

MR. D. R. SHANKHAWALKAR
ADVOCATE

1st floor, Verlekar Mansion,
Keniwada, Mapusa - Goa 403 507.
Mobile No. 9422018566.

Date: 18/02/2021

TITLE VERIFICATION AND SEARCH REPORT

Mr. Balkrishna Salkar Resident of H. no. Bountavaddo, Assagao, Bardez, Goa approach with documents for title verification and search report of the property surveyed under Survey No. 214 Sub Division No. 4 known as "PIMPLACHEM BATA", admeasuring an area of 625 square meters situated in the ward Bountavaddo, within the limits of village Panchayat Assagao, Taluka and Registration Sub-District of Bardez, District of North Goa, State of Goa.

DESCRIPTION OF THE PROPERTY:

All that immovable property Surveyed under survey no. 214 Sub Division 4 admeasuring an area 2650 sq.mts known as "PIMPLACHEM BATA", situated in the Village of Assagao Gram Panchayat of Assagao Taluka Bardez Sub District of Bardez and District of Goa, described in the Land Registration Office of Bardez under the No. 19433 page 102 of Book B 50, enrolled in the Land Revenue Office under the NO. 1224 of First Circumscription, and bounded as per description certificate: On the East : With the heirs of Inacio Pinto; On the West : With the heirs of Antonio Monteiro and Nascimento Dias; On the North : With Damasceno Pinto ; On the South : With Public Road; and the said property Surveyed under survey no. 214 Sub Division 4 admeasuring an area 2650 sq.mts is bounded On the East : by property bearing survey no.214/5; On the West : by property bearing survey no.214/3, 11, 11-A and 13; On the North : by property bearing survey no.215/10;


Mr. D.R. Shankhawalkar
Advocate

and On the South : With Public Road; Which property shall hereinafter called the SAID PROPERTY.

PARTICULARS OF THE DOCUMENTS EXAMINED WHICH ARE PHOTOCOPIES:

- a) Manuel original copy of Form No. I & XIV in respect of the Said Property bearing Survey no. 214/4 of Village Assagao, Bardez, Goa.
- b) Form No. I & XIV in respect of the Said Property bearing Survey no. 214/4 of Village Assagao, Bardez, and also verified on the website.
- c) Survey Plan in respect of the Said Property bearing Survey no. 214/4 of Village Assagao, Bardez, Goa.
- d) Deed of Sale dated 25/07/1974 duly registered with the Office of the Sub Registrar of Bardez at Mapusa, registered under no. 536/74 of Book No. I, Volume 87 at page 6 dated 28th August, 1974.

FLOW OF TITLE :

All that immovable property Surveyed under survey no. 214 Sub Division 4 admeasuring an area 2650 sq.mts known as "PIMPLACHEM BATA", situated in the Village of Assagao Gram Panchayat of Assagao Taluka Bardez Sub District of Bardez and District of Goa, described in the Land Registration Office of Bardez under the No. 19433 page 102 of Book B 50, enrolled in the Land Revenue Office under the NO. 1224 of First Circumscription, and bounded as per description certificate: On the East : With the heirs of Inacio Pinto; On the West : With the heirs of


Mr. D.K. Shankhwalika
Advocate

Antonio Monteiro and Nascimento Dias; On the North : With Damasceno Pinto ; On the South : With Public Road; and the said property Surveyed under survey no. 214 Sub Division 4 admeasuring an area 2650 sq.mts is bounded On the East : by property bearing survey no.214/5; On the West : by property bearing survey no.214/3, 11, 11-A and 13; On the North : by property bearing survey no.215/10; On the South: With Public Road; which is herein after called the said property.

