



Date :

10/09/2021

This Certificate of Title and Search is given at the request of **Mr. CAETANO CARLISTO CAMILO FERNANDES**, son of late Mr. Tomas Xavier Fernandes, resident of House No. 252, Antonio Pacheco Road Borda Margao Goa, in respect of the property known as Plot No. B-1 admeasuring an area of 2780 sq. metres, surveyed under Chalta No. 16 of P.T. Sheet no. 49 and Plot No. G admeasuring an area of 3100 sq. metres, surveyed under Chalta No. 4 of P.T. Sheet No. 50 both of City Survey of Margao.

CERTIFICATE OF TITLE

With reference to the above referred property, after scrutinizing the documents submitted to me, I submit herewith my legal opinion as under:-

I. Description of the Property:

A) Property under Scrutiny:

The property offered for scrutiny is Plot Nos. B-1 and G. This Plot Nos. B-1 and G together are hereinafter referred to as the "SAID PLOTS".

B) Location:

The Said Plots is the part of the landed property denominated as "CUPANGALLO" or "NOVO-VADDO" situated at Margao, within the jurisdiction of the Margao Municipal Council, Taluka and Sub-District of Salcete District of South Goa, State of

Goa, described in the Land Registration Office under No. 19619 at Folio 108 in Book B NO. 50 of New Series.

This landed property denominated as "CUPANGALLO" or "NOVO-VADDO" is herein after referred to as the "Said Property".

C) Chalta Number of the property as per new Land Revenue Code:

The Said Plot No. B-1 admeasuring an area of 2780 sq. metres, surveyed under Chalta No. 16 of P.T. Sheet no. 49 and Said Plot No. G admeasuring an area of 3100 sq. metres, surveyed under Chalta No. 4 of P.T. Sheet No. 50 both of City Survey of Margao.

D) Boundaries of the Said Property and Said Plots:

Said Property

East : by the drain of Comunidade;
West : by the property of the heirs of Manuel Curumbina alias Barabes;
North : by hill top property of Luis Dias and heirs of Rodolfo Colaco and
South : by Emphytheusis of Remedios Fernandes Baltazar Racoicar, Camilo Fernandes and paddy field Cupangally of Comunidade of Margao

Said Plot B-1

East : by Plot I;
West : by land acquired and Chalta No. 7 of P.T. Sheet No. 49;
North : by Village Raia and
South : by Plot B2-A

Said Plot G



East : by Chalta No. 2, P.T. Sheet 54;
West : by Chalta No. 1 of P.T. Sheet No. 54;
North : by Plot E and F-2 and
South : by PWD Road

F) Area of the Property under scrutiny:

The property under scrutiny ie (i)Plot No. B-1 admeasuring an area of 2780 sq. metres, surveyed under Chalta No. 16 of P.T. Sheet no. 49 and (ii) Plot No. G admeasuring an area of 3100 sq. metres, surveyed under Chalta No. 4 of P.T. Sheet No. 50 both of City Survey of Margao.

II. Search in Sub-Registrar's Office:

I took search in the Office of the Sub-Registrar of Salcete but did not come across any encumbrance over the Said Plots offered for mortgage. The search for the land was taken for 30 years.

III. Search and Investigation:

(i) Deed of Partition and Family Settlement dated 21/08/1997:

From the perusal of this document following facts transpired:

- a) This deed is duly registered before the Office of the Sub-Registrar of Salcete under no. 2434 at pages 276 to 300 of Book no. I, Volume No. 789 dated 24/11/1997.
- b) This deed is executed by and between: (i) Mrs. Aninha Fernandes, referred therein as the "First Party"; (ii) Mr. Felix Fernandes and his wife Mrs. Lavina Lauriana Fernandes, referred therein as the "Second Party"; (iii) Mrs. Tomacina Fernandes; Mr. Caitano Carlisto Camilo Fernandes and his wife Mrs. Jelly Carmina Fernandes; Miss. Anita Vailana Coronlia Fernandes; Miss. Belinda



Victoria Fernandes and Mast. Aleixo Ecolastico Mario Anthony Fernandes, referred therein as the "Third Party"; (iv) Mr. Manuel Joao Fernandes and his wife Mrs. Raquel Rosaline Fernandes, referred therein as the "Fourth Party"; (v) Mr. Eddy Edwin Pascoal Fernandes, referred therein as the "Fifth party".

c) By this deed the First Party, Second Party, Third Party, Fourth Party and Fifth Party divided the said property into sub-plots and allotted among themselves as per the terms and conditions mentioned therein.

