

CERTIFICATE OF TITLE

I.- Description of the Property

All that part and parcel of land admeasuring 5074.5m² identified as PLOT NO.92 being a part of the larger property admeasuring 61,175m² bearing Sy.No.139/1 of Village Banaulim identified as "PANDI XETI" lote no.199 to 202; DEXNAL XETIM Lote:203 to 206 DEPNAICALO DURO Lote no.208 to 213; 215 to 217; "REBOLGALE" Lote no. 220 or "KHARIYACHO BAND" situated at Banaulim, within the limits of Village Panchayat Banaulim, Taluka and Registration Sub-District of Salcete, District South Goa in the State of Goa; which property is not described in the office of Land Registrar Salcete under no.39322 at folio 185 of Book B-101 and is enrolled in the Taluka Revenue Office under Matriz no.1719.

The said Property bearing Sy.no.139/1 is bounded as under:-

Towards the North:- Sy.no.138/1 of Banaulim.

Towards the South:- Sy.no.140/1 of Banaulim.

Towards the East :- Sy.no.139/6 of Banaulim.

Towards the West:- Road.

The said Plot No.92 is bounded as under:-

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Towards the North:- Internal Road.

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Towards the South:- Margao-Cavelossim Road.

Towards the East :- Internal Road

Towards the West:- Internal Road.

II.- Description of the Documents Scrutinised.

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

2.-Matriz Certificate from Taluka Revenue Office.

3.-Form I and XIV Concerning Sy.No.139/1 of Banaulim.

4.- Sanad under no.RB/CNV/14/73/137(12) dated 16-03-1974 from the Collector of Goa.

4.-Deed of Partnership dated 23-03-1972 of M/S FERICON.

5.-Agreement dated 13-10-1972 between Dr. Francisco Xavier de Patrocinio Furtado with his wife and M/S.FERICON.

6.-Deed of Dissolution dated 10-07-1980 of M/S FERICON.

7.- Extract of Inventory Proceedings 7/1977 in the Court of Court of Civil Judge Senior Division at Margao.

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8.-Will dated 17-08-1981 drawn at folio 79(R) of Book 4154 in the office of Notary-Ex-Officio Sub-Registrar Salcete.

9.-Public Will dated 18-09-1984 drawn at folio 34 of Book 133 in the office of Notary-Ex-Officio Sub-Registrar Salcete.

10.-Deed of Succession dated 31-05-1988 drawn at folio 25(R) of Book 1315 in the office of Notary-Ex-Officio Sub-Registrar Salcete.

11.-Receipt dated 25-09-1988 for 20 years annuity from the comunidade of Benaullim.

12.- Will dated 21-07-1981 drawn at folio 103 of Book 4154 in the office of Notary-Ex-Officio Sub-Registrar Salcete.

Snal 13.- Deed of Succession dated 05-09-1991 drawn at folio _____ of Book _____ in the office of Notary-Ex-Officio Sub-Registrar Salcete.

14.- Will dated 05-05-1993 drawn at folio 39(R) of Book 203 in the office of Notary-Ex-Officio Sub-Registrar Salcete.

Snal 15.-Extract of Application for Court permission for sale of the share of minor Navin Savio Gomes.

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16.-Memorandum of Understanding dated 09-12-1995 between Smt. Alzira Furtado with others and M/S. Karle properties and M/S FERICON.

17.- Deed of Assignment of Illiquid Rights dated 19-03-1996 drawn at folio ____ of Book ____ in the office of Notary-Ex-Officio Sub-Registrar Salcete.

18.-Deed dated 19-03-1996 registered under no.827 of Book I Vol.575 in the office of Sub-Registrar Salcete.

19.-Agreement dated 25-03-1996 registered under no.723 of Book I Vol.590 in the office of Sub-Registrar Salcete.

20.-Deed dated 02-01-1998 registered under no.395 of Book I Vol.816 in the office of Sub-Registrar Salcete.

21.-Construction Licence dated 13-02-2014 under no.VPCB/126/2013-2014 from the Village Panchayat Cana Benaullim Salcete.

22.-Deed of Sale dated 17-08-2015 registered under Book I Doc. Reg.No.MGO-BK1-03803-2015 CD No.MGOD86 in the office of Sub-Registrar Salcete.



23.-Survey Plan.

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III.- OFFICES SEARCHED

I have given searches in the Offices of Land-Registrar/Sub-Registrar Salcete; Court of Civil Judge Senior Division Salcete Directorate of Archives.

IV.- FLOW OF TITLE

On perusal of the abovelisted documents and on giving searches in the relevant Offices I confirm that on 11-01-1945 the said property stands inscribed in favour of Dr. Francisco Xavier de Patrocinio Furtado under n.c.38975 at folio 149(R) of Book G-43 in the office of Land Registrar Salcete.

The said property bearing Matriz no.1719 also stands recorded in the name of Francisco Xavier de Patrocinio Furtado in the Taluka Revenue Office.

On 13-10-1972 Dr. Francisco Xavier de Patrocinio Furtado with his wife Alzira entered into an Agreement with (a) Pallikara Huriappa George and (b) Agustine S. Vadassery functioning under the name of M/S Fericon for development of Sale of the said property; which partnership was dissolved by a Deed dated 10-07-1980.

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On 16-03-1974 Francisco Xavier de Patrocinio Furtado obtained Sanad under no. RB/CNV/14/73/137 (12) from the Collector of Goa; for conversion of, interalia, Survey no.139/1 of Benaolim.

