

Pradosh D.Mayenkar

B.Com. LLB.

ADVOCATE HIGH COURT

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Date: 22/02/2018

SEARCH REPORT

To,

Mr. Damodar Kochrekar
r/o Sangolda, Bardez-Goa

Sir,

At the request of Mr. Damodar Kochrekar r/o Sangolda, Bardez-Goa and as instructed by him upon submission of the documents mentioned herein below, I have carried out a search and investigation into the title documents in respect of property "Cumbaxeta" also known as "Demelo Shet" also known as "Zambeachem Temba" Surveyed under survey no.89 Sub Division no.17A, situated in the Village Guirim, Bardez-Goa having an area of 835 sq. meters in the Sub Registration Jurisdiction of Bardez Taluka and in the North District of Goa in the State of Goa and which is neither described in the land registration office under nor enrolled in Taluka revenue office for Matriz. and the following documents have undergone my scrutiny. , which is herein referred as "Said Property".

Sr. No.	TOPIC
I	Documents scrutinized
II	Origin Of Title
III	Description of the Property
IV	Final Certificate

I DOCUMENTS SCRUTINIZED

For the purpose of ascertaining the title in respect of the property "Cumbaxeta" also known as " Demelo Shet" also known as "Zambeachem Temba" Surveyed under survey no.89 Sub Division no.17A, situated in the Village Guirim ,Bardez-Goa having an area of 835 sq. meters in the Sub Registration Jurisdiction of Bardez Taluka and in the North District of Goa in the State of Goa and which is neither described in the land registration office under nor enrolled in Taluka revenue office for Matriz. and the following documents have undergone my scrutiny.

- a. Copy of Form I and XIV issued by the Mamlatdar of Bardez of the property under survey no.89 division no. 17A of Village Guirim, Bardez-Goa.
- b. Copy of the survey plan in respect of property under survey no.89 division no. 17A of Village Guirim, Bardez-Goa.
- c. Copy Deed of Sale of the said portion of the Said property dated 14/11/2014

d. Copy of Statement on Oath in Inventory Proceeding no. 54/2018/F initiated before the Civil Judge Junior Division at Mapusa .

e. Form IX

II DESCRIPTION OF THE PROPERTY

I) property "Cumbaxeta" also known as "Demelo Shet" also known as "Zambeachem Temba" Surveyed under survey no.89 Sub Division no.17A situated in the Village Guirim ,Bardez-Goa having an area of 835 sq. meters in the Sub Registration Jurisdiction of Bardez Taluka and in the North District of Goa in the State of Goa and which is neither described in the land registration office under nor enrolled in Taluka revenue office for Matriz. and the following documents have undergone my scrutiny and presently is bounded as follows:

EAST :- By properties under survey no.89/18,89/22 and 89/29.

WEST:-By remaining part o the property survey no. 89/17

NORTH: By property under survey no. 89/15,90/12 and 89/18

SOUTH :- By property under survey no. 89/26,89/27 and 89/28

III ORIGIN OF TITLE

1. That the property described at II above belonged to Mr. Ramkrishna Upendra Kamat alias Ramacrisna Upendra Camotim has expired on 11/03/1998 and his wife i.e. Mrs.Mirabai Ramkrishna Kamat expired on 24/06/2004 leaving behind their children as sole and universal heirs 1) Mr.Pradeep Ramkrishna Kamat alias Pradipa Ramacrisna Camotim married to Mrs.Chitra

Pradeep Kamat alias Sarasvati Pradeep Kamat Budculo, (2) Mr.Paresh Ramkrishna Kamat alias Paresh Camotim married to Mrs. Asha Paresh Kamat, (3) Mr.Prasad Ramkrishna Kamat alias Prassada Ramacrisna Camotim Burculo married to Mrs.Nirmal Prasad Kamat alias Nirmala Toli (4) Mrs.Devika Krishnanath Singbal married to Mr. Krishnanath Manguesh Singbal who have inherited by way of Inventory Proceeding NO.54/2018/F initiated before the Civil Judge Junior Division at Mapusa and same is pending for disposal.

