



VINEET SURLAKAR

Advocate

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TITLE REPORT AND CERTIFICATE OF OWNERSHIP

At the request of **Mr Ramakant R Tamoskar** R/o Haliwada, Britona, Penha De Franca, Bardez Goa I have perused the documents placed before me and after scrutiny of the said documents submitted by the party I am giving this Title report and Certificate of ownership of the property named as "ALLY" situated at Hali wada, within the limits of the Village Panchayat of Penha De Franca, Taluka Bardez, District North Goa, within the State of Goa, admeasuring an **area of 6175 Sq. mts**, described in the Land Registration Office of under No. **8539** at page 376 of Book B-1 new, of Bardez Taluka and presently surveyed at **Survey No. 13 Sub Division No.4A** within the limits of Village Panchayat of Penha De Franca and hereinafter referred to as the Said Property

The Said Property is bounded as:

On or Towards the East: By property bearing Survey No. 13/6,

On or Towards the West: By partly by a drain of rain water and property bearing Survey No. 13/3,



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On or Towards the North: By party by drain of rain water and the portion admeasuring an area of 100 Sq. mts., sold to Albertina D'Souza: and,

On or Towards the South: By the stone all of Comarin of confraternity of Lady of Penha de Franca.

The said property is having description No. 8539 at page 376 of Book B-1 new, was inscribed under no. 4975 of book G 12 at Folio 189 in name of Mr. Pandurang Porobo Collaco and his wife Mrs. Radabay Porbinim.

Thereafter Mr. Pandurang Porobo Collaco alias Pandurang Porobo Kalokhe alias Pandurang Kalokhe and his wife Mrs. Radabay Porbinim alias Tarabai Pandurang Kalokhe gifted the property to their minor son Mr. Rajnikant Pandurang Kalokhe by way of Public deed of Gift dated 31/10/1938 duly registered before Notary Public Shri Licenciante Santa Rita Colaco.



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Thereafter upon the death of Pandurang Kalokhe as inventory proceedings were instituted in the Comarca court and in the said inventory proceedings, all rights, interest and Title in the respect of the said property was allotted in the favor of Mr. Rajnikant Pandurang Kalokhe

Mr. Rajnikant Pandurang Kalokhe and Mrs. Subodh Kalokhe sold the remaining part of property bearing survey no. 13/4 of Village Penha De Franca i.e area admeasuring 6175 sq. mtrs. to Mr. Ramakant Ramchandra Tamoskar by way of deed of sale dated 16/03/2005 duly registered in the office of Sub-registrar of Bardez under number 1263 Book I Volume 1472 at pages 391 to 419.

The Form I & 14 of Survey No 13/4-A reflects the name of Mr Ramakant Ramchandra Tamoskar in the Occupants column

The survey plan issued by the Survey Department demarcates the said property bearing survey no 13/4-A



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The Nil Encumbrance certificate issued by the Sub-Registrar of Bardez dated 19/06/2024 having Certificate No. :- NEC/9/2024/1638 and Receipt No. :- 2024-25/9/2129 in respect of the said property bearing survey no 13/4-A shows that a search has been made in Book 1 and the indexes relating thereto and that for last 19 years ie from 10-06-2005 to 05-06-2024, no Act or encumbrances affecting the said property has been found.

DOCUMENTS REFERRED

1. Description in the Land Registration Office of Bardez Taluka under No. 8539 at page 376 of Book B-1 new, of Bardez Taluka
2. Inscription under no. 4975 of book G 12 at Folio 189
3. Public deed of Gift dated 31/10/1938
4. Inventory proceedings were instituted in the Comarca court
5. Deed of Sale dated 16/03/2005 duly registered in the office of Sub-registrar of Bardez under number 1263 Book I Volume 1472 at pages 391 to 419



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6. Form I & 14 of Survey No 13/4-A
7. Survey plan of Survey No 13/4-A
8. Nil Encumbrance certificate issued by the Sub-Registrar of Bardez

The documents produced before me clearly establishes that the property purchased by Mr Ramakant Ramchandra Tamoskar was allotted in the favor of Mr. Rajnikant Pandurang Kalokhe upon the death of Pandurang Kalokhe through the inventory proceedings that was instituted in the Comarca court

Thus based upon all the above stated documents I conclude that Mr Ramakant Ramchandra Tamoskar has got a valid and enforceable title being holder of valid, clean, and clear marketable title of ownership and possession of the said property free from all encumbrances for executing any document.

Date : 25/02/2025


Adv Vineet Surlakar