

A.K. Phadte

B.A. (Hon.) L.L.B.

Advocate High Court & Notary

Office : El Capitan Center, 1st Floor, Office No. 17, Near Civil Court, Mapusa - Goa (Ph : 2254621)
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Residence : "Leela Sadan" H. No. 96 - C/5, Alto Mapusa - Goa Ph : 2263131

Ref. No.:

Date:

Date : 04/01/2021

**TITLE VERIFICATION, SEARCH REPORT & TITLE CLEARANCE
CERTIFICATE**

Having been engaged by Mr. Prabhakar Dattaram Bhaidkar, residing at H.No.A-1, Gaunsavaddo, Mapusa, Bardez, Goa, for preparing the Title Verification, Search Report, legal opinion and the Title Clearance Certificate in respect of property known as ZAMBULGALI or ZAMBULGALICHEM BATTA, situated at Peddem, Mapusa, bearing chalta no.29/42 of P.T.Sheet no.30, City Survey, Mapusa admeasuring 1613 sq.mts, I, Shri A. K. Phadte, Advocate, having office at El-Capitan Center, Office No. 17, 1st floor, near Civil Court, Mapusa, Bardez - Goa, do hereby submit my report as under :-

1. **DESCRIPTION OF PROPERTY:-**

All that property known as ZAMBULGALI or ZAMBULGALICHEM BATTA, situated at Peddem, Mapusa, within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office under no. 475 at pgs. 592 of Book B 3 old and not enrolled in the Revenue Office, bearing chalta no.29/42 of P.T.Sheet no.30, City Survey, Mapusa admeasuring 1613 sq.mts and bounded as under :-

East : by survey no. 30 sub-div. 1,2 & 3 of P.T.Sheet no.30.

West : by survey no.29 sub-div. 41 of P.T.Sheet no.30.

North : by road and survey no. 30/1 of P.T.Sheet no.30.

South : by chalta no.19-B of P.T.Sheet no.30.



2. That the owner of the property acquired title by virtue of the following documents : -

- a) Description certificate no.32481 and inscription no. 25959 issued by Directorate of Archives, Panaji.
- b) Certificate of demarcation issued by Survey & Settlement officer, Panaji.
- c) Deed of sale dated 05/7/1972
- d) Registo Agrimesor of property bearing old cadastral survey nos. 649 7 662.
- e) Deed of Sale & discharge dated 15/12/1966
- f) Form D of survey no.30/3 and chalta no.30.
- g) Certified Copy of Inv.Proc.No.165/99.
- h) Deed of sale dated 30/4/1984 of Leo P. Pinho.
- i) Deed of sale dated 01/12/1984 of Piedade Pinho.
- j) Survey plan issued by Survey & Land Records, Mapusa,
- k) Order dated 20/3/21989 passed by Inquiry officer, City Survey, Mapusa.
- l) Old Cadastral survey plan issued by Survey & Land Records, Panaji.
- m) Gift deed dated 27/12/1968 of Eleuteria D'sa alias Eleuterio F. D'mello.
- n) Deed of Sale & discharge dated 14/4/1908 of Caetan D'mello.
- o) Deed of sale dated 24/5/2012 of Mr. Prabhakar Dattaram Bhaidkar.
- p) Form D of chalta no.29/42 of P.T.Sheet no.30.
- q) Two Nil Encumbrance Certificates dated 23/12/2020.



3. The Title History of the property for the last 30 years shows the following chain of transactions:-

The property originally belonged to Leo Joao D'souza who was then widower and his son and daughter in law Vincent F.D'souza, Maria Ermelinda Bastos D'souza, Caetan D'mello, Pedro S. de Almeida and Domingos Vitorino D'souza who sold the property to Caetan D'mello by Deed of Sale & discharge dated 14/4/1908 which property was described in Land Registration Office under no. 475 at pgs. 592 of Book B 3 old and the second property belonged to them was described in Land Registration Office under no.1127 at fl.316 of Book B old 8 and said plots comprise single Land Registration no. 20499 at fl. 158 of Book B new 7.

The property is a strip of land bearing old cadastral survey no.604 and new chalta no.29/42 of P.T.Sheet no.30 admeasuring 1613 sq.mts originally belonged to Alexandre Minguel S. Domingos Simao D'souza, son of Vicent D'souza and his wife Louzia I. Emelia D'mello, daughter of Caetan D'mello.

By virtue of Gift deed dated 27/12/1968 registered in office of Sub-Registrar of Bardez under no.2288, at pgs. 355 to 358, Book I, vol. 28 dated 30/12/1958 gifted the said property to Eleuteria D'sa alias Eleuteria F. D'mello, daughter of Caetan D'mello.