The said property was originally possessed by Mrs. Julia Pinto (widow) and by Deed of Sale dated 25th July, 1974 duly registered with the office of the Sub Registrar of Bardez at Mapusa, registered under no. 536/74 of Book No. 1, Volume 87 at page 6 dated 28th August, 1974 said Mrs. Julia Pinto, in the status of widow, sold the Said Property to Mr. Balcrisna Datta Salcar. ✓

That the name of the said Mr. Balkrishna Datta Salkar appears in the Occupant's Column of the Form No. I & XIV in respect of the Said Property bearing Survey no. 214/4 of Village Assagao, Goa.

Accordingly on the basis of documents produced and searches made, I opined that Mr. Balkrishna Datta Salkar is exclusive owner of Said Property and his title over the same is clean, clear and marketable.

From the above documents it is reveal that there is/are no tenant or Mundkar in the said property.

The Urban Ceiling Act is not applicable to the State of Goa. The said property is free from encumbrance and there is no charge of whatsoever on the said property. The said property is having good and clear marketable right and title.


Mr. D.K. Shankhwalika
Advocate

Minor's interest is not involved in the said property.

Based on the documents produced before me of last more than 30 years I found and I opine that Mr. Balkrishna Datta Salkar, is exclusive owner in possession and he has a clear and marketable title to the immovable property, Surveyed under survey no. 214 Sub Division 4 admeasuring an area 2650 sq.mts known as "PIMPLACHEM BATA", situated in the Village of Assagao Gram Panchayat of Assagao Taluka Bardez Sub District of Bardez and District of Goa, described in the Land Registration Office of Bardez under the No. 19433 page 102 of Book B 50, enrolled in the Land Revenue Office under the NO. 1224 of First Circumscription, and bounded as per description certificate: On the East : With the heirs of Inacio Pinto; On the West : With the heirs of Antonio Monteiro and Nascimento Dias; On the North : With Damaśceno Pinto ; On the South : With Public Road; and the said property Surveyed under survey no. 214 Sub Division 4 admeasuring an area 2650 sq.mts is bounded On the East : by property bearing survey no.214/5; On the West : by property bearing survey no.214/3, 11, 11-A and 13; On the North : by property bearing survey no.215/10; On the South: With Public Road

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TITLE VERIFICATION AND SEARCH REPORT

Mr. Balkrishna Salkar Resident of H. no. Bountavaddo, Assagao, Bardez, Goa approach with documents for title verification and search report of the property surveyed under Survey No. 214 Sub Division No. 3 known as "BHAWTAVADO" also known as "PIMPLACHEM BATA" or "CUMBIACHEM BATA", admeasuring an area of 625 square meters situated in the ward Bountavaddo, within the limits of village Panchayat Assagao, Taluka and Registration Sub-District of Bardez, District of North Goa, State of Goa.

DESCRIPTION OF THE PROPERTY:

All that landed property known as "BHAWTAVADO" also known as "PIMPLACHEM BATA" or "CUMBIACHEM BATA", admeasuring an area of 625 square meters situated in the Village of Assagao, within the jurisdiction of the Village and Gram Panchayat of Assagao, Taluka Bardez, District of North Goa, State of Goa. The Said Property is not described in the Land Registration Office of Bardez but is enrolled in the Revenue Office of Bardez Taluka under no. 1230 of the First Circumscription of Assagao and is presently surveyed in the Revenue Survey of Record of Rights under no. 214 Sub Division no. 3 and is bounded On the East : By the property bearing survey no. 214/4 of Balkrishna D. Salkar; On the West : By the property bearing survey no. 214/2 of Mohan S. Dhargalkar and bearing survey no. 214/10 of Anand S. Tangsale; On the North : By the paddy field property bearing


Mr. D.R. Shankhawalkar
Advocate

survey no. 215/10 of Joao Martin Fonseca; On the South : By the property bearing survey no. 214/11 of Mohan S. Dhargalkar, which Property shall hereinafter called THE SAID PROPERTY.