The said Francisco Xavier de Patrocinio Furtado died interstate without issues on 20-06-1976; being survived by his widow and moiety holder Lucinda Alzira Esmeralda Patrocinia de Silva Furtado and his following Siblings:-

- (i).-Bertha Aurora Patrocinio Furtado — Spinster
- (ii).-Julieta Emilia Patrocinio Furtado married to Arthur Gomes
- (iii).-Joao Floriano Patrocinio Furtado — Bachelor
- (iv).-Zelia Carlota Olivia do Patrocinio Furtado married to Lubino Aleixo Caetano Sequiera.
- (v) Maria Elena Prisca de Patrocinio Furtado married to Domingos Jose Paul Francisco Rosario Gomes.
- (vi).- Eliza Aleine Olinda de Patrocinio Furtado married to Cornelto Gomes
- (vii).- Flavia Margarida Linda de Patrocinio Furtado married to Jose Paulo Antonio Francisco de Souza.

Thus the said Alzira came to hold ONE HALF of the said property and the legal heirs (i) to (viii) came to hold $1/7^{th}$ each of the OTHER HALF i.e.

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1/14th undivided Share in the said property. The said Bertha Aurora do Patracinia Furtado died a spinster on 8-8-1978; being survived by her siblings listed at no. (ii) to (vii) hereinabove and her 1/14th Share devolved upon the said legal heirs. Thus the Share of each one came to be 1/12th in the said property.

The said Arthur Gomes died on 7-1-1980 being survived by his widow Julieta and his following legal heirs:-

(i)-Bernardo F. Gomes; who died in February 1981, without any descendants being survived by his widow and moiety holder Eileen Gomes and his legal heir; his mother Julieta.

(ii)-Hamish Gomes married to Irene Carvalho
(iii) Noemia Gomes married to Motilal Vernekar.

Subsequently on 2-9-1984 expired the said Julieta; being survived by the said Hamish Gomes and Noemia Gomes.

The said Joao Floriano do Piedade Furtado died a bachelor on - -1986 leaving behind his following testamentary Heirs in terms of the Will dated 21-7-1981:-

Encl (i)-Navin Savio Gomes (son of Hamish Gomes_ 1/2 of his Share.

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(ii) Flaviana Margarida Furtado - Other Half of his Share.

Domingos Joao Paul Gomes died on 6-4-1986; being survived by his widow Maria Elena da Patricinio Furtado and his following legal heirs:-

- (i) - Edgar Noel Gomes
- (ii) Leslie Fausta Gomes
- (iii) Susheela Gomes married to Quiteria Costa.

The said Lubino Aleixo Caetano Sequeira died on 31-7-1991 without any issues being survived by his widow and Testamentary heir Zelia Carlota in terms of the Will dated 18-9-1984; as confirmed by the Deed of Succession dated 5-9-1991 drawn in the Office of Notary-Ex-Officio-Sub-Registrar Salcete.

By Order dated 1-3-1994 in Inv. Pro.7/1977 in the Court of Civil Judge Senior Division at Margao Shri Hamish Gomes was authorized to sell the Share of Navin Gomes.

By a Deed dated 19-3-1996 (i) Smt. Zelia Carlota Olivia de Patrocinio Furtado in the status of a widow; (ii) (a) Lisa Lobo with her husband Kenneth Lobo; (b) Madelina Dias with her husband Keith Dias; (c) Rene D'Souza with her husband Richard D'Souza; (d) Phillip Joseph D'Souza as a bachelor all legal heirs of Flaviana

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Margarida Linda de Patrocinia Furtado and her husband Jose Paul Antonio Francisco de Souza; (their other son Jose Paul (Jr.) with his wife Vatsala having relinquished their right of inheritance under Art. 2019 by a Deed dated 19-3-1993 drawn in the Office of Notary-Ex-Officio-Sub-Registrar Salcete) AND (ii) Eliza Alcina Olinda da Patrocinio Furtado and her husband Camilo Gomes all sold their 7/24th Shares in the said property to M/s. Karle Properties; which Deed is confirmed by M/s. Fericon is duly registered in the Office of the Sub-Registrar Salcete.

By another Deed dated 2-1-1998 (i) Smt. Lucinda Alzira Esmeralda de Patrocinio De Silveira Furtado (1/2 Share holder) (ii) (a) Maria Helena Prisca de Patrocinio Furtado; (b) Edgar Noel Gomes with his wife Maria Clementine; (c) Leslie Fausta Gomes with his wife Maria Lumena and Susheela Noemia Gomes with her husband Jose Quiteria Manuel de Costa (ii)-a- Hamish Gomes Furtado Gomes as a widower; (b) Maria S. Gomes as a bachelor; (c) (a) Arthur Emmanuel Nigel Gomes a minor and bachelor, (d) Myrl Nanochka Rashmi Gomes (iv) Myrl Naoemi Furtado Gomes with her husband Motilal Vernekar sold their undivided share to Karle properties which Deed is confirmed by M/s. *Sm* Fericon is duly registered in the Office of the Sub-Registrar Salcete.

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On 13-02-2014 the Village Panchayat Cana Benaulim Salcete has issued a Construcccion Licence under no. VPCB/126/2013-2014 for plot no.92 concerning Survey no.139/1 and 6(part) of Village Cana Benaulim to karle properties for construction of Shopping complex.

By Deed of Sale dated 17-08-2015, Karle Properties sold the Plot no.92 having an area of 5074.5sq.mts. to M/S UMIYA HOLDINGS PVT.LTD., which Deed is dult registered in the office of Sub-Registrar Salcete.

V-OPINION

In the above circumstances I confirm that M/S UMIYA HOLDINGS PVT.LTD., has and holds absolute, valid and marketable title to the said Plot no.92.

Panaji, 07-12-2015



Adv. S.S. Naik