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CERTIFICATE OF TITLE

I – Description of the Property

All that Plot of land admeasuring 1045 sq. mts. surveyed under Chalta No.55 P.T. Sheet No. 124, along with the house in dilapidated condition standing thereon Admeasuring 400 sq. mtrs., bearing House no. 156 situated at Mapusa and forming a part of the larger property known as “Temericho Sorvo” described in the Land Registration Office under no. 38258 at folio 64 of Book 93 New and enrolled in the Taluka Revenue Office under Matriz no. 2452 and the said plot is bounded as:

On the North: by Public road;

On the South: by Chalta No.55-A of Donald L.M. Menezes;

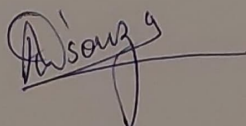
On the East: by Chalta No. 56 of Maria Rozalina e De Souza and;

On the West: by Chalta No. 54 (1) of Fr. Cecil F.J. De Sa (2) Fr. Luis R.A. de sa (3) Antonio W. de sa, forming party of the property “Temericho Sorvo” bearing Registration No. 38258 and Matriz no. 2452.

II- LIST OF DOCUMENTS SCRUTINISED

I have examined the following documents which are valid as per
Prevailing laws:

1. Certificate of Description and Inscription from the Directorate of Archives.
2. Copy of Form D concerning Chalta no. 55 of P.T. Sheet no 124 of City Mapusa

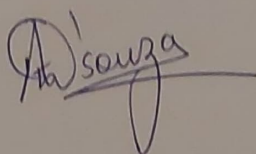


3. Cadastral Survey Certificate from Inspector of Survey and Land Records, Panaji.
4. Extract of Inv. Proceeding no. 113/1982 filed on the death of Tome Xavier Pedro de Menezes.
5. Order dated 14/11/1986 from the Office of the Inspector of Survey and Land Records City Survey.
6. Deed of Gift dated 12-11-2007 duly registered under no. 5855 at pages 150 to 161 in Book No. 1, Volume no 2373, in the office of Sub Registrar of Bardez.
7. Deed of Sale and Discharge dated 14-07-1955.
8. Sanad under no. 4/117/CNV/AC-III/2024/605 dated 08/04/2024 from the Add. Collector North Goa along with the Plan.
9. Construction License under no. CONSTLIC/MAPUSA/2024-2025/13 dated 02-09-2024 from Mapusa Municipal Council.
10. Nil Encumbrance Certificate no. 1792/07 dated 02-11-2007 from the office of Sub Registrar Mapusa confirming that there is no charge on the said property from 03-11-1987 to 1-11-2007.
11. Plans

III- FLOW OF TITLE

On perusal of the abovelisted documents and on giving searches in the relevant offices I confirm that the said property originally inscribed in the name Guilherme Mical Luis Crisanto Dias, Jorge Jose Antonio Dias and Eugenio Roque Zefeirono Dias under Inscription no. 1954 at folio 63 v of C-26 and Described under Land Registration Office of Bardez Under no. 26738 of Book no.69.

Vide Deed of Sale and Discharge dated 14-07-1955 said Guilherme Mical Luis Crisanto Dias, Jorge Jose Antonio Dias and Eugenio Roque Zefeirono Dias along with their spouses sold and conveyed the said property in favour of Mr. Tome Xavier Pedro de Menezes.



The said property stands inscribed under no. 35024 at pages 25 of Book G39 on 04-12-1947 in the name of Mr. Tome Xavier Pedro de Menezes, resident of Mapusa. By virtue of the said Sale Deed dated 14-07-1955.

The said Mr. Tome Xavier Pedro de Menezes was married to Mrs. Maria Matildas Fonseca Menezes in his first nuptial under the regime of Communion of assets.

The said Mr. Tome Xavier Pedro de Menezes executed a will dated 25-01-1979 as his last testament. Out of his disposal quota Mr. Tome Xavier Pedro de Menezes bequeath the said property to his son Mr. Eric Bosco Matias de Menezes.

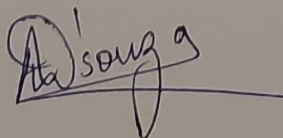
The said Mr. Tome Xavier Pedro de Menezes expired on 15-05-1979 survived by his widow and the moiety sharer the said Maria Matildas Fonseca Menezes and his legal heirs his following children.

- (i) Maria Marcelina Rosario de Menezes e Braganca married to Juliao Braganca.
- (ii) Leticia Ana Milagres de Menezes e Belchoir married to Jose Augusto Gerson Belchoir.
- (iii) Donal Lusio Matias de Menezes.
- (iv) Eric Bosco Matias de Menezes married to Venit Souza and
- (v) Sunita Maria de Menezes.

On demise of the said Mr. Tome Xavier Pedro de Menezes an Inventory Proceedings were initiated under no. 113/1982 in the Court of Civil Judge Senior Division Panaji whereby the said property was listed at item no. 44 and the same was allotted in $\frac{1}{2}$ share to Smt. Maria Matildas Fonseca Menezes and the other $\frac{1}{2}$ share was allotted to Shri Eric Bosco Matias de Menezes.

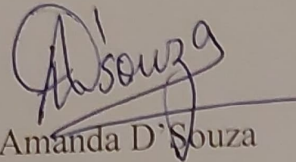
By the order dated 14-11-1986 issued by the Inspector of Survey and Land Records City Survey Mapusa the title and possession of the said property is surveyed under Chalta no.55 of P.T. Sheet no 124 stands transferred in the same of Smt. Maria Matildes Fonseca de Menezes and her son Eric Bosco Matias de Menezes and accordingly their names stand recorded in the property card no Chalta no. 55 P.T. Sheet no 124 of City Survey of Mapusa.

By Deed of Gift dated 12-11-2007 Smt. Maria Matildes Fonseca de Menezes has gifted her half share in the property to her son Eric Bosco Matias de Menezes which Deed is lodged for registration under no. 3480/07 in the office of Sub registrar Mapusa.



IV- OPINION

In the light of the above circumstances I confirm Mr. Eric Bosco Matias de Menezes and his wife Mrs. Venite Menezes holds clear, valid absolute and marketable title to the said property surveyed under Chalta no 55 of P.T. Sheet no 124 of City Survey Mapusa by virtue of allotment in Inventory Proceedings no 113/1982 and Deed of Gift dated 12-11-2007.

A handwritten signature in dark ink, appearing to read 'A. Souza', with a horizontal line drawn through the middle of the signature.

Amanda D'Souza

Advocate