

A. K. Phadte
B. A. (Hons.) LL.B.
Advocate High Court & Notary

Tel. No.
Res. 263131

Residence: Leela Sadan
H. No. 96 - C/5
Alto Mapusa - Goa.
Pin Code 403507.

Office :
Shalini Building
2nd Floor, Room No 4
MAPUSA - GOA
Pin Code 403 507

Date: 7/8/1995.

Ref. No.:

CERTIFICATE OF TITLE CONCERNING THE
PROPERTY.

I, A.K. Phadte, Advocate, having Office at Shalini Building, Mapusa, Bardez, Goa do hereby confirm that I have examined the following documents :

- a) Description No.28806 of the property known as "Vangor Batta" situated at Cucholim, Bardez Goa issued by the Directorate of Archives and Meseum, Panaji, Goa.
- b) Inscription No.21707 of Book G 28 at folio 78 (seventy eight), issued by the Directorate of Archives and Meseum, Panaji, Goa.
- c) Deed of Gift dated 6.7.1973, registered in the Office of Sub-Registrar of Bardez, at Mapusa under No.670, at pages 288 to 292 of Book No.I, Vol. 74.
- d) Deed of Sale dated 5.5.1975 executed and registered in the Office of Sub-Registrar of Bardez, at Mapusa under Registration No. 354, Vol. I, Book 94 at pages 137 to 142.



... 2/-

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- e) Deed of Rectification dated 27.11.1982, registered in the Office of Sub-Registrar of Bardez, at Mapusa under Registration No.446 at pages 253 to 256 of Book No.I, Vol. 187 dated 6.9.1983.
- f) Deed of Sale dated 22.7.1988, which is executed and registered in the Office of Sub-Registrar of Bardez, at Mapusa under No. 1552, Book No.I, Vol. 48 dated 13.12.1989.
- g) Nil Encumbrance Certificate dated 20.6.1995, issued by the Sub-Registrar of Bardez, at Mapusa.
- h) Nil Encumbrance Certificate issued by the Sub-Registrar of Bardez, at Mapusa dated 7.8.1995.
- i) Mutation Order No.118/93 dated 28.7.1994, of the Enquiry Officer, City Survey, Mapusa.
- j) Certificate of Registration of Firm under the name and style of M/s. K.P. Constructions, bearing No.74/1995, issued by the Registrar of Firms, Bardez.
- k) Deed of Partnership dated 15.12.1995 between



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Shri Karu John Fernandes and Prakash
Dammodar Chaudhary under the name and style
of M/s. K.P. Constructions.

- 1) Licence No.150 dated 7.9.92 issued by the
Mapusa Municipal Council, which is signed
by the Chief Officer, along with the approved
plans.
- m) Renewal Licence No.104 dated 10.7.1995, issued
by the Mapusa Municipal Council, which is
duly signed by the Chief Officer.
- n) Agreement of Development dated 21.2.1995
between Shri Anthony John Fernandes alias
Anton John Fernandes and and Karu John
Fernandes and Shri Prakash Dammodar Chaudhary,
, which is executed before the Notary Public
T.A. Sawant, Pernem Division on 21.2.1995.
- o) General Power of Attorney, which is executed
by Anthony John Fernandes alias Anton John
Fernandes in favour of Karu John Fernandes
and Prakash Dammodar Chaudhary, executed
on 21.2.1995, before the Notary Public,
T.A. Sawant, Pernem Division.



... 4/-

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p) General Power of attorney given by Shri Karu John Fernandes and Prakash Dammodar Chaudhary who are the partners of M/s. K.P. Constructions in favour of Shri Benjamin P. Britto and Shri Kiran Pandurang Raut, both resident of Cuncholim, , which is executed and registered before the Notary Public T.A. Sawant, Pernem Division dated 21.2.1995.

As per the Description and Inscription of the said property, described hereinabove, it is described under No.28806 and it is inscribed under No. G-28 at folio 78 No.21707 in the name of Maria Santana Zuzarte, wife of Andre Paul D'Souza, who in turn executed a Deed of Gift dated 6.7.1973, which is registered in the Office of Sub-Registrar of Bardez, under No.670 at pages 288 to 292, Book No.I, Vol.74, in favour of Shri Duminos Jose D'Souza, who is the son of Andre Paul D'Souza and Maria Santana Zuzarte e D'Souza. It seems that the said Duminos Jose D'Souza, who was then bachelor, has executed a Deed of Sale on 5.5.1975 in favour of Shri Gajanan Nagesh



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Chawdekar and the said Deed of Sale has been duly registered under No.354 of Book No.I, Vol. 94 at pages 137 to 142 dated 4.6.1975 and thereafter, a Deed of Rectification has been executed by the said Shri Dumingos Jose D'Souza on 27.11.1982, making necessary corrections of Survey Number from Survey No.76/11 to Survey No.72/1 of P.T. Sheet No.9 and the said Deed of Rectification has been duly registered in the Office of Sub-Registrar of Bardez, under No.446 at pages 253 to 256, Book No.1, Vol. 187.

Thereafter by Deed of Sale dated 27.7.1988, the said Gajanan Nagesh Chawdekar and his wife Mrs. Mahanand Gajanan Chawdekar had sold the said plot, described hereinabove and the sale deed has been duly executed and registered in the Office of Sub-Registrar of Bardez under No.1552, Book No.I, Vol. 48 dated 13.12.1989.

That thereafter, Anthony alias Anton John Fernandes got it transferred by mutation of the said



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plot bearing P.T. Sheet No.9 and presently surveyed under Chalta No.17-A in his name in the Office of Enquiry Officer, City Survey Mapusa, as per the Order dated 28.7.1994.

That thereafter the said Anthony alias Anton John Fernandes, executed an agreement of Development dated 21.2.1995 with Mr. Karu John Fernandes and Mr. Prakash Dammodar Chaudhary for the purpose of construction of the building as per the Licence Issued by the Mapusa Municipal Council No.150 dated 7.9.92 and which was subsequently renewed under No.104 dated 10.7.1995.

That Mr. Karu John Fernandes and Mr. Prakash Dammodar Chaudhary formed a partnership firm under the name and style of M/s. K.P. Constructions, which is duly registered in the Office of Registrar of Firms, Bardez under Registration No.74/1995.

That as per the Nil Encumbrance Certificates



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issued by the Sub-Registrar of Bardez, the said property described hereinabove, is free from all types of encumbrances, charges, liens, mortgages and has got clear and marketable title and as such, the said Anthony alias Anton John Fernandes has got clear and marketable title to the said plot surveyed under P. T. Sheet No.9 of Chalta No.17-A of City Survey, Mapusa and more particularly described hereinabove and there is no impediment to mortgage the said plot to any Banking Institution.

M A P U S A

Date :- 7.8.1995.

AK
(A. K. PHADTE)
ADVOCATE
A. K. PHADTE
ADVOCATE
MAPUSA - GOA

AK
DESAI
Senior
No. 10/78
Dt. 8/8/2019
GOA (INDIA) *

NOTARY
S. J. SARDESAI
Bardez Senior
Division
Reg. No. 10/78
Exp. Dt. 8/8/2019
GOVT OF GOA (INDIA) *

Certified that this is a true Copy
Mapusa on 29 JUN 2015

S. J. Sardeesai
S. J. Sardeesai
B.A. (Hons) LL.B
ADVOCATE & NOTARY
MAPUSA - GOA



Reg 10147/15
Book IX