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TITLE REPORT

Having been engaged by **RAJESH SHIVDAS SHET VERENKAR**, R/o Silvanagar, Ponda Goa hereinafter called as Owner/Promoter for preparing the Title Verification and search report for the property described hereinafter I, Satish S. S. Pilgaonkar, Advocate, having office at Ponda, Goa, do hereby submit my report as under:

1. That **RAJESH SHIVDAS SHET VERENKAR** is the absolute owner of the said property described hereunder.
2. That the Owner/Promoter have acquired the title by virtue of following documents:
 - a) Deed of Sale dated 13/8/2009,
 - b) Land Registration Certificate (Inscription and Description of the property)
 - c) Order in Inventory Proceedings No. 3823/1950,
 - d) Decree dated 29/3/1990 in R.C.S. 43/72
 - e) N.A. Sanad dated 6/11/2017,
 - f) Technical Clearance Order from Town and Country Planning Department dated 10/11/2017,
 - g) Construction License dated 27/12/2017,
 - h) Survey records in Form I & XIV bearing No. 45/1-B of village Ponda


3. The title history of the property is as under

That in terms of Allotment made in the Inventory Proceedings instituted after the death of Pandurang Satu Shet Gudekar, being Inventory Orfanologico Proceedings No. 3823/1950, the Land Property belonging to deceased Late Panduronga Satu Gudekar being one third of Lot B of the was allotted to his widow Smt Radhabai Gudekar.

That in terms of Decree dated 29/3/1990 passed by the Court of the Civil Judge Senior Division at Ponda in Regular Civil Suit No. 43/72, filed by the Co-Owners of the said Land against the heirs of Late Pandurang Gudekar, the said property was divided by metes and bounds and in terms thereof a portion of the said land being Plot B, Fi, Fii and H were allotted to the heirs of Ramnath Gudekar, one of the Co-owners viz: Shri Ratnakar Gudekar and his wife Pushpalata Gudekar, Shri Shrikant Gudekar and his wife Smt Kishori Gudekar and Smt Laxmibai Talaulikar and her husband Shri Vinayak Talaulikar.

That said Smt Laxmibai Talaulikar and her husband Shri Vinayak Talaulikar expired and in terms of Deed of Succession Shri Shanudas Talaulikar and his wife Smt Padmaja Talaulikar, Shri Sadanand Talaulikar and his wife Smt Savita Talaulikar, Shri Yoganand Talaulikar and his wife Sonika Talaulikar, Shri Raghunath Talaulikar and his wife Smt Shilpa Talaulikar as their universal legal heirs and such they alongwith Shri Ratnakar Gudekar and his wife Pushpalata Gudekar and Shri Shrikant Gudekar and his wife Smt Kishori Gudekar, owned, seized and possessed and otherwise well and sufficiently entitled to the said Plots being Plot B, Fi, Fii and H.

That in terms of Deed of Sale dated 13/8/2009 and Registered before Sub Registrar Ponda and bearing Registration 1549 at pages 127 to 147 of Book



I , volume 1478 dated 20/08/2009, said Shri Ratnakar Gudekar and his wife Pushpalata Gudekar, Shri Shrikant Gudekar and his wife Smt Kishori Gudekar, Shri Shanudas Talaulikar and his wife Smt Padmaja Talaulikar, Shri Sadanand Talaulikar and his wife Smt Savita Talaulikar, Shri Yoganand Talaulikar and his wife Sonika Talaulikar, Shri Raghunath Talaulikar and his wife Smt Shilpa Talaulikar sold and conveyed to Shri Rajesh Shivdas Shet Verenkar Plot No. Fi admeasuring 1002 sq.mts. and forming part of the larger property bearing survey No. 45/1 of village and Taluka Ponda and which plot is hereinafter referred to as "SAID PLOT".

That Shri Rajesh Shivdas Shet Verenkar after purchase of the said Plot have got the said plot partitioned under 61 of the Land Revenue Code and accordingly said Plot is now surveyed under survey No. 45/1-B of village Ponda.

That said Plot is converted to Non Agricultural use vide SANAD dated 6/11/2017 bearing No. AC/PON/SG/CONV/10/2017/1115, issued by the Additional Collector, Ponda Goa.

That the office of Town and Country Planning Department vide Technical Clearance Order dated 10/11/2017 bearing No. TPP/173/PONDA/45/2017, has granted Technical Clearance for construction of Residential cum Commercial Building on the said Plot.

That Village Panchayat of Curti Khandepar vide Construction License dated 27/12/2017 and bearing No. 17/2017-2018 has granted license to construct Residential cum Commercial Building on the said Plot.

4. I have taken the search of records of Registrar's office from Inspection Book for last more than 30 years.

5. On the basis of searches made by me and the documents placed before me, I certify that the property referred in the Schedule is owned by Shri Rajesh Shivdas Shet Verenkar who is entitled to construct Residential cum Commercial Building on the said Plot .

6. By virtue of the said Deed of Sale dated 13/08/2009 said Plot is exclusively owned and possessed by Shri Rajesh Shivdas Shet Verenkar and is authorised to develop the same having obtained all the required permissions from the Authorities.

7. That all the relevant documents of title placed before me are originals and I have verified and tallied these documents from the records of Registrar of documents or from the records of appropriate authorities.

8. I am satisfied that the property is heritable and transferable and the purchasers have right to transfer. All necessary parties have been joined in the documents and documents have been desired effect. Facts and events material to title have been satisfactorily proved.

9. I have confirmed from Government and public Land Acquisition Authorities that the property described in Schedule is not subject to any acquisition or requisition from these authorities.

10. I certify that all agreements, documents and all other relevant papers are duly stamped wherever stamp duty is payable in these documents in accordance with the provisions of the Indian Stamp Act 1899.

11. In result I have to state that I have made necessary searches of the concerned sub registrar office. I further state that said property is owned and possessed by Shri Rajesh Shivdas Shet Verenkar by virtue of the said Deed of Sale dated 13/08/2009 who is entitled to construct Residential cum Commercial Building on the said Plot.

SCHEDULE

ALL THAT PLOT being Plot Fi admeasuring 1002 sq.mts. and bearing New survey No. 45/1-B of village and Taluka Ponda and situated within the Jurisdiction of village Panchayat of Curti Khandepar of Taluka Ponda, district South Goa of State of Goa and forming part of the property known as "CAJI BAG" or "PRACA VELHA" commonly known as 'Cota Char' situated at Curti, Ponda Goa and registered in the Land Registration office at Panaji Goa under No. 10264 of Book B-17 (new) and presently surveyed under New survey No. 45/1, 45/2 and 46/9 of village Ponda Goa, which Plot is bounded as follows :

On the East: By Plot J of the same property,

On the West: By Land under survey No. 46/1 of village Ponda,

On the North: By Access Road of the same property,

On the South: By Plot E allotted to heirs of Radhabai Gudekar

Date: 22/03/2019




Satish S. S. Pilgaonkar
Advocate.