PRATIKSHA KAMAT
Advocate

703, Seventh Floor,
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Mob:- 9890413373

Dated: 01st March 2023

To,
Mr. Niko J. Fernandes,
39, Richmond Road, Ashok Nagar,
Bengaluru Central,
Musuem Road, Bangalore, Karnataka 560025.

CERTIFICATE OF TITLE

I **Description of Property**: -

All that part and parcel of one distinct portion of the property known as "**BOTICA**", which distinct portion is bearing Survey No. 188/2 of Taleigao Village, Tiswadi Taluka, admeasuring 763 sq. mts., situated at Taleigao, Tiswadi, Goa, and bounded as per survey records as follows:

Towards North: by property bearing Survey No. 188/1;

Towards South: by property bearing Survey No. 188/3;

Towards East: by property bearing Survey No. 189/1, 6, 7; and

Towards West: by public road.

All that part and parcel of second distinct portion of the property known as "**BOTICA**", which distinct portion is bearing Survey No. 295/4 of Taleigao Village, Tiswadi Taluka, admeasuring 3937 sq. mts., with an old house structure standing thereon, situated at Taleigao, Tiswadi, Goa, and bounded as per survey records as follows:

Towards North: by property bearing Survey No. 295/3;

Towards South: by property bearing Survey No. 277/1;

Towards East: by public road property bearing Survey No. 295/5 and 6;

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Towards West: by property bearing Survey No. 294/2.

Description of the concerned Plot B: -

ALL THAT distinct and separated portion of property marked as Plot B admeasuring an area of 1086 sqmts and which falls under Survey No.295/4 A of Village Taleigao, Tiswadi, Goa, and which portion is bounded as follows: -

East: By the property surveyed under Survey No.189/1, 6, 7;

West: By the access Road/Plot A

North: By the property surveyed under Survey No.188/1;

South: By the property surveyed under Survey No.188/3

II Description of documents scrutinized: -

1. Inscription and Description
2. Matriz Certificate
3. Will dated 22/10/1953
4. Deed of Qualification dated 24/02/1973
5. Deed of Sale dated 12/09/2006 executed before the Sub Registrar of Ilhas and registered under No. 2527 at Pages 554 to 574 of Book I Vol 1690 dated 26/09/2006
6. Conversion Sanad dated 05/05/2008 under No.RB/CNV/TIS/57/2007 issued by the Office of the Collector, North Goa at Panaji, Goa
7. Deed of Sale dated 24/04/2015 executed before the Sub Registrar of Ilhas and registered under Book-1 Document bearing Reg No.PNJ-BK1-01493-2015, CD Number PNJD41 on 10/06/2015

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8. Deed of Sale dated 14/06/2017 executed before the Sub Registrar of Ilhas and registered under Book-1 Document bearing Reg No.PNJ-BK1-01342-2017, CD Number PNJD57 dated 14/06/2017
9. Deed of Sale dated 08/11/2019, registered before the Sub Registrar of Ilhas under Book-1 Document bearing Reg. No.PNJ-1-2297-2019 dated 08/11/2019

Note: All the documents scrutinised by me are photocopies.

III Office searches: -

I have given searches in the offices of the Land Registrar/Sub Registrar Ilhas/Director of archives/Land Revenue Office.

IV Flow of Title: -

The said property originally belonged to Father Octaviano Purificacao Fernandes e Miranda.

The said Father Octaviano Purificacao Fernandes e Miranda expired 29/07/1967 as a bachelor.

By Will dated 22/10/1953, Father Octaviano Purificacao Fernandes e Miranda had bequeathed unto his niece Antonieta Boaventura da Conceicao Fernandes e Miranda the lifetime usufruct of one half of all his immovable assets and the right to dwelling during her life jointly with her brother Constancio Xavier Crisologo Fernandes e Miranda. In the said Will it was also stated that the usufruct as well as the right to dwelling shall cease in the event the said Antonieta gets married and in this case, the

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sole and universal heir of his remaining inheritance was his said nephew the said Constancio Xavier Crisologo Fernandes e Miranda .

