

CERTIFICATE OF TITLE

I.- Description of the property

All that part and parcel of land admeasuring 42,632 m2 comprising of adjoining properties being (a) Plot admeasuring 29,600 m2 bearing Sy.no.181/1(part), 181/2,3 and 5; (b) Plot admeasuring 275m2 bearing Sy.no.184/3 being a narrow strip of land from the main road up to sy.no.181/1; (c) Plot admeasuring 10600m2 bearing Sy.no.180/1(part) and 180/2(part) and (d) plot admeasuring 1425m2 bearing Sy.no.183/9 and Plot admeasuring 725m2 bearing Sy.no.182/7 forming a strip of land from the main road upto sy.no.181/1, situated at Goa Velha within the limits of Village Panchayat Goa Velha Taluka Tiswadi and Registration Sub-District North Goa in the State of Goa which properties (a) bearing Sy.no.181/1,2,3 and 5 is identified as SANTA RITA or SANTAREM described under no.373 at folio 200 of book B-5.(Old) and is enrolled in the Taluka Revenue Office under Matriz no.269; (b) bearing Sy.no.184/3 is identified as MORGADO described under no.15600 at folio 70 of book B-41(New) and is enrolled in the Taluka Revenue Office under Matriz no.276; (c) bearing Sy.no.183/9 and 182/7 identified as MORGADO described under no.19214 at folio 66 of book B-51 (New) (d) bearing sy.no.180/1 and 2 identified as SAPAL described under no.15067 at folio 183 of book B-39(New) and is enrolled in the Taluka Revenue Office under Matriz no.919.

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The said property with the exclusion of
Sy.no.184/3 as one unit is bounded as under:-

Towards the North :- Sy.no.182/1 to 6 and 12 ;
184/2 and sy.no.183/9-A
beyond which lies the Panaji
Agacaim Road (National
Highway).

Towards the South :- River Santana.

Towards the East :- Sy.no.183/10; 182/8; 181/4
and part of Sy.no.180/2.

Towards the West :- Sy.no.183/7 and 8;
Sy.no.182/6; sy.no.181/2;
sy.no.190 and Sapal of the
Government of Goa.

The said Plot bearing Sy.no.184/3 is bounded
as under:-

Towards the North :- National Highway(Panaji-
Agacaim).

Towards the South :- Sy.no.181/1 of Goa Velha.

Towards the East :- Sy.no.183/10 and 182/8 of
Goa Velha.

Towards the West :- Sy.no.183/5, 6, 8 and 12 of
Goa Velha.

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II. Description of the Documents Scrutinised

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

- (ii) Certificate of Description and Inscription from Land Registrar Ilhas along with its Translation.
- (iii) Form I and XIV concerning Sy.no.181/1,2,3 and 5 , 184/3; 180/2; 183/9; 182/7 of Goa Velha.
- (iv) Matriz Certificate from Taluka Revenue Office Panaji.
- (v) Deed of Partition dated 28-12-1967 registered under no.1034 of book I vol.26 in the office of Sub-Registrar Ilhas.
- (vi) Deed of Sale dated 18-2-1978 registered under no.132 of book I vol.125 in the office of Sub-Registrar Ilhas; along with its Deed of Rectification dated 15-10-1999 registered under no.1685 of book I vol.800 in the office of Sub-Registrar Ilhas.

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- (vii) Extract of Inventory Proceedings conducted on the death of Domingos Jose Balduino Menezes in the Court of Civil Judge Senior Division at Panaji along with its Translation.
- (viii) Deed of Sale dated 30-1-1973 registered under no.136 of book I vol.71 in the office of Sub-Registrar Ilhas.
- (ix) Two separate Deeds of Sale dated 1-8-1986 registered under no.57 and 58 of book I vol.10 in the office of Sub-Registrar Ilhas.
- (x) Deed of Sale dated 5-2-1988 registered under no.12 of book I vol.40 in the office of Sub-Registrar Ilhas.
- (xi) Sanad under no.RB/CNV/TIS/9/37 dated 31-7-1987 along with its Corrigendum under no.CNV/TIS/9/87-825 dated 16-6-2005 from the Dy-Collector Panaji.
- (xii) Construction Licence under no.VP/SA/87-88/93 dated 1-11-1987 from Village Panchayat St.Andre.

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- (xiii) Memorandum of Understanding dated 17-2-2005 between Smt. Khairunnissa and Shri Kamal Jadhvani and others.
- (xiv) Deed of Sale dated 6-3-2006 registered under no. 753 of book I vol. 1612 in the office of Sub-Registrar Ilhas.
- (xv) Certificate of Incorporation along with Articles of Association and Memorandum concerning Palacio Property Developers Pvt. Ltd.
- (xvi) Survey Plans.

III.- OFFICES SEARCHED

I have taken searches in the Offices of Land Registrar/Sub-Registrar Ilhas, Directorate of Archives, Court of Civil Judge Senior Division at Panaji.

IV.- FLOW OF TITLE

On perusal of the abovelisted documents and on giving searches the relevant offices I confirm that the said property described under no. 15067 of book B-39 (New) originally belonged to Teodoro

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Remegio Felipe de Menezes who died on 25-1-1953
and his wife Maria Olinda Fremioth Vilhena
Gonsalves e Menezes who died subsequently on
23-5-1967.