2) I HAVE EXAMINED THE FOLLOWING DOCUMENTS WHICH ARE PHOTOCOPIES

- a) Manuel original copy of Form No. I & XIV in respect of the Said Property bearing Survey no. 214/3 of Village Assagao, Bardez, Goa
- b) Form No. I & XIV in respect of the Said Property bearing Survey no. 214/3 of Village Assagao, Bardez, Goa also verified on website.
- c) Survey Plan in respect of the Said Property bearing Survey no. 214/3 of Village Assagao, Bardez, Goa.
- d) Instrument de Venda com Quitacao/Deed of Sale dated 19/5/1969, registered in the Sub Registration Office of Bardez under Registration No. 2719, of Book 1 Volume 32 at pages 114 to 117 dated 31/5/969.
- e) Deed of Sale dated 25/8/1986 duly registered before the Sub Registrar of Bardez, registered under no. 338 of Book No. 1, Volume 6 dated 29/8/1988.
- f) Certified copy of Form No. 9 with respect of property bearing Survey no. 214/3 of Village Assagao, Bardez, Goa issued by the Talathi of Assagao, Bardez, Goa on 26/10/2020.



FLOW OF TITLE :

There exist an immovable property surveyed under survey no. 214 Sub Division no. 3 known as "BHAWTAVADO" also known as "PIMPLACHEM BATA" or "CUMBIACHEM BATA", admeasuring an area of 625 square meters situated in the Village of Assagao, within the jurisdiction of the Village and Gram Panchayat of Assagao, Taluka Bardez, District of North Goa, State of Goa. The Said Property is not described in the Land Registration Office of Bardez but is enrolled in the Revenue Office under Matriz no. 1230 of the First Circumscription of Assagao and bounded On the East : By the property bearing survey no. 214/4 of Balkrishna D. Salkar; On the West : By the property bearing survey no. 214/2 of Mohan S. Dhargalkar and bearing survey no. 214/10 of Anand S. Tangsale; On the North : By the paddy field property bearing survey no. 215/10 of Joao Martin Fonseca; On the South : By the property bearing survey no. 214/11 of Mohan S. Dhargalkar is herein after called the said property.

The said property was belonged to Mr. Antonio Joao Justiniano de Souza and his wife, Mrs. Maria Albertina Soares e D'Souza, Mr. Antonio Irene de Souza and his wife Smt. Sophia M. de Souza.

By Instrumento de Venda com Quitacao dated 19/5/1969, registered before the Sub Registrar of Bardez under Registration No. 2719, of Book 1 Volume 32 at pages 114 to 117 dated 31/5/1969 said Mr. Antonio Joao Justiniano de Souza and his wife, Mrs. Maria Albertina Soares e D'Souza, Mr. Antonio Irene de Souza and his wife Smt. Sophia M. de Souza sold the Said Property to Mr. Venkatesh Kaushali Shirodkar married to Mrs. Mainavati V. Shirodkar. Said Mr. Venkatesh Kaushali Shirodkar along with his wife and moiety holder Mrs.

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Advocate

Mainavati V. Shirodkar became exclusive owner of the said property. The name of Mr. Venkatesh Kaushali Shirodkar recorded in the form 3.

The said Mr. Venkatesh Kaushali Shirodkar expired leaving behind his widow and half sharer Mrs. Mainavati V. Shirodkar and his sole and universal heir his only child and son Mr. Ganasham Venktesh Shirodkar and his wife Mrs. Lata Ganasham Shirodkar. Deed of succession of deceased Mr. Venkatesh Kaushali Shirodkar is not produced to confirm Mr. Ganasham Venktesh Shirodkar married Mrs. Lata Ganasham Shirodkar is sole and universal heir as per Sale Deed dated 25/8/1986.

By Sale Deed dated 25/8/1986 duly registered with the office of the Sub Registrar of Bardez at Mapusa, registered under no. 338 of Book No. I, Volume no.6 dated 29/8/1988, said Mrs. Mainavati V. Shirodkar in the status of widow of late Venkatesh Kaushali Shirodkar and his only son Mr. Ganasham Venktesh Shirodkar and his wife Mrs. Lata Ganasham Shirodkar have sold the Said Property to Mr. Balkrishna Datta Salkar.