(ii) Special Power of Attorney dated 14/01/2004:

The said Power of Attorney is executed before the Notary Advocate Smt. Philomena De Silva under reg. no. 72/04 by Mr. Caitano Carlito Camilo Fernandes and his wife Mrs. Jelly Carmina Fernandes authorizing Belinda Fernandes, as their attorney with powers amongst others to sell and execute deeds with regards to the Said Property.

(iii) Power of Attorney dated 17/01/2004:

The said Power of Attorney is executed by Mr. Caetany Socoro Fernandes authorizing Denila Pinto e Fernandes, as their attorney with powers amongst others to sell and execute deeds with regards to the Said Property.

(iv) General Power of Attorney dated 22/09/2008:

The said Power of Attorney is executed before Vice Consulate Dubai U.A.E Shri. Indira Sudhakaran under no. UFS/Du/16022/08, by Mr. Pascoal Babino Fernandes authorizing Mrs. Evana Rosalina Fernandes, as their attorney with powers amongst others to sell and execute deeds with regards to the Said Property.



(v) General Power of Attorney dated 20/01/2010:

The said Power of Attorney is executed before Notary Advocaete Shri. Narahari D Keni under Reg. No. 1038/10 dated 20/01/2010, by Mr. Tomas Tiago Fernandes authorizing Mr. Marcelino Tadeu Benjamim Fernandes, as their attorney with powers amongst others to sell and execute deeds with regards to the Said Property.

(vi) General Power of Attorney dated 08/08/2010:

The said Power of Attorney is executed before Babita Bhasin, Assistant Concular Officer, Embassy of India, Kingdom of Bahrain under no. C0949310 dated 08/08/2010, by Mr. Eddy Edwin Pascoal Fernandes and his wife Mrs. Ralina Elizabeth Mary Ferrao authorizing Mr. Lucas Ceriacao Felix Fernandes, as their attorney with powers amongst others to relinquished their rights in the estate left behind by their parent/parent-in-law infavour of other co-heirs.

(vii) Deed of Rectification and Ratification dated 11/08/2010:

From the perusal of this document following facts transpired:

- a) This deed is duly registered before the Office of the Sub-Registrar of Salcete under no. MGO-BK1-04280-2010, CD Number MGOD26 dated 17/08/2010.
- b) This deed is executed by and between: (i) Mr. Lucas Ceriacao felix Fernandes and his wife Mrs. Lavina Lauriana Fernandes, referred therein as the "First Party"; (ii) Mr. Caitano Carlisto Camilo Fernandes and his wife Mrs. Jelly Carmina Fernandes, referred therein as the "Second Party"; (iii) Aleixo Ecolastico Mario Anthony Fernandes and his wife Mrs. Tina Alphonso, referred therein as the "Third Party"; (iv) Mrs. Raquel Rosaline Fernandes, referred therein as the "Fourth Party"; (v) Mr. Pascoal



Babino Fernandes and his wife Mrs. Yvonne Fernandes, referred therein as the "Fifth Party" (vi) Mr. Cedric Lucio Fernandes and his wife Mrs. Terezinha Vitoria Noronha, referred therein as the "Sixth party"; (vii) Mr. Catany Socorro Fernandes and his wife Mrs. Denila Pinto E Fernandes, referred therein as the "Seventh Party"; (viii) Olwin Domnic Savio Fernandes and his wife Mrs. Conceicao Socorina Cardozo, referred therein as the "Eighth Party"; (ix) Mr. Eddy Edwin Pascoal Fernandes and his wife Mrs. Ralina Elizabeth Mary Ferrao, referred therein as the "Ninth party"; (x) Marcelino Tadeu Benjamin Fernandes and his wife Mrs. Martinha Fernandes, referred therein as the "Tenth party"; (xi) Mr. Tomas Tiago Fernandes and his wife Mrs. Maria Conceicao Fernandes, referred therein as the "Eleventh party" and (xii) Mr. Anilo Paul Fernandes and his wife Mrs. Olga Carmeline Fernandes, referred therein as the "Twelve Party".

