

A.K. Phadte

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

Advocate High Court & Notary

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Ref. No.:

Date :

Date : 28.06.2016

TITLE VERIFICATION, SEARCH REPORT & TITLE CLEARANCE CERTIFICATE

Having been engaged by M/S. P. D. KAMAT & SONS, a partnership firm constituted under the Indian Partnership Firm and registered with the Registrar of Firms, Bardez, under No.21/2006 dated 04/04/2006, holder of PAN Card No. [REDACTED] represented herein by one its partner, Mr. Shambhu Pandurang Kamat, resident of Aldona, Bardez, Goa, for preparing the Title Verification, Search Report, legal opinion and the Title Clearance Certificate in respect of property known as "VAIGANVADDO", situated at Nachinola, bearing survey no.7/6, admeasuring 3200 sq.mts, belonging to Mr. Yeshwant Pundalik Dhond and Rukmini Narayan Dhond, widow of Narayan Pundalik Dhond, resident of Nachinola, Goa, 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 "VAIGANVADDO", situated at Nachinola, within the limits of Village Panchayat of Nachinola, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, not described in the Land Registration Office nor enrolled in the Revenue Office, bearing survey no.7/6, admeasuring 3200 sq.mts and bounded as under :-

East : by survey no.7/7 of village Nachinola.
West : by survey no.7/5 of village Nachinola
North : by public road.
South : by the lane.



I gone through Nil Encumbrance Certificate dated 18/4/2016 issued by Sub-Registrar of Bardez for 15 years from 01/03/1986 to 18/4/2016.

Being owners Mr. Yeshwant Pundalik Dhond and his wife Indira Y.Dhond and Rukmini Narayan Dhond sold the said property to M/S. P. D. KAMAT & SONS by sale deed dated 05/06/2015 registered in the office of Sub-Registrar of Bardez under no.BRZ-BK1-06307-2015, CD NO.BRZD768 dated 05/06/2015 and accordingly the name is transferred in the name of M/S. P. D. KAMAT & SONS and as such partnership firm became absolute owners in possession of the said property and their title over the same is clear and marketable.

Based on above documents produced before me and search made by me in office of Sub-Registrar of Bardez, Mapusa the said property is free from encumbrances.

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 either to purchase/mortgage said property which is as per the search made in office of Sub-Registrar of Bardez.

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 original copies which I have tallied with the records of Sub-Registrar of Bardez.

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.

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.

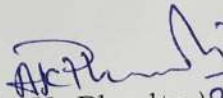
I have also verified that the said property is not attached by any Court of Law as per the inspections carried out by me in the respective offices and searches made by me in the office of Sub-Registrar of Bardez.



CERTIFICATE

I, certify that on the basis of all the documents produced before me including title deeds of the property produced before me by M/S. P. D. KAMAT & SONS are owners of said property. I am in opinion that the title of ownership and possession of said property have been properly established in the names of M/S. P. D. KAMAT & SONS and its title over the same is clear and marketable.

This title certificate is prepared in favour of M/S. P. D. KAMAT & SONS based on the 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) 28/06/2016
Advocate