By a Deed of Partition dated 22-12-1967 the
Legal heirs of the said Teodoro and his wife
partitioned their Assets whereby the said
property listed as item no.47 in List D was
allotted to his daughter Assucena Sara de
Menezes; which Deed is registered under no.1034
of book I vol.26 in the office of Sub-Registrar
Ilhas.

By a Deed of Sale dated 18-2-1978 Smt. Assucena
Sara de Menezes with her husband Shri Rosario dos
Milagres Caldeira sold the said property SAPAL
described under no.15067 of book B-39 to Shri
Menino Piedade D'Souza; which Deed is registered
under no.132 of book I Vol.125 in the office of
Sub-Registrar Ilhas; which Deed is rectified by
the said Shri Rosario and the Legal heirs of the
said Sara under a Deed dated 15-10-1999 to
confirm the survey number of the said property to
be sy.no.180/1 and 2 of Goa Velha; which Deed is
registered under no.1685 of book I vol.300 in the
office of Sub-Registrar Ilhas.

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The said property described under no.373 of book B-5(Old) originally belonged to Domingos Jose Balduino Menezes who died on 4-10-1933 being survived by his widow Justina Raquel and his legal heirs.

On 26-11-1935 One half of the said property described under no.373 of book B-5(Old) stands inscribed in favour of Maria Linda Ida Tereza de Menezes under no.9927 and the other half stood inscribed in favour of her mother Justina Raquel de Alcantra Braganza under no.9927 both of book G-19 as being allotted to them in the Inventory Proceedings conducted on the demise of their father/husband Domingos Jose Balduino de Menezes.

The said Smt. Justina Raquel de Alcantra by a Deed of Ante-nuptial Contract Gift dated 10-3-1951 gifted her half share in the said property to the said Maria Linda Ida which Deed is duly registered in the office of the Notary of Ilhas.

The said property described under no.15,600 of book B-41(New) originally belonged to Shri Albino Mariano Messias Gomes; who with his wife Belmira Rita sold the same to Smt. Maria Linda Ida Tereza de Menezes under a deed dated 30-1-1973 registered under no.136 of book I vol.71 in the office of Sub-Registrar Ilhas.

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On 12-4-1957 the property described under no.19214 of book B-51(New) stands inscribed in favour of Joaquim Nunes and Julia Emilia Nunes.

By two separate Deeds of Sale both dated 1-8-1986 Smt.Maria Linda Ida Thereza Menezes sold the portion admeasuring 11,200m² of Sy.no.181/1 (part) 2 and 5 and plot admeasuring 275 m² bearing Sy.no.184/3 and the portion admeasuring 18400m² of Sy.no.181/1(part) 2 and 5 all of Village Goa Velha to Ziauddin Bukhanuddin Bukhari; which Deed is confirmed by Shri Policarpo Sebastiao Francisco de Bom Parto Pereira; which was married to the said Smt.Maria Linda Ida under the regime of total separation of Assets; which Deed is registered under no.57 and 58 of book I vol.10 in the office of Sub-Registrar Ilhas.

By a Deed of Sale dated 5-2-1988 Shri Joaquim Nunes with his wife Maria Luiza and Smt.Julia Emilia with her husband Santan Figueiredo sold the said property bearing sy.no.183/9 and 182/7 to Shri Ziauddin Bukhanuddin Bukhari ; which Deed is registered under no.12 of book I vol.40 in the office of Sub-Registrar Ilhas.

On 17-2-2005 Smt.Khairunnissa widow of Ziauddin Bukhari entered into a Memorandum of

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Understanding with Shri Kamal Jadhvani ; Shri Laljee Patel and Shri Suheem Ahmed Nomani for Sale of the said property.

On 4-3-2006 Shri Sohem Nomani revoked his claim, right and interest to the said property in terms of the above Memorandum of Understanding and assigned the same in favour of M/s. Palacio Property Developers.

By a Deed of Sale dated 6-3-2006 (i) Smt. Khairunnissa widow of Zaiuddiun Bukhari with (ii) Shri Suhaib Ziauddin Bukhari; (iii) Ms. Fauzia Ziauddin Bukhari; (iv) Ms. Qudsia Ziauddin Bukhari, (v) Shri Sufian Ziauddin Bukhari; (vi) Ms. Sadia Ziauddin Bukhari; (vii) Shri Salman Ziauddin Bukhari, all legal heirs of the deceased Ziauddin Bukhari sold the said property admeasuring 32032 bearing sy.no. 181/1 (part) 2, 3, and 5; sy.no. 182/7; sy.no. 183/9 and sy.no. 184/3 to M/s Palacio Property Developers; which Deed is confirmed by Shri Kamal Jadhvani; and Shri Laljee Patel; which Deed is registered under no. 753 of book I vol. 1612 in the office of Sub-Registrar Ilhas.

By another Deed of Sale dated 6-3-2006 Shri Menino Piedade D'Souza with his wife sold the

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said property admeasuring 10,600m² bearing Sy.no. 180/1 and 180/2 to M/s.Palacio Property Developers; which Deed is registered under no.754 of book I vol 1612 in the office of Sub-Registrar Ilhas.

On 19-6-2006 Palacio Property Developers was incorporated under no.070101GA 2006 PTC004699 in the office of the Registrar of Companies at Panaji whereby the running business of Palacio Property Developers; the partnership firm; was taken over by the Company.

V.- OPINION

In the above circumstances I confirm that M/s. Palacio Property Developers Pvt.Ltd., have and hold absolute, valid and marketable title to the said whole property described in para I above.

Panaji, 25-8-2006



Adv.S.S.Naik