

ADV. RAMKRISHNA S. NAIK

Advocate High Court

NOTARY

Office no.LG-02, Fonseca Arcade, Near Civil Court,
Tisk, Ponda Goa

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TITLE SEARCH REPORT

1. OPINION SOUGHT BY :-

SHRI SHAM MAHADEV PRABHUDESAI,

r/o H. No. 243/2, Shivam, Maingal, Tarvale,
Shiroda, Ponda-Goa.

2. DESCRIPTION OF THE PROPERTY:

All that property denominated as "Dharma Bhat"
surveyed under survey No. 103/11 admeasuring an
area of 2600.00 sq. mtrs., of village Borim alongwith
house registered under H. No. 606 admeasuring an
area of 90 sq. mtrs., of built up area and said
property is neither registered in the Land
Registration Office at Panaji nor enrolled in the



Taluka Revenue Office, Ponda-Goa and the said property is bounded as under:

On the East : By property of Sunil Borkar

On the West : By property of Jatón Goes and of
Shipo Borkar & others

On the North : By the property of Sunil Borkar

On the South : By the property of Navdurga Devalaya

4. Documents Scrutinized:

- a. Order in Inventory Proceeding No. 31/2002/A dated 18.06.2002
- b. Deed of Gift dated 11.02.2005
- c. Inventory Proceeding No. 16/2021/B dated 27.09.2021
- d. Sale Deed dated 12.06.2023
- e. Form I & XIV dated 29.11.2023
- f. Survey Plan
- g. Conversion SANAD dated 25.07.2024
- h. Construction License dated 08.11.2024
- i. Zoning Certificate
- j. Approved Plan



5. SEARCH REPORT:

(a) **WHEREAS** there exists a property denominated as "**Dharma Bhat**" surveyed under survey No. 103/11 of village Borim admeasuring an area of 2600.00 sq. mtrs., alongwith house registered under H. No. 606 admeasuring an area of 90 sq. mtrs., of built up area and said property is neither registered in the Land Registration Office at Panaji nor enrolled in the Taluka Revenue Office, Ponda-Goa.

(b) And whereas the said property was owned and possessed by one Chandrakant Fulu Borkar, resident of Borim Ponda-Goa and upon the death of said Chandrakant Fulu Borkar, an Inventory was carried out by his sister namely Rajani Vishwanath Haldankar, before the Hon'ble Civil Judge Senior Division at Ponda under Inventory Proceeding No. 31/2002/A, whereupon by Order and Decree dated 18.06.2002 the Item No. I i.e. the property denominated as "Dharma Bhat" surveyed under survey No. 103/11 of village Borim admeasuring an



area of 2600.00 sq. mtrs., which property is neither registered in the Land Registration Office at Panaji nor enrolled in the Taluka Revenue Office, Ponda-Goa, was entirely allotted to Smt. Rajani Vishwanath Haldankar, being the unique heir of late Chandrakant Fulu Borkar.

(c) **AND WHEREAS** vide Deed of Gift dated 11.02.2005 duly registered under No. 269 at pages 206 to 212 book No. 1 Volume No. 808 dated 22.02.2005 before the Sub Registrar of Ponda, it is seen that the said Smt. Rajani Vishwanath Haldankar, wife of late Vishwanath Haldankar, as a Donor has gifted the property known as "Dharma Bhat" surveyed under survey No. 103/11 of village Borim admeasuring an area of 2600.00 sq. mtrs., to the Donee namely Tulshidas Vasant Borkar alongwith the old house bearing No. 606 admeasuring about 90 sq. mtrs., standing therein and accordingly the name of the Donee Shri Tulshidas Vasant Borkar was mutated in Form I & XIV of survey no. 103/11 of village Borim as Occupant.



(d) **AND WHEREAS** upon the death of Late Tulsidas Vasant Borkar an Inventory was carried out by Smt. Pratibha Tulshidas Borkar, wife of late Tulshidas Borkar, before the Hon'ble Civil Judge Junior Division "B" Court, at Ponda, under Inventory Proceeding No. 16/2021/B, whereupon by Order and Decree dated 27/09/2021 the Item No. I i.e. the property denominated as "Dharma Bhat" surveyed under survey No. 103/11 of village Borim admeasuring an area of 2600.00 sq. mtrs., alongwith house registered under H. No. 606 admeasuring an area of 90 sq. mtrs., of built up area entirely allotted to Smt. Pratibha Tulsidas Borkar being half share as moiety holder and the entire share of the Interested Parties therein the said Inventory.

(e) **AND WHEREAS** vide Deed of Sale dated 12.07.2023 duly registered before the Sub Registrar of Ponda under Reg. No. PON-1-1134-2023 dated 19.07.2023 it is seen that the said Pratibha Tulshidas Borkar, wife of late Tulshidas Borkar have



sold and transferred the said property "Dharma Bhat" surveyed under survey No. 103/11 of village Borim admeasuring an area of 2600.00 sq. mtrs., alongwith house registered under H. No. 606 admeasuring an area of 90 sq. mtrs., of built up area, to Shri Sham Mahadev Prabhudesai, the owner herein.

(f) From the Land use/Zoning Information under ref no. TPP/3640/Zoning/Borim/103/11/23/1513 dated 26.06.2023 it is seen that the said property bearing survey no, 103/11 is earmarked as settlement zone with permissible maximum FAR 80.

(g) From the Form I & XIV dated 29.11.2023 of survey No. 103/11 of Village Borim it is seen that the name of owner said Shri Sham Mahadev Prabhudesai, is duly recorded as Occupant in the survey records of the Survey No. 103/11 of village Borim after purchase of the said property as above cited.



(h) **AND WHEREAS** vide Conversion SANAD No. CAD3PON01-24-1/424 dated 25.07.2024 issued by the Office of the Additional Collector-III, Ponda-Goa, it is seen that the said office has granted SANAD FOR CONVERSION of use of land of said area admeasuring 2475.00 sq. mtrs. of Survey No. 103/11 of Village Borim, for purpose of residential use.

(i) **AND WHEREAS** the Village Panchayat of Borim vide Construction License No. VPB/Const./Borim./2024-25/1340 dated 08.11.2024 has issued the license to said Shri Sham Mahadev Prabhudesai, for construction of Residential building and Compound wall.

(j) From the Approved Plan dated 10.09.2024 issued by the TCP Department, it is seen that the plans of the residential building an compound wall has been duly approved in the said survey no. 103/11 of village Borim.



6. Report and Certificate:

(a) As discussed in detail above and from the searches made by me from the documents mentioned herein above and the different offices including Offices of the Sub-Registrars, office of the Village Panchayat, Office of Collector, Mamaltdar, I report that All that property denominated as "Dharma Bhat" surveyed under survey No. 103/11 of village Borim admeasuring an area of 2600.00 sq. mtrs., alongwith house registered under H. No. 606 admeasuring an area of 90 sq. mtrs., of built up area and said property is neither registered in the Land Registration Office at Panaji nor enrolled in the Taluka Revenue Office, Ponda-Goa, is owned and possessed by the owner namely Shri Sham Mahadev Prabhudessai, and I hereby certify that their title to the said property is clean, clear and marketable.

Place : Ponda-Goa.

Date : 17.04.2026


R. S. NAIK

(ADVOCATE & NOTARY)

