, Mormugao at Vasco da Gama in Case No. LRC/PART/71/2003/1035 allotting new survey number under Chalta No. 94 of P. T. Sheet No. 116 of Vasco City thereby the property under Chalta No. 86 of	-do-

		P. T. Sheet No. 116 of Vasco City came to be restricted to an area of 294.00 (Two Hundred Ninety Four) square metres	
9.	16.05.2017	Deed of Sale registered before the Sub Registrar of Mormugao under No. MOR-BK1-00776-2017 CD No. MORD21 dated 18.05.2017.	-do-
10.	06.07.1974	Order of Mundkar in Case No. MAG/Mun/2/72 before the Court of the Mamlatdar of Mormugao at Vasco	- do -
11.	06.11.1998	Judgment and Order in purchase application before the Mamlatdar of Mormugao at Vasco under Case No. JM-II/MUND/PURCH/MOR/01/97.	-do-
12.	06.09.2001	Dy. Collector/SDO of Mormugao issued Certificate of Purchase in Form VI	-do-
13.	09.07.2007	Order in Case No. LRC/PART/71/2003/1035 before the Court of the Dy. Collector /SDO, Mormugao, Vasco da Gama whereby newly formed Chalta No. 94 of P. T. Sheet No. 116 of Vasco City was shown with an area of 274.00 square metres (Carved out of old survey under Chalta No. 86 of P. T. Sheet No. 116 of Vasco City) and the mundkarial structure/dwelling house existing therein was shown under Chalta No. 88 of P. T. Sheet No. 116 of the city survey of Vasco of 81.00 square metres thus totally admeasuring an area of 355.00 square metres.	- do -
14.	10.08.2007 Not clear 14.07.2017 14.07.2017 14.08.2007 05.08.2015	Form 'D' of Chalta No. 94 of P.T Sheet No. 116 of Vasco City and Form 'D' of Chalta No. 88 of P.T Sheet No. 116 of Vasco City	- do -
15.	09.08.2007	Survey Plan Chalta No. 94 of P.T Sheet No. 116 of Vasco City and Form 'D' of Chalta No. 88 of P.T Sheet No. 116 of Vasco City	- do -
16.	19.01.2016	Application vide letter dated 19.01.2016 with Acknowledgement cards	- do -
17.	10.02.2016	Confirmation to notify of our intention by Mr. Renato Marcus Fernandes and Smt. Maria Olivia Alzira Fernandes	- do -
18.	08.02.2016	Affidavit cum No Objection regd. No. 2953/2016 before Adv. (Mrs) Vidhya Shet	- do -
19.	19.02.2016	Deed of Sale registered before the Sub Registrar of Mormugao under No. MOR-BK1-00314-2016 CD No. MORD12 dated 19.02.2016	- do -



20.	11.05.2018	Deed of Ratification registered before the Sub Registrar of Mormugao under No. MOR-BK1-00883-2018 CD No. MORD31 dated 14.05.2018	- do -
21.	16.08.2019	Nil Encumbrance Certificate No. 405 of 2019 of Chalta No. 94 of P.T Sheet No. 116 of Vasco City and Chalta No. 88 of P.T Sheet No. 116 of Vasco City till 13.08.2019	- do -

3. Details/Description of Property/Properties

ALL THAT distinct property surveyed under Chalta No. 86 of P. T. Sheet No. 116 of Vasco City admeasuring an area of 294.00 (Two Hundred Ninety Four) square metres situated at Desterro, Vasco da Gama within the limits of Mormugao Municipal Council, Mormugao Taluka, South Goa, Goa (herein after jointly referred to as the "SAID FIRST PLOT") being part and parcel of the larger property known as 'LOTE NUMERO ONZE' described in the Land Registration office under No. 42744 of Book B No. 110 new series and enrolled under Matriz No. 2101 surveyed under Chalta No. 86 of P. T. Sheet No. 116 of Vasco City admeasuring an area of about 649.00 square metres and other property being ALL THAT distinct property totally admeasuring an area of 355.00 (Three hundred Fifty Five) square meters presently surveyed under Chalta No. 94 of P. T. Sheet No. 116 of Vasco City to an extent of 274.00 square metres (Carved out of old survey under Chalta No. 86 of P. T. Sheet No. 116 of Vasco City) and the old existing structure existing therein surveyed under Chalta No. 88 of P. T Sheet No. 116 of the city survey of Vasco admeasuring an area of 81.00 square meters situated at Desterro, Vasco da Gama within the limits of Mormugao Municipal Council, Mormugao Taluka, South Goa, Goa (hereinafter jointly referred to as the 'SAID SECOND PLOTS').

2. Brief history of the property and how the owner/mortgagor has derived title:

Inter alia the SAID FIRST PLOT earlier stood inscribed in the name of Mr. Mariano Xavier Fernandes.

