

CERTIFICATE OF TITLE

I.- Description of the Property

All that plot admeasuring 503m² being a part of Sy.no.146/14 of Pilerne comprising of two adjoining plots: being Plot "X" admeasuring 1200m² and Plot "Z" admeasuring 3537m², Plot "Y" being 291m² bearing sy.no.146/13 being a part of the whole property identified as "BHATULEM" situated at Pilerne, within the limits of Village Panchayat of Pilerne, Taluka and Registration Sub-District of Bardez, District North Goa in the State of Goa being a part of the whole property which property is described under no.10064 at folio 168 (R) of Book B-26(New).

The PLOT "X" is bounded as under:-

Towards the North:-By Sy.no.146/9 and 146/11 of Village Pilerne.

Towards the South:-By Sy.no.146/4 of Village Pilerne.

Towards the East :-Part of Sy.no.146/14 and road.

Towards the West :-Part of Sy.no.146/4 of Pilerne.

The PLOT "Z" is bounded as under:-

Towards the North:-Part of Sy.no.146/14 of Village Pilerne.

Towards the South:-Road.

Towards the East :-Part of Sy.no.146/14 and road.

Towards the West :-Part of Sy.no.146/14 of Pilerne.

Small

II.- DESCRIPTION OF THE DOCUMENTS SCRUTINISED

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

1.-Certificate of Description and Inscription from Land Registrar Ilhas.

2.-Form I and XIV concerning sy.no.146/14 of Village Pilerne.

3.-Deed of Gift and Acceptance dated 29-09-1954 drawn at folio 33 (R) of Book 934 in the office of Notary Xencora Babuso Camotim.

4.-Deed of Ante-nuptial Convention with Gift, Sale with Mortgage, Ratification and Addition of Clause dated 28-7-1956 drawn at folio 20 (R) of book 982 in the office of Notary Xencora Babuso Camotim.

5.-Deed of Sale dated 21-7-1989 registered under no.____ of book I Vol.____ in the office of Sub-Registrar Bardez.

6.-Agreement dated 11-4-1996 between Nicholau Joao Andre Minguet Martins with his wife and Jose Rodrigues.

7.-Deed of Succession dated 30-7-2008 drawn at folio 85 of book 821 in the Office of Notary-Ex-Officio-Sub-Registrar Bardez.

Smt. ✓ 8.-Sanad dated 24-6-2015 under no.RB/CNV/BAR/AC-I/80/2014 from the Add. Collector I.

9.-Two Separate Deeds of Sale both dated 29-6-2017 registered under book I Doc.Reg. no.BRZ-BKI-02731-2017A and the other book I Doc. Reg. No. BRZ-BKI-02730-2017 all of CD no.BRZD788 in the Office of sub-Registrar Bardez.

III.- OFFICES SEARCHES

I have given searches in the offices of Land Registrar/Sub-Registrar Bardez, Court of Civil Judge Bardez.

IV.- FLOW OF TITLE

On perusal of the abovelisted documents and on giving searches in the relevant offices I confirm that in December 1929 the said property stands inscribed in favour of Ana Joaquina Querobina Amelia Irene de Santa Cruz e Souza, wife of Antonio Andre Seniao de Piedade e Costa as the only heir of her parents as confirmed by the Deed of Declaration dated 7-12-1929 in the Office of Notary Carlos Pegado.

By a Deed dated 29-9-1924 the said property was gifted by Ana Joaquina Querobina Amelia Irene de Santa Cruz e Souza as a widow gifted the said property to her daughter Maria Antonette Piedade de Costa with reservation of usufruct by the Donor.

By a Deed dated 28-7-1956 one Nicolau Joao Andre Francisco Minguel Martine stipulated his marriage with Maria Antoniete Piedade de Costa Piedade de

Smt

-4-

Costa on the terms and conditions stipulated therein which was consented to by Ana Joaquina Querobina Amelia Irene de Santa Cruz e Souza as a widow.

Ana Joaquina Querobina Amelia Irene de Santa Cruz e Souza died on 22-6-1985 and her right of usufruct came to be extinct.

By a Deed dated 21-6-1989 Shri Minguell Martins with his wife Maria Antoniete sold a portion admeasuring 1070m² being 310m² of Sy.no.146/13 and 760m² out of Sy.no.146/14 to Yeshwant Babani Bhandodkar (who had his dwelling house in the said Plot and claims Mundkarship of the same); which Deed is duly registered in the Office of Sub-Registrar Ilhas.

On 11-4-1996 Nicholau Joao Andre Francisco Minguell Martins with Maria Antonette Piedade de Costa e Martins entered into an agreement with one Jose Rodrigues for sale of an area of 5325m² out of sy.no.146/3 and 4 of Pilerne.

On the said Maria Antonette Piedade de Costa e Martins died on 15-12-2004 and on 7-11-2005 died her widower Nicholau Joao Andre Francisco Minguell Martins; both being survived by their following children:-

- Smt.*
- (i) _Fernand Andre Gonzaga Piedade Costa Martins
 - (ii) -Acaria Irene Shilla Piedade Costa Martins

-5-

(iii) Beethoven Juvenal Rabindranath Piedade Costa

Martins

(iv) -Minguel Antonio Bento Piedade Costa Martins as confirmed by the Deed of succession dated 30-7-2008 duly registered in the Office of Notary-Ex-Officio-Sub-Registrar Bardez.

On 24-6-2015 the Add. Collector North Goa issued Sanad under no.RB/CNV/BAR/AC-I/80/2014 for conversion of 5775m2 of Sy.no.146/14 of Pilerne.

By a Deed of Sale dated 29-6-2017 (i) Shri Fernando Andre Gonzaga Piedade Costa Martins with his wife Maria Terezinha Sharla deviera Velho e Martins; (ii) -Acaria Irene Shilla Piedade Costa Martins e Almeida with her husband Jose Francisco Borges Arches Almeida; (iii) -Minguel Antonio Bento Piedade Costa Martins with his wife Maria Linette Ravina Geneveva Fortes Gomes e Martin along with Jose Rodrigues and his wife Ana Luiza Rodrigues all sold their rights in the said property being Plot "X" admeasuring 1200m2 in Sy.no.146/14 and plot "Y" admeasuring 297m2 of Sy.no.146/13 of Pilerne to Beethoven Juvenal Rabindranath Piedade Costa Martins and his wife Carmen Liza; which Deed is duly registered in the Office of Sub-Registrar Bardez.

By another Deed of the same date the same Sellers sold all their rights in the Plot "Z" admeasuring 3537m2 out of Sy.no.146/14 to Beethoven

Smt.

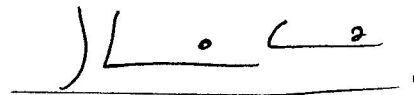
-6-

Juvenal Rabindranath Piedade Costa Martins and his wife Carmen Liza; which Deed is duly registered in the Office of Sub-Registrar Bardez.

V.- OPINION

In the above circumstances I confirm that Beethoven Juvenal Rabindranath Piedade Costa Martins and his wife Carmen Liza have absolute, valid and marketable title to the said Plot.

Panaji-Goa, 20-07-2017



Adv. S.S. Naik