

Smt. SHUBHLAKSHMI NAIK
ADVOCATE

Velho Building, 3rd Floor
Panaji, Goa 403 001
Phone : (0832) 2228904, 2427910
E-mail : info@ravalnathagencies.com

CERTIFICATE OF TITLE

I.- Description of the Property

All that part and parcel of land admeasuring 19125m² bearing Sy.no.199/2 of Village Sancoale identified as POSSREM BATA situated at Sancoale within the limits of Village Panchayat Sancoale, Taluka and Registration Sub-District of Mormugao District South Goa in the State of Goa; which property is described under no.1258 at folio 33 of book B-4(New) in the office of Land Registrar Salcete and is enrolled in the Taluka Revenue Office under Matriz no.633,638 and 649.

The said Plot is bounded as under:
Towards the North: Sy.no.199/6 of Sancoale.
Towards the South: Sy.no.199/3 of Sancoale.
Towards the East : Sy.no.198 of Sancoale.
Towards the West : Road.

II.- Description of the Documents Scrutinised

- (i) Certificates of Description and Inscription from Land Registrar Salcete.
- (ii) Form I and XIV concerning sy.no.199/2 of Sancoale.

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- (iii) Deed of Succession dated 12-5-1978 drawn at folio 32(R) of book 1279 in the office of Notary-Ex-officio Sub-Registrar Salcete.
- (iv) Extract of Inv. Proceedings no.115/87 in the Court of Civil Judge Senior Division at Margao.
- (v) Deed of Succession dated 14-12-2000 drawn at folio 760 of book 1420 in the office of Notary-Ex-officio Sub-Registrar Salcete.
- (vi) Deed of Sale dated 19-11-2007 registered under no.1581 of book I vo..762 in the office of Sub-Registrar Mormugao.
- (vii) Survey Plan

III.- OFFICES SEARCHES

I have given searches in the offices of Land Registrar Salcete/Sub-Registrar Mormugao Court of Civil Judge Salcete and Mormugao.

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IV. - FLOW OF TITLE

On perusal of the abovelisted documents and on giving searches in the relevant offices I confirm that on 25-10-1955 the said whole property stands inscribed in favour of Gomati alias Saraswati Poi Raiturcar under no.46144 at Folio 193(R) of book G-53 in the office of Land Registrar Salcete as being allotted to her, in the status of widow, on the demise of her mother Sitabai Naique in terms of a Deed dated 16-8-1948 drawn in the office of Notary Anandrao Redkar of Margao.

The said Smt Saraswatibai alias Gomati Venctexa Poi Raiturcar died on 6-7-1964 in the status of widow of Venctexa Poi Raiturcar being survived by her sole heir, her son, Anant Venktexa Poi Raiturcar as confirmed by the Deed of Succession dated 12-5-1978 drawn at folio 32(R) of book 1279 in the office of Notary-Ex-officio Sub-Registrar Salcete.

By Order of Homologation dated 19-11-1987 in the inv.pro.no.115/87 conducted on the demise of the said Saraswatibai in the Court of Civil Judge Senior Division at Margao the said property was allotted to Shri Anant Venktexa Poi Raiturcar.

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On 9-10-1999 the said Anant Venktexa Poi Raiturcar died being survived by his widow and moiety holder Smt Sitabai or Xitabai and his following legal heirs:

(i) Medha Anant Poi Raiturcar married to Subhash Kamat.

(ii) Veera Anant Poi Raiturcar married to Shirish Shetye.

(iii) Venktexa Anant Poi Raiturcar married to Saraswati Poi Raiturcar.

(iv) Vaguish Anant Poi Raiturcar married to Madhavi Poi Raiturcar.

(v) Shivdatta Anant Poi Raiturcar married to Sanchita Poi Raiturkar.

(vi) Shirish Anant Poi Raiturcar married to Shubhaga Poi Raiturcar as confirmed by the Deed of Succession dated 14-12-2000 drawn at folio 760 of book 1420 in the office of Notary-Ex-officio Sub-Registrar Salcete.

By a Deed of Sale dated 19-11-2007

Smt. Sitabai Anant Poi Raiturcar with (i) Smt Medha with Shri Subhash Kamat; (ii) Smt Veera with Shri Shirish Shetye; (iii) Shri Venktexa Anant Poi Raiturcar with Smt Saraswati; (iv) Shri Vaguish Anant Poi Raiturcar with Madhavi; (v) Shri Shivdatta Anant Poi Raiturcar with Smt Sanchita and (vi) Shri Shirish Anant Poi Raiturcar with Smt

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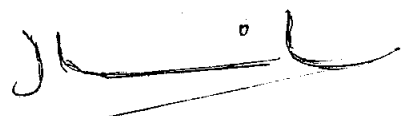
Shubhaga all jointly sold the, said property to
Shri Ashwini Shankar; which deed is duly
registered in the office of Sub-Registrar
Mormugao.

V.- OPINION

In the above circumstances I confirm that Shri
Ashwini Shankar has and holds absolute, valid and
marketable to the said property.

title

Panaji, 30-5-2008


Adv. S. S. Naik