

CERTIFICATE OF TITLE

I. - DESCRIPTION OF THE PROPERTY

All that Plot of land admeasuring 2375m² bearing Sy.no.44/2 of Village Marna, identified as 'MAREBHAT' or 'VALADARICHEM BHAT' or 'KUMTAVELECHEM BATTA', situated at Marna, within the limits of Village Panchayat Marna, Taluka and Registration Sub-District of Bardez, District North Goa in the State of Goa; which property is not described in the Office of the Land Registrar of Bardez but is enrolled in the Taluka Revenue Office under Matríz no.446 and is surveyed under Cadastral Survey no.340 and 341 of Marna.

The Plot is bounded as under:-

Towards the East:- Sy.no.44/1 of Marna

Towards the West:- Road.

Towards the North:-Sy.no.45/1,3 and 4 of Marna

Towards the South:-Road.

II. - DESCRIPTION OF THE DOCUMENTS SCRUTINISED:-

1.-Certificates of Cadastral Survey of Marna.

2.-Deed of Lease dated 1-6-1981 registered under no.576 of book I Vol.104 in the Office of Sub-Registrar Bardez.

Smt 3.-Extract of the Inventory Proceedings no.132/2014/F in the Court of Civil Judge Senior Division Mapusa.

-2-

4.-Letter dated 29-7-2015 from Arquidiocese de Goa e Damao Patriarcal Das Indias Orientaris.

5.-Letter dated 5-8-2015 from Anthony Fernandes and others to Poco Patriarcas.

6.-Deed of Sale dated 22-01-2016 registered under No.Book-I Doc.reg.No.BRZ-BK1-00339-2016 CD No.BRZD776, in the office of Sub-registrar Bardez.

7.-Survey Plan.

III.- OFFICES SEARCHED

I have 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 said property belonged to Patriarcal of Indias Orientais.

(Conversion of Santa Monica) there is no document on record to establish its title but the name of Santa Monica convent stands recorded in the Cadastral Survey Records; which establishes the possessory rights of Santa Monica Convent and the name of Santa Monica Convent also stands recorded in the present Survey Records under Mutation entry no.414.

Small

-3-

By a Deed dated 1-6-1981 the Patriarcate of Indias Orientais leased the said property for 99 years to one Santana Januario Fernandes; which Deed is duly registered in the Office of Sub- Registrar Siolim.

In terms of the above the name of Lourenca Rosy Fernandes stands recorded in the Other Rights Column in Survey Record of Rights as holding the lease.

The said Santana Januario Fernandes died on 22-3-1982 and his widow Lourenca Rosy Fernandes died on 17-12-2007 being survived by the following legal heirs:-

- (i)-Veronica married to Palson Edattukaran
- (ii)Anthony Robert Fernandes.
- (iii)Martha Maria Dias
- (iv)-Mathew Sebastiao Fernandes
- (v)-Vincent Epiphany Fernandes.

By Order of Homologation dated 4-9-2014 the said property was allotted in equal Shares of 1/5th each to all the abovelisted legal heirs.

By letter dated 29-7-2015 the Arquidiocese has granted approval the abovenamed Co-owners to convert the leasehold property to freehold by Sale and the abovenamed Co-owners have accepted the offer by their letter dated 5-8-2015.

Sonal

-4-

By a Deed dated 22-01-2016 the Patriarcate of East Indies also called St.Monica Convent executed a Sale Deed in favour of Shri. Anthony Robert Fernandes, Deuditta Stella Monteiro Stella Monteiro, Martha Dias, John Gaspar Dias, Veronica Polson Paul Edattukaran, Polsan EdatuKaran Mathew Sebastian fernandes, Marilyn Mathew Fernandes, Vincente Ephiaphanio Fernandes, Sylvie Fernandes, and Maria Barnardene Fernandes, concerning the said property which Sale Deed is duly registered in the office of Sub-registrar Ilhas.

In terms of the above the same is recorded in Survey Records of Rights.

V.- OPINION

In the light of the above I confirm that Anthony Robert Fernandes and others have and hold clear and marketable clear and valid title to the said property.

Panaji, 24-09-2018



Adv.S.S.Naik