

CERTIFICATE OF TITLE

I.- Description of the Property

All that property admeasuring 30404 sq.mts. comprising of three adjoining survey numbers bearing Sy.no.225/1 having an area of 6906m²; Sy.no. 225/4 admeasuring 3154m² and Sy.no.227/1 admeasuring 26088m² identified as **PALMAR** or **ODXELL** and **DHAKLE RANE PALMAR** situated at Dona Paula, within the limits of Village Panchayat of Taleigao, Taluka Tiswadi and Registration Sub-District of Ilhas, District North Goa, in the State of Goa, which property is described in the office of Land Registrar under no 19682 at folio 137 of Book B-52 (new) which is 1/8th part of property earlier described under no.9005 of book B-24 and is not enrolled in the Taluka Revenue Office.

The SAID PROPERTY as ONE UNIT is bounded as under:-

Towards the North:-By Sy.no.228 of Taleigao

Towards the South:-By River Zuari or Sea.

Small Towards the East :-By Sy.no.225 of Taleigao

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Towards the West :-By Sy.no.234 and 266 of
Taleigao.

II.- LIST OF DOCUMENTS SCRUTINISED

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

(i)-Certificates of Description and Inscription
from Land Registrar Ilhas.

(ii)Form I and XIV concerning survey no.225/1;
225/4 and 227/1 of Village Taleigao Tiswadi Goa.

(iii)-Will dated 24-7-1972 drawn at folio 180 (R)
of book 88 of Wills in the Office of Notary Ex-
Officio-Sub-Registrar Ilhas.

(iv).-Deed of sale dated 17-1-2005 registered
under no.742 of Book I volume 1450 in the office
of Sub-Registrar Ilhas.

(v).-Decree dated 10-5-2006 in Reg.
C.S.no.30/2006/C in the Courr of Civil Judge
Senior Division at Panaji.

(vi).-Agreement for Development and Sale dated
31-3-2006 registered under no.981 at pages 371 to
405 of book I Vol.1622 on 6-4-2006 in the office

Smt. N of Sub-Registrar Ilhas.

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(vii)-Nil Encumbrance Certificate no.646/2015 from the Office of the Sub-Registrar Ilhas confirming that there is no registered charge on the said Plot from 1-1-2005 to 06-11-2015.

III.- FLOW OF TITLE

On perusal of the abovelisted documents produced on record I confirm that on 18-10-1948 the said property stands inscribed in favour of *Smt* Ema Virginia Lourdes de Rozario Assuncao Martins under no.20068 of book at folio 120 of Book G-32 in the Office of Land Registrar Ilhas.

On 24-7-1972 Smt. Ema Virginia Lourdes de Rozario Assuncao Martins made a Will dated 24-07-1972 drawn at folio 8 (R) onwards of book 88 of Will in the Office of Notary-Ex-Officio Sub-Registrar Bardez at Mapusa bequeathing her Share to Filomena Martins e Rodrigues.

She died on 26-09-1985 and her Will became operative.

Smt There are names of Other Right holders recorded in the Survey Record of Rights. By Judgement dated 10-5-2006 in Civil Suit no.30/2006/C the Suit was disposed off.

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By a Deed dated 17-1-2005 Shri Abel Rodrigues and his wife Filomena Lourdes Martins sold the said property to Shri Sajjad Sheikh; which Deed is duly registered in the Office of Sub-Registrar Ilhas.

In the light of the above the name of Shri Sajjad Sheikh is recorded in the Survey Record of Rights.

On 31-3-2006 Shri Sajjad Sheikh with his wife Sheikh Zaibunisa entered into an Agreement for Development and Sale dated 31-03-2006 with M/s. Emgee Housing Pvt. Ltd., represented by its Director Shri Mudhit Gupta; which Agreement is confirmed by Esar Builders represented by its Partner Sadiq Sheikh on the terms and conditions mentioned therein which Agreement is registered under no.981 at pages 371 to 405 of book I Vol.1622 on 06-04-2006 in the office of Sub-Registrar Ilhas.

IV.-OPINION

In the above circumstances I confirm that Shri Sajjad Sheikh and his wife Sheikh Zaibunisa have and hold clear, valid, absolute and marketable to the said Plot, subject to the Agreement for Development and Sale dated 31-3-2006.

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