The husband of Eleuteria D'sa, Mr. Jose M.D'sa expired leaving behind her as half moiety share holder and children Cynthia D'sa, Charles A. Ismail D'sa married to Mrs. Dominica F. Marcelina D'sa alias Rodrigues, Carlyn S. Gregory D'sa married to Mrs. Mafalda A. Rita D'sa sold the said property to Mr. Prabhakar Dattaram Bhaidkar by deed of sale dated 24/5/2012 registered in office of Sub-Registrar of Bardez under no. BRZ-BK1-02520-2012, CD NO.BRZD332. dated 14/6/2012.

Based on the documents placed before me Mr. Prabhakar Dattaram Bhaidkar acquired right in said property described above and his title over the same is clear and marketable.

Accordingly, the link in chain of transactions of title over the property for the last over 30 years has been properly established till this date and there is no impediment of whatsoever nature over the said property which is as per the search made in office of Sub-Registrar of Bardez is clear and marketable.

4. The necessary party has been joined in the documents and the documents have desired effect. The facts and events material to title have been satisfactorily proved.



5. All the relevant documents of title which have been mentioned hereinabove in connection with the said property which is placed before me are copies which I have tallied with the originals.

6. I have verified and tallied these documents from the records of the respective authorities and I am satisfied that the said property is transferable and the transferor has right to transfer the same.


7. I have to certify that all the documents which have been mentioned above and other relevant documents are duly stamped wherever the stamp duty is payable in the said documents and the same are in accordance with the Indian Stamp Act 1899 as amended up-to-date.

8. I have also verified that the said property is not attached by any Court of Law as per the inspections carried out by me in the respective offices and searches made by me in the office of Sub-Registrar of Bardez.

CERTIFICATE

I, certify that on the basis of all the documents produced before me including title deeds of the property produced before me, I am in opinion that the title of ownership has been properly established in the names of Mr. Prabhakar Dattaram Bhaidkar and his title over the same is clear and marketable.

This title certificate is prepared in favour of Mr. Prabhakar Dattaram Bhaidkar based on the copies of documents placed and produced before me and the same are compared in office of Sub-Registrar of Bardez and found the same are genuine to my satisfaction.


(A. K. PHADTE)
Advocate
04/01/2021



A.K. Phadte

B.A. (Hon.) L.L.B.

Advocate High Court & Notary

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Ref. No.:

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TITLE VERIFICATION, SEARCH REPORT & TITLE CLEARANCE
CERTIFICATE

Having been engaged by Mr. Prabhakar Dattaram Bhaidkar, residing at H.No.A-1, Gaunsavaddo, Mapusa, Bardez, Goa, for preparing the Title Verification, Search Report, legal opinion and the Title Clearance Certificate in respect of western part of property known as ZAMBULGALI and right to half part of northern portion of property known as SATINICHI ORI, both situated at Peddem, Mapusa, I, Shri A. K. Phadte, Advocate, having office at El-Capitan Center, Office No. 17, 1st floor, near Civil Court, Mapusa, Bardez - Goa, do hereby submit my report as under :-

1. DESCRIPTION OF PROPERTY:-

a) All that western part of property known as ZAMBULGALI, situated at Peddem, Mapusa, within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office under no. 32481 of Book B 83 and enrolled in the Revenue Office under matriz no. 1797, bearing survey no.662 of previous survey as separate unit with the exclusion of eastern part of 4952 sq.mts already sold to Lal Bahadur Housing Society and separated by public road passing through the same is bounded as under :-

East: by public road beyond which lye eastern part of this property sold to Lal Bahadur Housing Society.

West: by road.

North: by plot of Emilia de Souza.

South: by house property of Pedro Pinto and others.

b) All that right to half part of northern portion of property known as SATINICHI ORI, situated at Peddem, Mapusa, within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office under no.32488 of Book B 83 and enrolled in the Revenue Office under matriz no.1807 of third circumscription, bearing survey no. 871



of previous survey as separate unit with the exclusion of southern portion of 400 sq.mts already sold and separated by boundary stones and bounded as under :-

East: by road.

West: by property Santinichi Ori of Tome Sertinho de Souza and now his heirs and others.

North: by property Zambulgali of Caetano Maria Pinto and others.

South: by property Santinichi Ori of Antonio Manuel Pinto and others and now of Mahadev Vishnu Sawant and others.

2. That the owner of the property acquired title by virtue of the following documents :-

a) Deed of sale dated 15/12/1966 of Anant Tukaram Korgaonkar and Govind Tukaram Korgaonkar.

b) Deed of sale dated 05/07/1972 of Govind Tukaram Korgaonkar.

c) Deed of sale dated 30/4/1984 of Leo Peter Pinho.

d) Order dated 24/12/1981 passed by Inquiry officer, City Survey, Mapusa

e) Order dated 16/11/1987 passed by Inquiry officer, City Survey, Mapusa.

f) Deed of sale dated 01/12/1984 of Leo Peter Pinho.

g) Public Will dated 12/9/1997.

h) Nil Encumbrance Certificate dated 23/12/2020 issued by Sub-Registrar of Bardez.

i) Form D dated 18/12/2019 of survey no.30/3 of P.T.Sheet 30, City Survey, Mapusa issued by Survey & Land Records.

