

1
Smt. SHUBHLAKSHMI NAIK
ADVOCATE

Off. Velho Building, 3rd floor Panaji.
Res. : 19 La Campala, Miramar, Panaji - Goa.
Tel. Nos. : Off. 228904, 427910 Res. : 225963

CERTIFICATE OF TITLE

Concerning

All that part and parcel of land admeasuring 12,400 m² identified as Plot B of the whole property ZONTALEM situated at Dabolim, within the limits of Village Panchayat Chicalim, Taluka and Registration Sub-District of Mormugao District South Goa in the State of Goa, which Property is described in the Office of Land-Registrar Salcete under no.1216 at folio of book B-4 (New) and is enrolled in the Taluka Revenue Office under Matriz no.38. The said Plot admeasuring 12,400 m² independently surveyed under no.42/7-A of Dabolim is bounded as under:-

Towards the North:- Sy.no.42/6 of Dabolim(Water way).

Towards the South:- Road.

Towards the East :- Road.

Towards the West :- Water Way.

I have also examined the following documents which are valid as per the prevailing laws:-

- (i) Certificates of Description & Inscription from
Land-Registrar Salcete.

-2-

- (ii) Gift Deed dated 31-1-1947 drawn at folio 38 (R) of book 643 in the Office of Notary Anandrao Redkar of Salcete.
- (iii) Form I & XIV concerning Sy.no.42/7-A of Dabolim.
- (iv) Gift Deed dated 26-12-1986 registered under no.2 at folio 19 to 26 of book I Vol.14 in the Office of Sub-Registrar Murmugao.
- (v) Deed of Partition, Family Settlement Cum-Rectification dated 11-3-1991 registered under no.109 at folio 505 to 532 of book I Vol. 52 in the Office of Sub-Registrar Murmugao.
- (vi) Survey Plan.

I have also given searches in the Offices of Land-Registrar Salcete, Sub-Registrar Murmugao, Court of Civil Judge Murmugao and Salcete and I confirm that on 21-7-1952 one half of the said property stands inscribed in favour of Pundollica

-3-

Bicu Naique under no.44579 of book G-51 as being allotted to him towards ~~the~~ his moiety ~~share~~ Share on the demise of his wife Gopicabai as confirmed by Partition in the Inventory Proceedings in the Court of Civil Judge Margao; and the other half stands inscribed in favour of Sadanand Pundalica Naique under no.44580 of book G-51 as being allotted to him on the demise of his mother Gopicabai as confirmed by the same Order of Partition in the Court of Civil Judge Margao.

On the same 21-7-1952, the other half allotted to the said Pundalic also stands inscribed in favour of Sadanand Pundalic Naik under no.44581 of book G-51 in the Office of Land-Registrar Salcete as being allotted to him by way of his legitimate Share on the demise of his father Pundalic in the Inventory Proceedings conducted in the Court of Civil Judge Margao.

On 26-12-1986, Shri. Sadanand Pundalik Naik with his wife Cashi alias Manoramabai Sadanand Naik Gifted the said property to their son Naguesh

-4-

and Chandrakant in equal Shares of one half each which deed is registered under no.2 at folio 19 to 26 of book I Vol. 14 in the Office of Sub-Registrar Murmugao.

On 11-3-1991, Shri. Naguesh Sadanand Naik, Chandrakant Sadanand Naik; and Sadanand Pundalik Naik with his wife Cashi alias Manoramabai executed deed of Partition, Family Settlement-Cum-Retification whereby the said Plot B was confirmed as allotted to Shri. Chandrakant Sadanand Naik which Deed is registered under no.109 at folio 505 to 523 in the Office of Sub-Registrar Murmugao.

In the above circumstances I confirm that Shri. Chandrakant Sadanand Naik has absolute, valid and marketable title to the said Plot ^{bearing} ~~being~~ Sy.no. 42/7-A of Dabolim.

Panaji, 31-1-2000.



Adv. S.S. Naik.