That the name of the said Mr. Balkrishna Datta Salkar appears in the Occupant's Column of the Form No. I & XIV in respect of the Said Property bearing Survey no. 214/3 of Village Assagao, Goa as well as in the Form No. 9 with respect of property bearing Survey no. 214/3 of Village Assagao, Bardez, Goa issued by the Talathi of Assagao, Bardez, Goa on 26/10/2020.

From the above documents it is reveal that there is/are no tenant or Mundkar in the said property.


Mr. D.R. Shankhwalakar
Advocate

The Urban Ceiling Act is not applicable to the State of Goa. The said property is free from encumbrance and there is no charge of whatsoever on the said property. The said property is having good and clear marketable right and title.

Minor's interest is not involved in the said property.

Based on the documents produced before me of last more than 30 years I found and I opine that Mr. Balkrishna Datta Salkar, is exclusive owner in possession and he has a clear and marketable title to the immovable property surveyed under survey no. 214 Sub Division no. 3 known as "BHAWTAVADO" also known as "PIMPLACHEM BATA" or "CUMBIACHEM BATA", admeasuring an area of 625 square meters situated in the Village of Assagao, within the jurisdiction of the Village and Gram Panchayat of Assagao, Taluka Bardez, District of North Goa, State of Goa. The Said Property is not described in the Land Registration Office of Bardez but is enrolled in the Revenue Office under Matriz no. 1230 of the First Circumscription of Assagao and bounded On the East : By the property bearing survey no. 214/4 of Balkrishna D. Salkar; On the West : By the property bearing survey no. 214/2 of Mohan S. Dhargalkar and bearing survey no. 214/10 of Anand S. Tangsale; On the North : By the paddy field property bearing survey no. 215/10 of Joao Martin Fonseca; On the South : By the property bearing survey no. 214/11 of Mohan S. Dhargalkar

(Shri. D. R. Shankhawalkar)

Advocate

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TITLE VERIFICATION AND SEARCH REPORT

Mr. Balkrishna Salkar Resident of H. no. Bountavaddo, Assagao, Bardez, Goa approach with documents for title verification and search report of the property surveyed under Survey No. 214 Sub Division No. 12 known as "Bhawatowado", admeasuring an area of 125 square meters situated in the ward Bountavaddo, within the limits of village Panchayat Assagao, Taluka and Registration Sub-District of Bardez, District of North Goa, State of Goa.

DESCRIPTION OF THE PROPERTY:

All that immovable property surveyed under Survey No. 214 Sub Division No. 12 known as "Bhawatowado", admeasuring an area of 125 square meters situated in the ward Bountavaddo, within the limits of the Village Panchayat of Assagao, Bardez Goa, neither described in the Land Registration Office of Bardez nor enrolled in the Taluka Land Registration Office of Bardez nor enrolled in the Taluka Land Revenue Office and bounded On the East : By the property bearing Survey No. 214/4 belongs to Balkrishna Datta Salkar, On the West : By the property bearing Survey No. 214/3 belongs to Balkrishna Datta Salkar,; On the North: By property bearing Survey No. 214/4 belongs to Balkrishna Datta Salkar and On the South: By the property bearing Survey No. 214/4 belongs to Balkrishna Datta Salkar and by the property bearing Survey No. 214/11 belongs to Mohan Xamba Dhargalkar which Property shall hereinafter called THE SAID PROPERTY.


