

Jose Pedro de Sant'Ana Godinho

M.A., LL.B.

ADVOCATE

142, Msgr. G. Rebello Road
Near Holy Spirit Church, Margao, Goa

Tel: 9423886927

jpgodinho27@gmail.com

Dated: 01/07/2019

CERTIFICATE OF TITLE

This Certificate of Title is issued at the request of M/S Ramraj Enterprises in respect of the property named " Rumbolachem Cantoravelem Batta" or " Rumborachem Cantonem" or "Tarocho Bando" or Rumborachem Cantoravelem Batta" (one sixth of two-thirds on the eastern side) situated at Aquem Alto of the city of Margao within the jurisdiction of Margao Municipal Council Taluka and Sub-District of salcete , District of South Goa and State of Goa , described in the Land Registration Office of Salcete under the No.33394 at Folio 35 overleaf of Book B 86 of the New Series, corresponding to one-sixth of two-thirds on the eastern side of the property enrolled in the Land Revenue Roll under Matriz No.92, surveyed under Chalta Nos 1 to 13 and 126 to 128 of P.T. Sheet .No 225 and 46 to 51 of P.T. Sheet No.226 bounded on the East by the property of Jose Antonio Barreto Xavier on the West by the property of the same name (one-third) of Augusto Constancio Gomes, on the North by the property of the same name of Ana Petornila Gracias and Marcos Antonio Caetano Gomes and on the South by the Public Road. This Property shall hereinafter be called 'the said property'.

To arrive at my findings, I have gone through the following document;

- a) Land Registration certificate
- b) From 'D' of City Survey (22 in number)
- c) Certificates from inventario No. 23/2004/D
- d) Memorandum of Understanding date 04/09/2008
- e) Memorandum of Understanding date 10/01/2009
- f) Deed of Sale dated 01/09/2016
- g) Memorandum of Agreed Terms dated 09/02/2009
- h) Memorandum of Understanding dated 01/04/2009



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- i) Memorandum of Understanding dated 06/04/2009(3 in number)
- j) Memorandum of Understanding dated 10/11/2009
- k) Memorandum of Understanding dated 14/08/2009
- l) Memorandum of Understanding dated 12/06/2009
- m) Power of Attorney dated 04/09/2008
- n) Power of Attorney dated 10/01/2009
- o) Power of Attorney dated 25/02/2013
- p) Power of Attorney dated 20/10/2008
- q) Delegation of Power dated 04/07/2009
- r) Power of Attorney dated 04/07/2009
- s) Power of Attorney date 06/04/2009 (2 in number)
- t) Power to Attorney dated 04/04/2009
- u) Delegation of Power dated 06/04/2009
- v) Power of Attorney dated 01/04/2009
- w) Power of Attorney dated 20/08/2009
- x) Delegation of Power dated 10/11/2009
- y) Power of Attorney dated 14/08/2009
- z) Delegation of Power dated 14/08/2009
- aa) Power of Attorney dated 22/04/2009
- bb) Delegation of Power dated 12/06/2009
- cc) Order No. S.G.P.D.A./P/5040/124/16-17 dated 26/04/2016
- dd) Licence No. A/04/13-14 29/06/2018

From the document at a) it is seen that the said property is described in the Land Registration Office of Salcete under the no. 33394 at Folio 35 overleaf of Book B 86 of the New Series and is inscribed in transmission in the said office in favour of Januario da Silva by virtue of inscription of transmission No.25531 at Folio 126 of Book G31.

From the document at b) it is seen that the said property is surveyed under Chalta Nos.1 to 13 and 126 to 128 of P.T Sheet No.225 and 46 to



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51 of P.T Sheet No. 226 and that the names of Menino De Sliva , Aleixo Silva, Pedro de Silva, Margarida Dias and Joaquim de Silva have been shown as occupants thereof.