3. The Title History of the property for the last 30 years shows the following chain of transactions:-

a) The said Anant Tukaram Korgaonkar and Govind Tukaram Korgaonkar jointly purchased the said property from Joao Caetano P.D'souza and his wife Dona Inez Duarte e Souza by Deed of sale dated 15/12/1966 registered in office of Sub-Registrar of Bardez under no.708, Book I, vol. 12 at pgs. 193 to 196 dated 16/02/1967.

Mr. Anant Tukaram Korgaonkar and his wife Subodri A. Korgaonkar sold their share in the said property to Govind Tukaram Korgaonkar by Deed of sale dated



05/07/1972 registered in office of Sub-Registrar of Bardez under. no. 5785 at pgs. 290 to 295, Book I, vol. 62 dated 14/9/1972. Accordingly Govind Tukaram Korgaonkar become owner of the said property.

Based on the title deeds the Inquiry officer, City Survey, Mapusa after holding inquiry and based on sale deed it is declared that said property is shown under chalta no.24 of P.T.Sheet 37, City Survey, Mapusa and accordingly said property is confirmed in the name of Govind Tukaram Korgaonkar as per order dated 24/12/1981 passed by Inquiry officer, City Survey, Mapusa.

Govind Tukaram Korgaonkar and his wife Kamlabai G. Korgaonkar sold northern plot A admeasuring 2000 sq.mts and southern plot B admeasuring 2000 sq.mts to Leo Peter Pinho which is part and parcel of chalta no.24 of P.T.Sheet 37, City Survey, Mapusa by Deed of sale dated 30/4/1984 registered in office of Sub-Registrar of Bardez under no.911 at pgs. 390 to 397, Book I, vol. 215 dated 29/11/1985.

Based on the sale deed the property transferred in the name of Piedade Pinho as per order dated 16/11/1987 passed by Inquiry officer, City Survey, Mapusa.

Govind Tukaram Korgaonkar and his wife Kamlabai G. Korgaonkar sold plot admeasuring 175 sq.mts to Leo Peter Pinho for using access by Deed of sale dated 01/12/1984 registered in office of Sub-Registrar of Bardez.

It is seen that Govind Tukaram Korgaonkar expired and Gurudas Tukaram Korgaonkar filed Inv.Proc.No.165/1999 in the civil court, Mapusa wherein the wife of Govind Tukaram Korgaonkar, Kamlabai Korgaonkar were appointed as Head of Family and in the said inventory Public Will dated 12/9/1997 executed by Govind Tukaram Korgaonkar drawn at pg. 95 reverse onwards Book no.201 in the office of Civil Registrar cum Sub-Registrar of Bardez.

As per Public Will dated 12/9/1997 the property is listed under item no.2 and it is shown under survey no.30/3 of P.T.Sheet 30 and as per the inventory allotted to Kamlabai G. Korgaonkar as per order dated 18/7/2000. Accordingly in Form D dated 18/12/2019 issued by Survey & Land Records the same is mutated in the name of Kamlabai G. Korgaonkar. Kamlabai G. Korgaonkar acquired title in said property bearing survey no.30/3 of P.T.Sheet 30, City Survey, Mapusa.

Based on documents placed before me Kamlabai G. Korgaonkar acquired right in said property bearing survey no.30/3 of P.T.Sheet 30, City Survey, Mapusa and based on Nil Encumbrance Certificate dated 23/12/2020 issued by Sub-Registrar of Bardez the said property is free from encumbrances and her title over the same is clear and marketable.

Accordingly, the link in chain of transactions of title over the property for the last over 30 years has been properly established till this date and there is no impediment of whatsoever nature over the said property which is as per the search made in office of Sub-Registrar of Bardez is clear and marketable.



4. The necessary party has been joined in the documents and the documents have desired effect. The facts and events material to title have been satisfactorily proved.
5. All the relevant documents of title which have been mentioned hereinabove in connection with the said property which is placed before me are copies which I have tallied with the originals.
6. I have verified and tallied these documents from the records of the respective authorities and I am satisfied that the said property is transferable and the transferor has right to transfer the same.
7. I have to certify that all the documents which have been mentioned above and other relevant documents are duly stamped wherever the stamp duty is payable in the said documents and the same are in accordance with the Indian Stamp Act 1899 as amended up-to-date.
8. I have also verified that the said property is not attached by any Court of Law as per the inspections carried out by me in the respective offices and searches made by me in the office of Sub-Registrar of Bardez.

CERTIFICATE

I, certify that on the basis of all the documents produced before me including title deeds of the property produced before me, I am in opinion that the title of ownership has been properly established in the name of Kamlabai G. Korgaonkar and her title over the same is clear and marketable.

This Title Certificate is prepared in favour of Mr. Prabhakar Dattaram Bhaidkar based on the copies of documents placed and produced before me and the same are compared in office of Sub-Registrar of Bardez and found the same are genuine to my satisfaction.


(A. K. PHADTE) 05/01/2021
Advocate