Mr. D.R. Shankhawalkar
Advocate

PARTICULARS OF THE DOCUMENTS EXAMINED WHICH ARE PHOTOCOPIES:

1. Form No. 9 with respect of property bearing Survey no. 214/12 of Village Assagao, Bardez, Goa issued by the Office of Talathi of Assagao, Assagao, Bardez, Goa on 26/10/2020.
2. Form III with respect of property bearing Survey no. 214/ 12 of Village Assagao, Bardez, Goa issued by the Talathi of Assagao, Bardez, Goa on 26/10/2020.
3. Manuel original copy of Form No. I & XIV in respect of the Said Property bearing Survey no. 214/ 12 of Village Assagao, Bardez, Goa
4. Survey Plan in respect of the Said Property bearing Survey no. 214/12 of Village Assagao, Bardez, Goa.
5. Form No. I & XIV in respect of the Said Property bearing Survey no. 214/ 12 of Village Assagao, Bardez, Goa and also verified on website.
6. Will dated 22/02/1993 drawn at page 33 of Book 794 before ex officio of Bardez at Mapusa
7. Inventory Proceedings bearing no. 42 of 1993 in the Court of Civil Judge Senior Division at Mapusa.
8. Deed of Sale of Property dated 7/9/1999, duly registered at the Office of the Sub Registrar of Bardez, at Mapusa, under no. 1471, of Book No. I, Volume No. 677., on 8/9/1999.


Mr. D.R. Shankhawaika
Advocate

9. Deed of Testamentary Succession dated 26/9/2000, duly drawn up at page 33 to 35 of Book No. 794, of the Office of the Ex Officio Notary Public of Bardez, at Mapusa
10. Deed of Sale dated 24/7/2001 duly registered with the Office of the Sub Registrar of Bardez at Mapusa under Registration No. 1543 at pages 430 to 447 of Book No. I, Volume No. 837 dated 25/7/2001.

FLOW OF TITLE :

All that immovable property surveyed under Survey No. 214 Sub Division No. 12 known as "Bhawatowado", admeasuring an area of 125 square meters situated in the ward Bountavaddo, within the limits of the Village Panchayat of Assagao, Bardez Goa, neither described in the Land Registration Office of Bardez nor enrolled in the Taluka Land Registration Office of Bardez nor enrolled in the Taluka Land Revenue Office and bounded On the East : By the property bearing Survey No. 214/4 belongs to Balkrishna Datta Salkar, On the West : By the property bearing Survey No. 214/3 belongs to Balkrishna Datta Salkar, On the North: By property bearing Survey No. 214/4 belongs to Balkrishna Datta Salkar and On the South: By the property bearing Survey No. 214/4 belongs to Balkrishna Datta Salkar and by the property bearing Survey No. 214/11 belongs to Mohan Xamba Dhargalkar which is herein after called the said property.

That the Said Property originally belonged to Late Caetano Francisco Soares and his wife Lilia Artimisia Fonseca alias Lily Soares.


Mr. D.R. Shankhwalkar
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That on the demise of both the said Caetano Francisco Soares alias Cajetan Francis Soares and his wife Lilia Artimisia Fonseca alias Lily Artimisia Fonseca e Soares alias Lily Soares, who expired intestate and without any disposition of their last wish, on 29/04/1971 and on 19/10/1957 respectively, an Inventory Proceedings bearing no. 42 of 1993 initiated in the Court of Civil Judge Senior Division at Mapusa, for inventory, partition and distribution of their assets, wherein the Said Property came to be described under Item No.1 of the Description of Assets that was effected in the same Inventory Proceedings bearing no. 42/1993. The said property which is at item no.I was exclusively allotted to their son Mr. Anthony Soares, having bided for the which is confirmed y order of the court dated 27/08/1999.

And since then said Mr. Antonio Soares along with his wife and half Sharer Mrs. Anita Soares, became exclusive owners in possession of the said property;

Said Mr. Antonio Soares alias Anthony Soares alias Anthony Joseph John Soares and his wife Mrs. Anita Soares alias Anita D'Souza E Soares sold the said property to Mr. Francis Pontus Dantas and Mrs. Lina Elvira Francisca Nunes e Dias alias Line Elvira Francisca Nunes alias Lina Dias and one Caetano Xavier Fernandes by virtue of a Deed of Sale dated 07/9/1999, which has been duly registered at the Office of the Sub Registrar of Bardez, at Mapusa, under no. 1471, of Book No. 1, Volume No. 677, on 8th September, 1999.

