

CERTIFICATE OF TITLE

I.- Description of the Property

All that part and parcel of land admeasuring 902m² comprising of two adjoining Plots (a) admeasuring 460m² and (b) admeasuring 442m² bearing Chalta no.35 of P.T.Sheet 143 of City Survey Panaji situated at Panaji, within the limits of Corporation of City of Panaji, Taluka Tiswadi, Registration Sub-District of Ilhas, District North Goa, in the State of Goa, which property is identified as PLOT No.13 and 36 of the whole property described under no.2254 of Book B-26 (Old) in the office of Land Registrar Ilhas and is enrolled in the Taluka Revenue office under Matriz no.380, 382 and 385.

The said two Plots as ONE UNIT is bounded as under:-

- Towards the North:-Road.
- Towards the South:-Road.
- Towards the East:- Open Space
- Towards the West:- Road.

II.- LIST OF 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.-Matriz Certificate from Taluka Revenue Office.
- 3.-D-Form (property Card) of Chalta no.35 of P.T.Sheet 143 of City Survey Panaji.

Smt

4.-Extract of Inventory Proceeding on the death of Rosa Adelina Menezes in the Court of Civil Judge Senior Division Ilhas.

5.-Deed of Partition dated 14-12-1970 registered under no.58 of Book I Vol.52 in the office of Sub-Registrar Ilhas.

6.- Deed of succession dated 27-07-1988 drawn in the office of Notary-Ex-Officio-Sub-Registrar Ilhas.

7.- Deed of Partition dated 24-06-2002 registered under no.1741 of Book I Vol.559 in the office of Sub-Registrar Ilhas.

8.-Extract of Civil Suit no.89/08/C in the Court of Civil Judge Senior Division Panaji.

9.-Agreement of Sale dated 19-03-2008.

10.-Two Deeds of Sale both dated 10-08-2016 registered under Book I Doc.Reg.No.PNJ-BKI-01919-2016 and No.PNJ-BKI-01920-2016 both CD NO.PNJD52 in the office of Sub-Registrar Ilhas.

11.-Development Agreement dated 24-07-2017 between Mario Baldomero Fernandes with his wife and priority construction.

Smt. 12.-survey plan.

III.- OFFICES SEARCHED

I have given searches in the Offices of Land Registrar Ilhas/Sub Registrar Ilhas, Court of Civil Judge Ilhas.

IV.- FLOW OF TITLE

On perusal of the abovelisted documents and on giving searches in the relevant offices I confirm that on 04-08-1942 one half of 2254 stands inscribed in favour of Jose Jeronimo Eustaquio de Nazare Cota Menezes under no.14444 at folio 154(R) of Book G-25 as being allotted to him by Order of Homologation in the Inventory Proceedings on the demise of Rosa Adelina Sequeira de Menezes.

On 07-03-1949 one Half of 2254 stands recorded in the name of Jose Francisco Fermino Cotta Menezes as being bequeathed to him by a Will dated 08-11-1937 drawn in the office of Notary Socrates da Costa.

By Deed of partition dated 14-12-1970 between Jose Jeronimo Eustaquio de Nazare Cota Menezes with his wife Maria Bernadette Julia Elsa and Jose Francisco Fermino Cotta Menezes with his wife Celia Bernardette the plot "A" admeasuring 24,000m2 being the southern portion of the said plot was allotted to Jose Jeronimo Eustaquio de Nazare Cota Menezes.

The said Jose Jeronimo Eustequo died on 23-09-1965 leaving behind his widow Maria Bernardette and his following children:-

- (i).-Jose Schurbert de Lourdes Cotta
- (ii).-Alfrez Menon Noel Cotta

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(iii).-Skoda Tadeu de Rusario Cotta

(iv).-Deana Samuella Maria Cotta

(v).- Edgar Maximiano do Rosario Cotta

(vi).-Liesel Maria de Socorro Cotta

(viii).-Edwin Maximiano do Rosario Cotta as confirm
Deed of succession dated 27-07-1988 drawn at the
office of Notary-ex-officio-Sub-Registrar Ilhas.