c) By this deed the Said Plots are exclusively allotted to Mr. Caitano Carlisto Camilo Fernandes and his wife Mrs. Jelly Carmina Fernandes (Second Party therein).

d) By this deed, the Principal Deed of Partition and Family Settlement dated 21/08/1997 duly registered before the Office of the Sub-Registrar of Salcete under no. 2434 at pages 276 to 300 of Book no. I, Volume No. 789 dated 24/11/1997 have been rectified/corrected and the principal deed accordingly stands ratified and rectified.

(viii) Deed of Gratuitous Relinquishment or Assignment dated 23/02/2001:

From the perusal of this document following facts transpired:



- c) This deed is duly recorded before the Notary Public Ex Officio of Salcete at pages 136 to 137 of deed Book No. 166.
- d) By this deed Miss. Letisa Agustina Fernandes, renounced, relinquished all the rights and interest in estate left behind by their parent Minguel Antonia Piedade Fernandes and Mrs. Maria A Fernandes infavour of the others co-heirs.

(ix) Deed Relinquishment of Illiquid and Undivided Rights to inheritance dated 02/01/2003:

From the perusal of this document following facts transpired:

- a) This deed is duly recorded before the Notary Public Ex-Officio of Salcete at folio 23V of deed Book No. 1443.
- b) By this deed Mrs. Belinda Victoria Fernandes and her husband Mr. Joseph Fernandes and Mrs. Anita Ama Cornelia Fernandes and her husband Mr. Nicolao Costa, renounced, relinquished all the rights and interest in estate left behind by their parent/parent-in-law Mr. Tomas Xavier Fernandes and Mrs. Thomasina Fernandes infavour of the others co-heirs.

(x) Deed of Relinquishment of Rights dated 09/05/2008 :

From the perusal of this document following facts transpired:

- a) This deed is duly recorded before the Notary Public Ex-Officio of Salcete at folio 71V to 72 of deed Book No. 1522.
- b) By this deed Aldrin Ferrao and his wife Mrs. Vencila Ferrao; Mrs. Dallyn Cladys Valai Kany Ferrao Antao; Mr. Beldwin Ferrao, renounced, relinquished all the rights and interest in estate left behind by their parent/parent-in-law Pascoale Fernandes and Aninha Cardoz e Fernandes infavour of the others co-heirs.

A handwritten signature in black ink, appearing to be a stylized name, possibly 'José A.', located in the bottom right corner of the page.

(xi) Notarial Deed of assignment of Illiquid and undivided Rights to Inheritance dated 08/01/2003:

From the perusal of this document following facts transpired:

- a) This deed is duly recorded before the Notary Public Ex-Officio of Salcete at folio onwards of deed Book No. 1443.
- b) By this deed Maria Quitéria Fernandes; Fatima Azavedo; Mr. Robin Fernandes; Mr. Olivante Fernandes, renounced, relinquished all the rights and interest in estate left behind by their parent/maternal grant parent-in-law Pascoale Fernandes and Aninha Cardozo e Fernandes infavour of the others co-heirs.

(xii) Form D under Chalta No. 4 of P.T. Sheet no. 50 of City Survey of Margao dated 11/03/2020:

The perusal of Form D under Chalta No. 4 of P.T. Sheet no. 50 of City Survey of Margao shows that the name of Caetano Carlito Camilo Fernandes and Mrs. Jetly Carmina Fernandes are recorded in the Holder's column of the said survey holding.