That the Said Caetano Xavier Fernandes, having subsequently expired on 04/9/2000, in the status of Bachelor, leaving behind a Will executed on 22/2/1993 drawn at page 33 of Book 794 before ex officio of Bardez at Mapusa, by which he having instituted the said Mr. Francisco Pontus Dantas and the said Mrs. Josephina Rosa Dias e


Mr. D.K. Shankhwalkar
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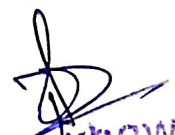
Dantas alias Rosy Dantas alias Josefina Rosa J Joaquina Teodolinda Maria Dias as his only and universal testamentary heirs, and having bequeathed in their favour all his assets, rights and shares, the said Mr. Francisco Pontus Dantas and the said Mrs. Josephina Rosa Dias e Dantas alias Rosy Dantas alias Josefina Rosa Joaquina Teodolinda Maria Dias, became exclusive owners of the estate left by said deceased Caetano Xavier Fernandes, including all his undivided right and share in the Said Property which is confirmed Deed of Testamentary Succession dated 26th September, 2000, which Deed is found to be duly drawn up at page 33 to 35 of Book No. 794, of the Office of the Ex Officio Notary Public Of Bardez, at Mapusa.

Thus Mr. Francisco Pontus Dantas and the said Mrs. Josephina Rosa Dias e Dantas alias Rosy Dantas alias Josefina Rosa Joaquina Teodolinda Maria Dias and Mrs. Lina Elvira Francisca Nunes e Dias became exclusive owners in possession of the Said Property.

By Deed of Sale dated 24/7/2001 duly registered with the Office of the Sub Registrar of Bardez at Mapusa under Registration No. 1543 at pages 430 to 447 of Book No. 1, Volume No. 837 dated 25th July, 2001 Mr. Francisco Pontus Dantas and the said Mrs. Josephina Rosa Dias e Dantas alias Rosy Dantas alias Josefina Rosa Joaquina Teodolinda Maria Dias and Mrs. Lina Elvira Francisca Nunes e Dias have sold the Said Property to Mr. Balkrishna Datta Salkar.

That the name of the said Mr. Balkrishna Datta Salkar appears in the Occupant's. Column of the Form No. I & XIV in respect of the Said Property bearing Survey n0. 214/12 of Village Assagao, Goa.

From the above documents it is reveal that there is/are no tenant or Mundkar in the said property.


Mr. D.R. Shankhwalika
Advocate

The Urban Ceiling Act is not applicable to the State of Goa. The said property is free from encumbrance and there is no charge of whatsoever on the said property. The said property is having good and clear marketable right and title.

Minor's interest is not involved in the said property.

Based on the documents produced before me of last more than 30 years, I found and I opine that Mr. Balkrishna Datta Salkar, is exclusive owner in possession and he has a clear and marketable title to the Immovable property surveyed under Survey No. 214 Sub Division No. 12 known as "Bhawatowado", admeasuring an area of 125 square meters situated in the ward Bountavaddo, within the limits of the Village Panchayat of Assagao, Bardez Goa, neither described in the Land Registration Office of Bardez nor enrolled in the Taluka Land Registration Office of Bardez nor enrolled in the Taluka Land Revenue Office and bounded On the East : By the property bearing Survey No. 214/4 belongs to Balkrishna Datta Salkar, On the West : By the property bearing Survey No. 214/3 belongs to Balkrishna Datta Salkar, On the North: By property bearing Survey No. 214/4 belongs to Balkrishna Datta Salkar and On the South: By the property bearing Survey No. 214/4 belongs to Balkrishna Datta Salkar and by the property bearing Survey No. 214/11 belongs to Mohan Xamba Dhargalkar.

(Shri. D. R. Shankhawalkar)

Advocate

Mr. D.R. Shankhawalkar
Advocate