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- Goa.

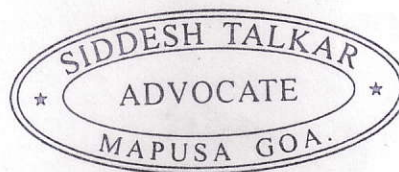
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SEARCH REPORT

At the request of Mr. Anant Narayan Vernekar, resident of Sonaseth, Bicholim Goa, the Search Report and Title Clearance Certificate is issued in respect of the landed property known as "GHAR JAGA" or MALAR situated at Bicholim, Taluka and Sub-District of Bicholim, District of North Goa, State of Goa, surveyed under nos. 113/1 (part) and 113/2 (part), of Bicholim Goa, admeasuring 1650 sqmts, described in the Land Registration Office under no. 1472 of Book B-4 new and enrolled in the Taluka Revenue Office under no. 357 of Bicholim Goa, belongs to the Mr. Keshav Shet Vernekar and his brother Mr. Anant Shet Vernekar.

1. **DESCRIPTION OF THE PROPERTY:**

All That property known as "GHAR JAGA" or MALAR situated at Bicholim, Taluka and Sub-District of Bicholim, District of North Goa, State of Goa, surveyed under nos. 113/1 (part) and 113/2 (part), of Bicholim Goa, admeasuring 1650 sqmts, described in the Land Registration Office under no. 1472 of Book B-4 new and enrolled in the Taluka Revenue Office under no. 357 of Bicholim Goa.



2. I have perused the records of Mr. Anant Narayan Vernekar Married to Mrs. Twinkle Anant Vernekar, in respect of property described hereinabove and I certify that the title which I have verified is genuine and the title of ownership in respect of the property is clear, marketable and unencumbered.

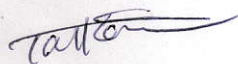
I have also made searches in the office of Registration, Town and Country Planning Department, Office of Municipality of Bicholim, and it is found that the said property is not encumbered or the development of the said property is not affected in any manner as per the records available in the said offices.

3. DOCUMENTS STUDIED/OFFICES SEARCHED :

- (a) Civil Suit No.54/1973 filed in the Court of Civil Judge Senior Division Bicholim Deed of Partition dated 19/05/1992, registered before the Sub Registrar of Bardez, vide Registration No. 1229, Volume 165, dated 28/07/1992.
- (b) Gift Deed dated 24.03 is duly registered in the office of Sub-Registrar of Bicholim under no.24 Book No.I, Volume no.55 dated 30.03.1994.
- (c) Deed of Partition dated 10.04.2000 duly registered in the office of Sub Registrar of Bicholim under no. 283 Book No. I, Volume no. 210 dated 13.04.2000
- (d) Corrigendum issued by Deputy Collector, Bicholim Goa.
- (e) Partitioned case by the Deputy Collector of Bicholim in Case No. 8/69- 2000/Part/Land/Bich and by Order dated 30.03.2002.

4. Chain of Title in respect of the said property for the last 30 years:

It is seen from the records of Survey Form I & XIV of the Bicholim Goa, originally the above said Property



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belonged to Mr. Keshav Shet Vernekar and his brother Mr. Anant Shet Vernekar.

By virtue of Civil Suit No.54/1973 filed in the Court of Civil Judge Senior Division Bicholim, the said properties were purchased in auction by Mr. Narayan Anant Shet Vernekar and his wife Mrs. Laximibai Narayan Shet Vernekar, son and Daughter in law of Anant Shet Vernekar.

By Virtue of Gift Deed dated 24.03.1994, the said Mr. Narayan Anant Shet Vernekar and his Wife Mrs. Laximibai Narayan Shet Vernekar gifted the said properties to their sons namely Mr. Kalidas Narayan Shet Vernekar and Mr. Anant Narayan Shet Vernekar. The said gift deed is duly registered in the office of Sub-Registrar of Bicholim under no.24 Book No.I, Volume no.55 dated 30.03.1994.

That the said Mr. Anant Narayan Shet Vernekar alias Anant Narayan Vernekar has partitioned his share admeasuring area 825 sqmts and acquired the separate Sub Division bearing No. 113/1-A from the entire gifted Property.

That Subsequently by Deed of Partition dated 10.04.2000 made between Mr. Kalidas Narayan Shet Vernekar and his wife as First Party and Mr. Anant Narayan Shet Vernekar and his wife as second Party and Mrs. Laximibai Narayan Shet Vernekar as Confirming Party, the properties, shops, Flat belonging to them jointly and in common were partitioned by minute and bounds amongst them.

That Perusal of the Partition Deed dated 10.04.2000, duly registered in the office of Sub Registrar of Bicholim under no. 283 Book No. I, Volume no. 210 dated 13.04.2000 and it is seen that


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Mr. Anant Narayan Shet Vernekar and his wife Mrs. Twinkle Anant Shet Vernekar are being allotted a plot of land admeasuring 752 sqmts, forming partly of property surveyed under no. 113/1 (part) and 113/2(part) of Village Bicholim.

That the said partitioned area admeasuring 752 sqmts was thereafter changed to 825 sqmts, as can be seen from Corrigendum issued by Deputy Collector, Bicholim Goa and through the area Adjustment Statement issued by Directorate of Settlement and Land Records, Panjim Goa.

That Subsequently the said plot was partitioned by the Deputy Collector of Bicholim in Case No. 8/69- 2000/Part/Land/Bich and by Order dated 30.03.2002 passed therein, the said plot was allotted separate survey no. 113/1-A of Village Bicholim.

That Mr. Anant Narayan Shet Vernekar developed his partitioned portion admeasuring 825 sq. meters of the said properties after obtaining necessary license, Permissions, approvals, N.O.C's from various authorities Surveyed under survey No. 113/1-A of Village Bicholim.

5. I am satisfied that the said property which is subject matter of this report are free from all types of encumbrances. I have also verified that the said property is not attached or there is no any dispute pending in any court of law as per the records available and inspections carried out in respective offices.

6. I have to further add and say that there is no impediment if the said plot along with the house is mortgaged to the bank which is supposed to be executed in favour of purchaser, will hold a good marketable title over the said plots.



7. No tenancy laws are involved in this property, so also this property does not fall in C.R.Z. It is also seen that there is no interest of minors involved in this plot.

C E R T I F I C A T E

I certify that the said property, in favour of Mr. Anant Narayan Vernekar and his wife Mrs. Twinkle Anant Vernekar will have clear and marketable title over the said plot.

This certificate is issued at the request of the party, Mr. Anant Narayan vernekar for her record.

Mapusa, Goa.

Date : 09.07.2021


(SIDDESH TALKAR)
Advocate

