

CERTIFICATE OF TITLE

I.- DESCRIPTION OF THE PROPERTY

All that land admeasuring 4714sq.mts. (erronesly written on the Form I and XIV as 3714sq.mts.) bearing Survey No.394/1-A-1 being a part of comprising of Sy.no.394/1; of Anjuna known as "BANDIRWADO" or "CUPACHY GALLI" situated at Anjuna, within the limits of Village Panchayat of Anjuna, Taluka and Registration Sub District of Bardez, District of North Goa in the State of Goa; which property is described under no.5365 at folio 263 of Book B-14(New) which corresponds to 1/3rd of the property described under no.398 of Book B-3(old) in the office of Land Registrar Bardez and is not enrolled in the Taluka Revenue Office.

The said Whole property is bounded as under:-

Towards the North:- By Sy.no.395/22, 395/22-E; D; G;
of Anjuna

Towards the South :-By Sy.no.393/5 and 10 of Anjuna

Towards the East :- By Sy.no.394/1-A of Anjuna

Towards the West :- By Sy.no.392/22-A, 392/22 and
392/9 of Anjuna.

The property is bifurcated by a small passage of Steps plots nos.394/4, 5, 6 and Well is lying within Sy.no.394/1.

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

incl Registrar Bardez..

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2.-Form I and XIV concerning Sy.No.394/1;2;3;4;5;6 and 7 of Anjuna.

3.-Extract of Inv.pro.38/80 in the Court of Civil Judge Senior Division Mapusa.

4.-Deed of Partition dated 15-11-1990 registered under No.1439 of Book I Vol.112 in the office of Sub-Registrar Bardez.

5.-Extract of Inv.pro.377/2013/A in the Court of Civil Judge Senior Division Mapusa.

6.-Extract of Inv.pro.383/2013/A in the Court of Civil Judge Senior Division Mapusa.

7.- Two Separates Deeds of Sales dated 11-12-2017 and dated 17-03-2017 registered under Book I Doc.reg.No.BRZ-BK1-04973-2017, CD No,.BRZD72 and Book I Doc.reg.No.BRZ-BK1-00925-2017, CD No,.BRZD786, in the office of Sub-Registrar Bardez.

III.- OFFICES SEARCHED

I have given searches in the Office of Land Registrar/Sub-Registrar Bardez Court of Civil Judge Bardez.

IV.- FLOW OF TITLE

On perusal of the abovelisted documents, and on giving searches in the relevant offices, I confirm that that on 16-07-1906 the property stands inscribe

Son in favour of Anant Zoixy.

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On 11-02-1946 Smt. Janaqui, widow of Anant Zoixy gifted the said property to her nephew:- one third of the property belonged to Vaman Mahadev Zoixy; one third to Ganesh Mahadev Zoixy and one third to Shantaram Mahadev Zoixy. Equally in share of 1/3rd each.

Vaman Mahadev Zoxy died on 07-02-1980 being survived by his widow Meerabai and his two son's Damodar Vamon Joshi and Mukunda Vaman Joshi.

By Order of Homologation dated 19-03-1981, in the Inv.Pro.38/80 initiated upon the death of Vamon Mahadev Zoxy the said property listed as item no.2 was allotted to his widow Meerabai. She died on 16-02-2016 and the said property devolved upon her son's Damodar and Mukunda.

A Deed of Partition was executed between (a).-Ganesh Mahadev Joshi and his wife Saraswatibai; (b).- Smt. Meerabai Vaman Joshi; (3).-Kamalabai Shantaram Joshi with (a).-Vithal Joshi with his wife Supriya (b).-Mahadev S. Joshi (c).-Dinesh S. Joshi and (d).- Ganga alias Maithily Satish Ambe; whereby the said property was allotted in 4 parts; Viz:- Plot A; Plot B; Plot C' whereby the plot A was allotted to Ganesh Mahadev Joshi; Plot B to Mirabai Joshi; Plot C to Kamalabai Shantaram Joshi; and the said Deed is duly registered in the office of Sub-Registrar Bardez.

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The said Ganesh Madhav/Mahadev Joshi died on 30-11-1991 and his widow Soraspotibai died on 24-11-1994 both being survived by the following :- (i) Anant Ganesh Joshi who died leaving behind his widow Lolita and the only daughter

(a).-Shilpa Gajanan Swami

The following are the legal heirs of Ganesh Madhav/Mahadev Joshi:-

(a).-Ashok Ganesh Joshi married to Asha

(b).-Ramesh Ganesh Joshi married to Rekha

(c).-Amar Ganesh Joshi married to Archana

(d).-Satish Ganesh Joshi married to Maya who died survived by his widow and son Pratik

(e).-Balkrishna Ganesh Joshi married to Tanuja

By Order of Homologation dated 05-12-2014 in the Inv.Pro.383/2013/A in the Court of Civil Judge Senior Division at Mapusa on the death of Ganesh Mahadev Joshi and his widow Saraswatibai the said property identified as Plot A listed as item no.2 was allotted to the following in following shares :-

1.-Lalita Anant Joshi -----1/12

2.-Shilpa Ganesh Joshi -----1/12

3.-Ashok Ganesh Joshi -----1/6

4.-Ramesh Ganesh Joshi -----1/6

5.-Amar Ganesh Joshi -----1/6

6 (a).-Maya Satish Joshi ----1/12

(b).-Pratik alias Ganesh Satish Joshi---1/12

7.-Balkrishna Ganesh Joshi ----1/6

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The said Shantaram Mahadev Joshi died on 27-03-1981 and his widow Kamalabai died on 24-10-2012 both being survived by following children:-

- (i).-Vithal Shantaram Joshi married to Asha
- (ii).-Maithily married to Satish Ambe
- (iii).-Mahadev Shantaram Joshi married to Kshama
- (iv).-Dinesh Shantaram Joshi married to Anupa alias Medha

By Order of Homologation dated 16-07-2014 in the Inv.Pro.377/2013/A in the Court of Civil Judge Senior Division at Mapusa on the demise of Shantaram Joshi and his wife the said Plot denominated as Plot "C" identified as Item no.1 was allotted in equal shares of 1/4th each to the above legal heirs.

In terms of the above the names of all the Co-Owners is mutated in the Survey Records of Rights.

By Two separates Deeds of Sale dated 17-03-2017 and another dated 11-12-2017 the said Vithal Shantaram Joshi and his wife and others sold their 1/3rd share to Siddharth Patil which Deeds are duly registered in the office of Sub-Registrar Bardez.

In terms of the above the names of Siddharth Patil stands recorded in Survey records of Rights.

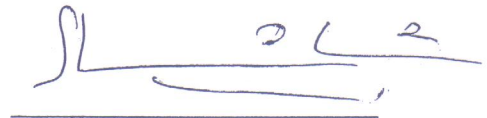
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V.- OPINION:-

In the light of the above I confirm that Siddharth Patil, have and holds absolute, valid, clear and marketable title in their shares.

For better title it is advisable to measure the land at site and mark its boundaries.

Panaji, 02-03-2020



Adv.S.S.Naik