

CERTIFICATE OF TITLE

I.- Description of the Property

All that plot admeasuring 975m2 along with a dilapidated House bearing House no.95 built up area of 150sq.mts. standing thereon surveyed under No.111/12 of Village Marna, identified as 'INGREJWADO' or 'ARADY' situated at Marna, within the limits of Village Panchayat Marna Siolim, Taluka and Registration Sub-District of Bardez, District North Goa in the State of Goa; which property is not described in the office of Land Registrar Bardez and nor enrolled in the Taluka Revenue Office.

The said Plot as one Unit is bounded as under:-

Towards the North - By Road

Towards the south - By Survey No.109/1 of Village Marna

Towards the East - By Survey No.111/13 of Village Marna

Towards the west - By Survey No.111/11 of Village Marna

II.- DESCRIPTION OF THE DOCUMENTS SCRUTINISED

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

1.-Form I and XIV concerning Sy.no.111/12 of Siolim.

2.- Letter of Possession dated 01-04-1903 from Comunidade of Siolim Marna.

3.- Certificate of Redemption of quit rent from the Comunidade of Siolim-Marna.

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4.- Extract of Inventory Proceeding under No.11/05/C in the Court of Civil Judge Senior Division at Mapusa along with the copy of the Order dated 18-08-2007.

5.- Deed of Sale dated 01-08-2019 duly registered under Book I Doc.Reg.No.BRZ-BK1-2489-2019 in the office of Sub-Registrar Bardez.

III.- OFFICES SEARCHED

I have also given searches in the Offices 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 the possession of the property was granted on emphyteutic lease (Afromento) to Filip de Souza for house building, as confirmed by Record of possession dated 01-04-1903 by the comunidade of Marna.

On 28-02-1903 Filipe de Souza redeemed the quit rent of Rs.15/- arising from Twenty annuities and paid the respective stamp duty whereby the aforementioned land came to be freehold land.

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It is observed from records that on 22-04-1905 the Parish Priest had Baptized Shri. Pascoal de Souza, son of the said Filipe de Souza.

It is proved that Pascoal is the son of Filipe but here is no evidence to establish that he has the only child.

The name of Pascoal de Souza is recorded in Cadastral Survey but Cadastral Survey is not title document otherwise but in the absence of any other document the Cadastral Survey which is possession document only is taken as title document.

The said Pascoal died on 23-06-1977 leaving behind his widow Natalia Maria de Souza alias Julie de Souza who were survived by his following children's:-

- (i).- Catherine D'Souza married to Lucas D'Souza
- (ii).- Flory D'Souza married to Effiano D'Souza
- (iii).- Eulanda Carvalho married to John Carvalho
- (iv).- Raymond D'Souza married to Angela D'souza

The said Raymond Filipe D'Souza died on 07-06-1998 leaving behind his widow Angela D'Souza and his following children:-

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- (a).- Rena Varella married to Savio Varella
- (b).- Cheryl Carvalho married to Salvador Carvalho
- (c).- Stephen Savio D'Souza unmarried

On demise of Pascoal D'Souza and Raymond F.D'souza Inventory Proceeding no.11/8/C was initiated in the Court of the Civil Judge Senior Division at mapusa by Order of Homologation dated 18-08-2007 the said property listed as item No.1 were allotted to the following:-

Angela D'Souza ---1/2 share

Rena and Savio Varella ---1/2 share

By a Deed of Sale dated 01-08-2019 Smt.Angela Raymond Desouza and Smt.Rena Varella with her husband Savio Varella sold the said property to J.M.Holdings Private Limited, which Deed is duly registered under Book I Doc.Reg.NO.BRZ-1-2487-2019 in the office of Sub-registrar Bardez.

V.- OPINION

In the light of the above I confirm that J.M.Holdings Private Limited, has and hold absolute, valid and marketable title to the said property admeasuring 975sq.mts.

Panaji, 27-07-2020.



Adv. S.S. Naik