From the document at c) it is seen the said Januario da Silva was married in his first marriage to Vicentina Gracias D'Silva, the latter having died on 19/06/1932 leaving the former as her moiety-holder and as heirs their children Alex de Silva who expired on 16/12/1988 leaving his father Januario as his heir, Pedro Francisco de Silva married to Helena de Silva who expired on 18/03/1989 and 28/03/1999 respectively leaving the said Januario as their heir, Joaquim Manuel de Silva and Julie Fernandes. The said Joaquim Manuel de Silva was married to Rosada Fernandes both of whom expired on 06/02/2012 & 30/01/1985 respectively leaving as their heirs children Cosmas Domingos de Silva and Vicentina Norbert Noronha alias Vicentina Annie de Silva Noronha. Cosmos Domingos D'silva married to Mrs. Dorothy Carmeline Perpetua D'Silva and Vicentina Norbert Noronha alias Vicentina Annie de Silva Noronha married to Norbert Thomas Noronha. The said Julie Fernandes was married to Inacio Sebastian Fernandes both of whom expired on 08/06/1951 and 26/04/1975 respectively leaving as their heirs children Antonio Joao Fernandes and Rosada Fernandes. Antonio Joao Fernandes married to Janci Lucinta Carlota Fernandes alias Joyce Fernandes alias Joicy Fernandes and Rosada Fernandes married to Joao Sequeira. (f) it is seen as per Deed of Sale dated 01/09/2016 the said Antonio Joao Fernandes along with his wife Janci Lucinta Carlota Fernandes alias Joyce Fernandes alias Joicy Fernandes and Rosada Fernandes along with her husband Joao Sequeira has sold their share to M/s. Ramraj Enterprises Antonio Joao Fernandes and Rosada Fernandes.



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The said Januario da Silva got married in his second marriage to Margarida alias Margarita Dias e D'Silva who expired on 14/06/1972 and 05/02/2003 respectively. The said Januario having left as his heirs the children of his first marriage mentioned above and from his second marriage the following children; Vicentinha D'Silva e Vaz , Remegia Clarina Anne Rosada D'Silva e Ruzarina Rodrigues and Menino D'Silva. The said Margarida left as her heirs the said persons mentioned as children of the second marriage of the said Januario. The said Vicentinha D'Silva e Vas was married to Roque Menino Vas, both of whom expired on 16/03/1998 and 16/12/1973 respectively, leaving as their heirs their children Filomeno John Vaz and Romy Vaz e Dias. The said Remegia Clarina Anne Rosada D'Silva e Ruzarina Rodrigues was married to Lourenco Rodrigues both of whom expired on 31/12/2017 & 01/03/1993 respectively leaving as their heirs their children Juliana Rodrigues e Fernandes married to Rupert Amalo Rodrigues. The said Menino D'Silva was married to Anna Luisa Rodrigues e D'Silva who expired on 01/02/1992 leaving the former as her moiety-holder and as her heirs her children Anthony Filomeno D'Silva , Valente Benedito D'Silva , Caron D'Silva e Furtado and Janet D'Silva e Fernandes.

The said property was described in the said Inventario under the item Number one and was allotted to the aforesaid children and grandchildren of the said Januario da Silva in the partition effected in the said inventory, which partition was confirmed by Judgment dated 22/02/2010. In view of the above the said children and grandchildren of the said Januario became the owners of the said property.

From the document at d),e),g) to l) it is seen that all the co-owners of the said property mentioned above along with their spouses have



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agreed to sell their shares in the said property to the firm M/S Ramraj Enterprises by virtue of the said document.

From the document at f) it is seen that the said Sale deed executed on dated 01/09/2016 transferred their right in the said property to the firm M/s. RAMRAJ ENTERPRISES.

From the document at m) to bb), the co-owners of the said property along with their spouses have empowered Mr. Rajendra N. Talak, partner of M/S Ramraj Enterprises to negotiate the sale of flats and other premises in the building to be constructed in the said property and to enter into agreements with respect thereof with prospective purchasers.

From the document at cc) it is seen that Development Commission for construction of a building consisting of ground plus Five floors to be constructed in the said property has been granted by the South Goa Planning & Development Authority.

From the document at dd) it is seen that the Margao Municipal Council has granted license for construction of the building in the said property.

In view of the above documents I have come to the conclusion that the co-owners named above, heirs of Januario da Silva, are the absolute owners of the said property and that their title thereto is clear and marketable subject to obtaining of Nil Encumbrance Certificate. I have further come to the conclusion that the said co-owners have agreed to sell their rights in the said property to the firm M/S Ramraj Enterprises and have authorised its partner Mr. Rajendra N. Talak to negotiate the sale of flats and other premises in the building to be constructed in the said property and to enter into



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agreements with respect thereof with prospective purchasers. The South Goa Planning & Development authority and Margao Municipal Council have duly authorised the construction of the building in the said property. Mr Rajendra N.Talak partner of M/S Ramraj Enterprises, will therefore be able to convey a clear and marketable title in respect of any premises in the building to be constructed in the said property.

Jose Pedro de Sant'Ana Godinho
(J.P.S. Godinho)

