

CERTIFICATE OF TITLE

I. - DESCRIPTION OF THE PROPERTY

All that part and parcel of land admeasuring 1351 m² being 700m² bearing Sy.no.51/24-A along with the dwelling house bearing H.No.37 standing thereon another plot admeasuring 651m² bearing Sy.no.51/17-B of Village Nagoa, identified as 'ARRAS WADO' or 'TOLLEM' situated at Nagoa, within the limits of Village Panchayat Nagoa, Arpora, Taluka and Registration Sub-District of Bardez, District North Goa in the State of Goa, which property is described in the Land-Registration Office of Tinas under no.18963 of Book B-49 (New) and is enrolled in the Taluka Revenue Office under Matriz no.174.

The said Plot bearing Sy.no.51/24-A is bounded as under:-

Towards the North:- Sy.no.51/14 of Nagoa

Towards the South:-remaining part of the same property

Towards the East :- Sy.no.51/12 of Nagoa

Towards the West :- Sy.no.51/17 of Nagoa

The said Plot bearing Sy.no.51/17-B is bounded as under:-

Towards the North:- property bearing Sy.no.51/12 and
51/18 of Nagoa

Towards the South:-property bearing Sy.no.57/17-C of
Nagoa

Towards the East :- property bearing Sy.no.51/18;
and 51/24-A of Nagoa

Towards the West :- property bearing Sy.no.51/16 and
51/23 of Nagoa

Sonal

II.- Description of the Documents Scrutinised

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

- 1.-Certificates of Description and Inscription from Land Registrar Bardez.
- 2.-Form I and XIV concerning Sy. no.51/17-B and 51/24-A of Village Nagoa.
- 3.-Deed of Sale dated 04-11-1986 registered under no.542 of Book I, Vol.9 in the office of Sub-registrar Bardez.
- 4.-Deed of Sale dated 07-04-1995 registered under no.2211 of Book I Vol.344 in the office of Sub-registrar Bardez.
- 5.-Deed of Sale dated 06-01-1997 registered under no.745 of Book I Vol.489 in the office of Sub-registrar Bardez.
- 6.- Deed of Sale dated 21-04-2010 registered under Book I Doc.Reg.No.BRZ-NKI-01362-2010 CD No.BRZD58, in the office of Sub-registrar Bardez.
- 7.-Extarct of Inventory proceeding 27/07/C in the Court of Civil Judge Senior Division at Mapusa.
- 8.-Deed of Sale dated 31-05-2011 registered under Book I Doc. Reg. no.BRZ-BKI-02715-2011 CD No.BRZD182 in the office Sub-Registrar Bardez.

Smt

-3-

9.-Technical Clearance under no.TPB/3081/NAGOA/TCP-17/1127 dated 25-04-2017 from Town and Country Planner.

10.-Construction Licence under no.VF/AN/Licence/17-18/143 dated 25-04-2017 from Village Panchayat Arpora Nagoa.

11.-Survey Plan.

III.- OFFICES SEARCHED

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

IV.- FLOW OF TITLE

On perusal of the abovelisted documents and on giving searches in the relevant Offices I confirm that on 08-10-1943 the said property stands inscribed in favour of Dorrolea Felicidade Lobo widow of Jose Pedro as having purchased the same under a Deed dated 07-06-1943 drawn in the office of Notary Guilherme Lobo.

By a Deed dated 04-11-1986 one Jeronimo Francisco Vincente Michelle Lobo, (son of the said Jose Pedro Francisco Lobo) with his wife Smt.Agnes Purificacao Lobo sold the said property bearing Sy.no.51/14 to Theodore Francisco John D'Costa, which Deed is duly registered in the office of Sub-Registrar Bardez.

However there is no document to show the heirship of Dorrolea Felicidade Lobo But considering that Theodore Francisco John D'Costa or Theodore Francisco John D'Costa was in open of uninterrupted, unchallenged

Smt. NAIK

-4-

possession till 1997 and there have been various transactions thereafter, this document of heirship may be overlooked.

By a Deed dated 07-04-1995 One Marcus Paul Agatha Fernandes with his wife Esmeralds Maria Rita Fernandes sold the plot 51/24 to Lina Fernandes; which Deed is duly registrar in the office of Sub-Registrar. However House is no document of Ownership of Marcoa Paul Agatha Fernandes.

By another Deed dated 06-01-1997 Shri.Thomas Michael Fernandes with his wife Lina Fernandes sold the said property bearing Sy.no.51/24 to Assuncao D'Sa and his wife Lourdina which Deed is duly registered in the office of Sub-Registrar Bardez.

Eugenia Victoria D'costa; wife of Theodore D'Costa died being survived by her widower Theodore Francisco John D'Costa and her following children:-

- (i).-Mary Josephine D'Costa
- (ii).-Maria Sebestana Juliana D'Costa
- (iii).-Alfred Martin D'Costa
- (iv).-Mario D'Costa
- (v).-Maria Luisa D,Costa

By order and Homologation dated 28-01-2008 in the Inv.Pro.27/07/E all the abovenamed heirs were allotted the said property in 1/5th each.

Smt. N

-5-

By a Deed dated 21-04-2010 (i) Smt. Mary Josephine D'Costa with others sold the said property to Assuncao de Sa with his wife Lourdina de Souza Rauto which Deed is confirmed by Theodore Francisco John D'Costa which Deed is duly registered in the Office of Sub-registrar Bardez.

By a Deed dated 31-05-2011 Mr. Assuncao D'Sa with his wife Lourdina sold the said property to Randolph Noronha and his wife Lowella Bridget Barreto; which Deed is duly registered in the Office of Sub-registrar Bardez.

In the terms of the above I confirm that the name of Randolph Noronha and his wife Lowella Bridget Barreto; is recorded in Survey Records of Rights.

On 25-04-2017 Village Panchayat Arpora Nagao issued construction Licence under no.VP/AN/Licence/17-18/143 for construction in the said plot.

V.- OPINION

In the light of the above I confirm that Randolph Noronha and his wife Lowella Bridget Barreto have and holds, absolute, valid, clear and marketable title to the said Plot.

Panaji, 12-06-2017.



Adv. S.S. Naik