(xiii) Form D under Chalta No. 16 of P.T. Sheet no. 49 of City Survey of Margao:

The perusal of Form D under Chalta No. 16 of P.T. Sheet no. 49 of City Survey of Margao shows that among others names, the name of Caetano Carlito Camilo Fernandes and Mrs. Jetly Carmina Fernandes are recorded in the Holder's column of the said survey holding.

(xiv) Order, Judgment and Decree dated 21/03/2009 passed in Regular Civil Suit No. 71/2005/D:

From the perusal of this document following facts transpired:



a) This suit was filed by Mr. Marcelino Tadeu Benjamim Fernandes and others (Plaintiff therein) against Mr. Lucas Ceriaco Felix Fernandes and other (defendant therein) for declaration and injunction with consequential reliefs.

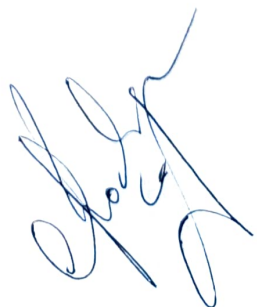
b) By order, Judgment and decree the plaintiffs and the defendants amicably settled the matters as per the consent terms filed therein.

(xv) Nil Encumbrance Certificate No. 1241/2021 dated 03/09/2021:

The said certificate is issued by Sub-Registrar, Salcete for the period commencing from 11/08/2010 to 02/09/2021 in respect of the Said Plot G certifying that there are no acts of encumbrance over the said Plot G.

Documents seen and verified by me

- (i) Xerox copy of Deed of Partition and Family Settlement dated 21/08/1997
- (ii) Xerox copy of Special Power of Attorney dated 14/01/2004
- (iii) Xerox copy of Power of Attorney dated 17/01/2004
- (iv) Xerox copy of General Power of Attorney dated 22/09/2008
- (v) Xerox copy of General Power of Attorney dated 20/01/2010
- (vi) Xerox copies of General Power of Attorney dated 08/08/2010
- (vii) Xerox Copy of Deed of Rectification and Ratification dated 11/08/2010
- (viii) Xerox copy of Deed of Gratuitous Relinquishment or Assignment dated 23/02/2001



- (ix) Xerox copy of Deed Relinquishment of Illiquid and Undivided Rights to inheritance dated 02/01/2003
- (x) Xerox copy of Deed of Relinquishment of Rights dated 09/05/2008
- (xi) Xerox copy of Notarial Deed of assignment of Illiquid and undivided Rights to Inheritance dated 08/01/2003
- (xii) Xerox copy of Form D under Chalta No. 4 of P.T. Sheet no. 50 of City Survey of Margao and Form D under Chalta No. 16 of P.T. Sheet no. 49 of City Survey of Margao
- (xiii) Xerox copy of Order, Judgment and Decree dated 21/03/2009 passed in Regular Civil Suit No. 71/2005/D
- (xiv) Xerox copy of Nil Encumbrance Certificate No. 1241/2021 dated 03/09/2021

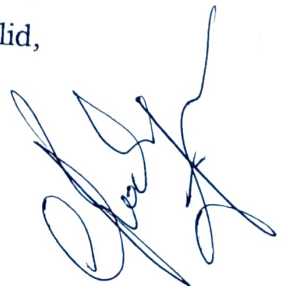
I certify:

- (a) that there are no claims of minors or any other person to the plot offered for mortgage.
- (b) provision of Urban Land (Ceiling & Regulation) Act, 1976 are not applicable.
- (c) No permission from any authority is required for creating the mortgage.

Certificate:

I hereby certify that I have personally searched and verified the information furnished in this report. The statements and other information given in this report are correct and true.

I certify that Mr. Caetano Carlisto Camilo Fernandes and his wife are the owners in possessions of the said Plots and have got a valid, clear, absolute and marketable title over the Said Plots



This Title Report which is issued at the request of Mr. Caetano Carlito Camilo Fernandes is solely based on the documents submitted to me, which I have referred in my report and the undersigned does not assure any liability for the opinion expressed in this report.

Yours in Service,



CONCEICAO CYNTHIA RODRIGUES
ADVOCATE
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