By a Deed of Partition dated 24-06-2002 executed
between Maria Bernardette with others listed above
with their spouses the said plots 13 and 26 were
allotted to Edwin Eustaquio do Rosario Cotta and his
wife Yukta Cotta.

By Two separate deeds dated 10-08-2016 Shri.Edwin E de
Rosario Cotta with his wife Yukta Cotta which Deed is
confirmed by Bernandette Cotta and the legal heirs is
Eustaquio Cotta with their spouses; which Deed is duly
registered in the office of Sub-Registrar Ilhas.

On 24-07-2017 Shri. Mario Baldomero Fernandes with his
wife executed a Development Agreement with
M/S.Priority construction, for Development of the said
property.

Smt

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V.- OPINION:-

In the above circumstances I confirm that Shri. Mario Baldomero Fernandes with his wife, have and holds absolute, valid, clear and marketable title to the said Property. Subject to the development Agreement dated 24-07-2017 with Priority Construction Pvt. Ltd.

For better clarity the Borrower be directed to produce on record the following documents:-

2.- upto date Nil Encumbrance Certificate from 01-01-2005 to date.

Panaji, 03-08-2017



Adv.S.S.Naik

Reg. - 4

NIL CERTIFICATE OF ENCUMBRANCE ON PROPERTY

Note:— Neither Government nor the Sub-Registrar issuing the certificate guarantees the accuracy or correctness of the contents of this certificate and will not be liable for any claim for damages in respect of any information contained therein.

Certificate No. 796 of 20 17

Application No. 296 of 20 17

Mario Baldomero Fernandez Taleigao, Juozed Goz having applied to me for a certificate giving particulars of registered ~~acts and~~ encumbrances, if any, in respect of undermentioned property:— (to be stated and described as given in the application).
(See page)

I hereby certify that a search has been made in Book I ~~and in the indexes relating thereto~~ for two year from the 16th day of August 2016 to the 28th day of June 20 17 for ~~acts and~~ encumbrances affecting the said property and that on such search ~~no act or~~ encumbrances affecting the said property has been found.

Search made and certificate prepared by (Signature)
(Designation)

Search and Conferred by

Search, verified and certificate examined by (Signature)
(Designation)

(Sachit Saigankar)
U.D.C



Office of the Sub-Registrar, Panaji

Signature of Registering Officer

— CUM —
SUB-REGISTRAR
ILHAS

Dated 27/6 2017

- Note:—
- (1) If the property has been described in registered documents in a manner different from the way in which the applicant has described them in the application, the transactions evidenced by such documents will not be included in the certificate.
 - (2) Under Section 57 of the Registration Act, persons desiring to inspect entries in the registers and indexes, or requiring copies thereof, or certificate of encumbrances on specified properties should make the search themselves, when the indexes will be placed before them on payment of the prescribed fees. But as in the present case the applicant has not undertaken the search himself, the requisite search has been made as carefully as possible by the office.

Recd 7/13, paid to 12/11/27/12

DESCRIPTION OF THE PROPERTY

FLAT

SHOP

PROPERTY

Plot no 13336

1. Name of the Property:- PALMAR NDMOXIM

2. Situation:- Miramar - PANAJI - TISWADI - Goa

3. Land registration No. (predial) 2254 of Book B-26 (old)

4. Matriz No. (revenue) 380, 382 and 385

5. Survey No.:- chalta no 35 of P.T. sheet 143 of Parap

Area: 902 m²

BOUNDARIES OF THE PROPERTY

North :- Road

South :- Road

East :- Open space

West :- Road

CIVIL REGISTRAR
— CUM —
SUB-REGISTRAR
ILHAS

CIVIL REGISTRAR
— CUM —
SUB-REGISTRAR
ILHAS

27/10/20