The aforesaid Mr. Mariano Xavier Fernandes alias Mariano Fernandes expired on 04.06.1983 and his wife Mrs. Maria Francisca De Cruz who expired on 24.09.1990 and inter alia the SAID PLOT devolved unto Mr. Renato Marcus Fernandes married to Mrs. Maria Olivia Alzira Fernandes and Mr. Cornelio Fernandes by virtue of Will dated 02.07.1974 and 03.07.1974 and Notarial Deed of Declaration of Succession dated 07.02.1996.

The aforesaid owners sold and conveyed the SAID FIRST PLOT (forming part of the larger property) unto and in favour of Mr. Cosme Cistancio Mendes vide Deed of Sale dated 24.04.2003 registered before the Sub Registrar of Mormugao under No. 508 at pages 140 to 159 Book I Volume 589 dated 19.05.2003.

Father of the said Mr. Cosme Mendes had filed case before the Court of Dy. Collector/SDO, Mormugao at Vasco da Gama under Case No. LRC/PART/71/2003/1035 whereby vide Order dated 09.07.2007 portion of the property surveyed under Chalta No. 86 of P. T. Sheet No. 116 of Vasco City was allotted new survey number under Chalta No. 94 of P. T. Sheet No. 116 of Vasco City thereby the property under Chalta No. 86 of P. T. Sheet No. 116 of Vasco City came to be restricted to an area of 294.00 (Two Hundred Ninety Four) square metres, who thus became the owners of the SAID FIRST PLOT.

The aforesaid owners namely Mr. Cosme Mendes alongwith his spouse sold and conveyed the SAID FIRST PLOT unto and in favour of Mr. Deril Pereira Neto vide Deed of Sale dated 16.05.2017 registered before the Sub Registrar of Mormugao under No. MOR-BK1-oo776-2017 CD No. MORD21 dated 18.05.2017.

Inter alia the SAID SECOND PLOTS earlier belonged to Mrs. Ramila Fernandes alias Ramira Fernandes, Smt. Alzira Fernandes alias Maria Olivia Alzira Fernandes, Mr. Renald Fernandes and Mr. Cornal Fernandes alias Mr. Cornelio Fernandes being the heirs of Mrs. Mariano Xavier Fernandes alias Maria Fransisca D'Cruz.

Mr. Constancio Minguel Mendes was married to Mrs. Rosada Furtado, who expired on 25.04.1989.

Said Mr. Constancio Mendes filed purchase application before the Mamlatdar of Mormugao at Vasco under Case No. JM-II/MUND/PURCH/MOR/01/97 for the purchase of the mundkarial area which was disposed off vide Judgment and Order dated 06.11.1998 whereby the SAID SECOND PLOTS were granted to said Mr. Constancio Mendes consisting of Chalta No. 86 (part) and 88 of P. T. Sheet No. 116 of Vasco City.

Subsequently the Dy. Collector/SDO of Mormugao issued Certificate of Purchase in Form VI dated 06.09.2001 whereby said Mr. Constancio Mendes was declared as the purchaser of the SAID SECOND PLOTS to an extent of 355.00 square metres.

Said Mr. Consatncio Mendes thereafter sought partition of the SAID PLOTS in Case No. LRC/PART/71/2003/1035 before the Court of the Dy. Collector /SDO, Mormugao, Vasco da Gama and vide Order dated 09.07.2007 confirmed the revised partition plan whereby newly formed Chalta No. 94 of P. T. Sheet No. 116 of Vasco City was shown with an area of 274.00 square metres (Carved out of old survey under Chalta No. 86 of P. T. Sheet No. 116 of Vasco City) and the mundkarial structure/dwelling house existing therein was shown under Chalta No. 88 of P. T Sheet No. 116 of the city survey of Vasco of 81.00 square metres thus totally admeuring an area of 355.00 square metres being the SAID SECOND PLOTS. Accordingly Form 'D' also shows that the name of said Mr. Consatncio Mendes is seen recorded in Form 'D' under the column 'Holder in origin of title'.

Said Mr. Consatncio Mendes sent notice under Section 17 of Goa Mundkars (Protection from Eviction) Act, 1975 issued to the aforesaid parties in the Mundkar Application vide letter dated 19.01.2016, who upon receipt of the said letter have confirmed their no objections for such sale unto third parties.

The aforesaid owner namely Mr. Consatncio Mendes sold and conveyed the SAID SECOND PLOTS unto and in favour of Mr. Deril Pereira Neto vide Deed of Sale dated 19.02.2016 registered before the Sub Registrar of Mormugao under No. MOR-BK1-00314-2016 CD No. MORD12 dated 19.02.2016.

Since there was structure standing in the name of one Mrs. Domitilia Mendes, said Mrs. Domitilia Mendes signed and executed Deed of Ratification dated 11.05.2018 registered before the Sub Registrar of Mormugao under No. MOR-BK1-00883-2018 CD No. MORD31 dated 14.05.2018

In view of the aforesaid I can conclude that said Mr. Deril Pereira Neto (with his spouse) is the owner of SAID FIRST PLOT and the SAID SECOND PLOTS and that he has clear and marketable title thereto.

Place:--Vasco da Gama
Date: 23.09.2019

Signature of the Advocate