That the said 1) Mr.Pradeep Ramkrishna Kamat alias Pradipa Ramacrisna Camotim married to Mrs.Chitra Pradeep Kamat alias Sarasvati Pradeep Kamat Budculo, (2) Mr.Paresh Ramkrishna Kamat alias Paresh Camotim married to Mrs. Asha Paresh Kamat, (3) Mr.Prasad Ramkrishna Kamat alias Prassada Ramacrisna Camotim Burculo married to Mrs.Nirmal Prasad Kamat alias Nirmala Toli (4) Mrs.Devika Krishnanath Singbal married to Mr. Krishnanath Manguesh Singbal have sold the portion of the Said property having an area of 835 sq.mts to Mr Damodar Kochrekar by way of Deed of Sale dated 14/11/2014 which is registered under NO.BRZ BK-1-04940-2014 . CD Number BRZD750 dated 14/11/2014 before the Sub-Registrar of Bardez at Mapusa.

That the Said portion was partition vide order dated 29/08/2016 by the Deputy collector and S.D.O of Mapusa thereby allotting separate survey no.89/17A .

Copy of Form I and XIV issued by the Mamlatdar of Bardez of the property under Survey No. 89 sub - division no. 17A of Village Guirim, Bardez-Goa duly recorded the name of Mr.Damodar Kochrekar in the occupants columns.

IV FINAL CERTIFICATE

I have perused the title documents of the above said property and after going through the documents a to e, I found that Mr. Pradeep Ramkrishna Kamat alias Pradipa Ramacrisna Camotim married to Mrs. Chitra Pradeep Kamat alias Sarasvati Pradeep Kamat Budculo, (2) Mr. Paresh Ramkrishna Kamat alias Paresh Camotim married to Mrs. Asha Paresh Kamat, (3) Mr. Prasad Ramkrishna Kamat alias Prassada Ramacrisna Camotim Burculo married to Mrs. Nirmal Prasad Kamat alias Nirmala Toli (4) Mrs. Devika Krishnanath Singbal married to Mr. Krishnanath Manguesh Singbal have sold the portion of the Said property having an area of 835 sq.mts to Mr. Damodar Kochrekar were absolute owners in possession of the property under survey no. 89/17 situated at Guirim Bardez-Goa by way of Inventory Proceeding No.89/2018 initiated before the Civil Judge Junior Division at Mapusa as Statement on oath has been filed and had every right to sell the same to Mr. Damodar Kochrekar by way of Deed of Sale dated 14/11/2014.

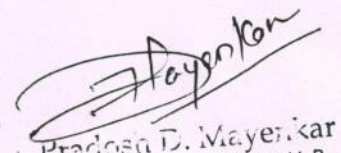
That in Form IX the name of late Ramkrishna Upendra Kamat is duly the occupant column of property under survey no.89 division no. 17 of Village Guirim, Bardez-Goa.

Form I and XIV issued by the Mamlatdar of Bardez of the property under survey no.89 division no. 17A of Village Guirim, Bardez-Goa is duly recorded in the name of Mr. Damodar Kochrekar

In the above Circumstances I am of the opinion that the said property surveyed under survey no. 89/17A situated at Guirim Bardez-Goa at present stands in the name of Mr. Damodar Kochrekar and on the basis of the documents which has been furnished to me, it appears that the above said property are free from any encumbrance and has clean and clear marketable title.

This opinion has been given by me on the basis of documents produced and in anticipation that there are no other documents except the Inventory Proceeding , whereby any other encumbrances have been created for which a representation made by the parties in the said Documents has been relied upon.

Yours faithfully,


Pradosh D. Mayerkar
H. Cont. II.P.
ADVOCATE