By Deed of Qualification dated 24/02/1973 it was confirmed that the said Antonieta Boaventura da Conceicao Fernandes e Miranda was married to Dr. Miguel Antonio Jose Estevam da Piedade Afonso on 08/12/1956 and hence the above referred usufruct ceased and the said Mr. Constancio Fernandes alias Constancio Xavier Crisologo Fernandes e Miranda, was confirmed as the sole and universal heir of late Father Octaviano Purificacao Fernandes e Miranda thereby making him the sole and exclusive owner of the property described herein above.

Vide Deed of Sale dated 12/09/2006 executed before the Sub Registrar of Ilhas and registered under No. 2527 at Pages 554 to 574 of Book I Vol 1690 dated 26/09/2006, said Mr. Constancio Fernandes alias Constancio Xavier Crisolgo Fernandes e Miranda and his wife Mrs. Joan Mary Miranda as Vendors sold the said property described in herein above to Mr. Mudhit Gupta herein.

On execution of the above Deed of Sale dated 12/09/2006 Mr. Mudhit Gupta became the exclusive owner in possession of the said property.

Conversion Sanad dated 05/05/2008 under No.RB/CNV/TIS/57/2007 was issued by the Office of the Collector, North Goa at Panaji, Goa.

By Deed of Sale dated 24/04/2015 executed before the Sub Registrar of Ilhas and registered under Book-1 Document bearing Reg No.PNJ-BK1-01493-2015, CD Number PNJD41 on 10/06/2015, Mr. Mudhit Gupta, sold a portion of the said

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property, which portion falls under Survey No.295/4 and admeasures an area of 1086 sqmts (Plot B), and which portion is described herein above as the concerned portion to M/s Emgee Investments, a Partnership Firm.

By virtue of the above Deed of Sale dated 24/04/2015, said M/s Emgee Investments, a Partnership Firm became the exclusive owner in possession of the said portion of the said property, which portion falls under Survey No.295/4 and admeasures an area of 1086 sqmts (Plot B), and which portion is described herein above as the concerned portion.

The said Plot was sub divided and new Survey No.295/4 A was allotted to the same.

By Deed of Sale dated 14/06/2017 executed before the Sub Registrar of Ilhas and registered under Book-1 Document bearing Reg No.PNJ-BK1-01342-2017, CD Number PNJD57 dated 14/06/2017, M/s Emgee Investments, a Partnership Firm as the Vendors sold the portion of the said property, which portion falls under Survey No.295/4 and admeasures an area of 1086 sq mts (Plot B), and which portion is described herein above as the concerned portion to Mr. Mudhit Madanlal Gupta.

By virtue of the said Deed of Sale dated 14/06/2017, said Mr. Mudhit Madanlal Gupta became the exclusive owner in possession of the said Plot B described herein above as the concerned portion.

By Deed of Sale dated 08/11/2019, registered before the Sub Registrar of Ilhas under Book-1 Document bearing Reg. No.PNJ-1-2297-2019 dated 08/11/2019, said Mr. Mudhit Madanlal Gupta as the "Vendor" sold the said distinct and separated portion

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of property marked as Plot B admeasuring an area of 1086 sqmts and which falls under Survey No.295/4 A of Village Taleigao, Tiswadi, Goa to Mr. Niko J. Fernandes as the "Purchaser".

By virtue of the above Deed of Sale dated 08/11/2019, said Mr. Niko J. Fernandes became the exclusive owner in possession of the said distinct and separated portion of property marked as Plot B admeasuring an area of 1086 sqmts and which falls under Survey No.295/4 A of Village Taleigao, Tiswadi, Goa.

V. Opinion: -

Based upon the documents produced and the searches conducted, I opine that Mr. Niko J. Fernandes is the absolute owner in possession of the said distinct and separated portion of property marked as Plot B admeasuring an area of 1086 sqmts and which falls under Survey No.295/4 A of Village Taleigao, Tiswadi, Goa and has a clear and marketable title to the "said Plot" subject to the production of latest Nil Encumbrance Certificate of Property.

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