

CERTIFICATE OF TITLE

I-DESCRIPTION OF PROPERTY

All that part and parcel of land comprising of three independent and distinct properties situated at Guirim within the limits of village Panchayat of Guirim, Taluka and Registration Sub-District of Bardez, District North Goa in the State of Goa, which properties are identified as (I) .- 'ARADI XIR' admeasuring 2000m² surveyed under No.158/7 of Village Guirim which whole property is described in the Office of Land-Registrar Bardez under No.38497 at folio 185 of Book B-98 but not enrolled in the Taluka Revenue Office.

(II) .- 'COCONUT GROVE' named 'PEREXETTA' admeasuring 1225m² surveyed under No.15/12 of Village Guirim which whole property is described in the Office of Land-Registrar Bardez under No.16812 at folio 162 of Book B-43 and enrolled in the Taluka Revenue Office under Matriz Number 556 of the first circumscription.

(II) .- 'PEREXETTA' along with the house existing therein admeasuring 575m² surveyed under No.15/15 of Village Guirim which whole property is described in the Office of Land-Registrar Bardez under No.16000 at folio 141 of Book B-41 and not enrolled in the Taluka Revenue Office.

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The said Plot under survey No.158/7 is bounded as under:-

Towards the North : By Survey No.158/5 of Village Guirim

Towards the South: By Survey No.158/8 of Village Guirim

Towards the East : By Road

Towards the West: By Survey No.158/6 of Village Guirim

The said Plot under survey No.15/12 is bounded as under:-

Towards the North : By Survey No.15/4 of Village Guirim

Towards the South: By Survey No.14/1 of Village Guirim

Towards the East : By Survey No.15/7 and 15/14 of

Village Guirim

Towards the West: By water drain (Ditch)

The said Plot under survey No.15/15 is bounded as under:-

Towards the North : By Survey No.15/10 of Village Guirim

Towards the South: By Survey No.14/1 of Village Guirim

Towards the East : By Survey No.15/11 of Village Guirim

Towards the West: By Survey No.15/14 of Village Guirim

II.- DESCRIPTION OF THE DOCUMENTS SCRUTINISED.

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

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1.-Certificates of Description and Inscription from the Land Registrar Bardez along with the copy of the Translation.

2.-Form I and XIV concerning Sy.No.158/7; 15/12; and 15/15 of Village Guirim Bardez Taluka.

3.- Index of Land (Form III) of Village Guirim issued by Talathi of Guirim Bardez.

4.- Deed of Purchase and Sale with discharge of price dated 04-01-1912 at Folio 41(R) of Book 266 before the Notary Pinto de Menezes of the judicial Division of Bardez along with the copy of Translation.

5.- Instrument outside the Notes dated 21-04-1950 drawn at folio 46(R) of Book 33 before the Notary Pinto de Menezes of the judicial Division of Bardez along with the copy of Translation.

6.- Deed of Sale with discharge dated 07-06-1954 drawn at folio 6 to 8 of Book 568 before the Notary Jose Joaquim Filip Pinto de Menezes in the judicial Division of Bardez along with the copy of Translation.

7.- Extract of Inventory Proceeding under No.39/2009/II initiated on demised of Antonio Adriano Noronha alias Anthony Adrian Noronha and his wife Claudina Noronna in

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the Court of IInd Addl.CivilJudge Senior Division at Margao along with the judgement and decree dated 02-05-2009.

8.- Survey Plans.

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 above listed documents and on giving searches in the relevant Offices I confirm that the said property (I) .- identified as "ARADI XIR" described under No. 38497 originally belong to (Antonio Andria Noronha) as the same stand inscribed in his favour under inscription number 36053 at folio 186 of Book G-39 in the office of land Registrar Bardez, as having purchased the same vide Instrument outside the Notes dated 21-04-1950 drawn at folio 46(R) of Book 33 before the Notary before the Notary Pinto de Menezes of the judicial Division of Bardez.

(II) .- identified as 'COCONUT GROVE' named 'PEREXETTA' described under No.16812 at folio 162 of Book B-43 belong to (Antonio Andria Noronha) as the same stand inscribed in his favour under inscription number 38456 in the office of land Registrar Bardez, as having purchased the same vide Deed of Sale with discharge dated 07-06-

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1954 drawn at folio 6 to 8 of Book 568 before the Notary Jose Joaquim Filip Pinto de Menezes in the judicial Division of Bardez.

(II).- identified as **PEREXETTA'** along with the house existing therein described under No.16000 and not enrolled in the Taluka Revenue Office belong to Antonio Andria Noronha as the same stand inscribed in his favour under inscription number 11102 at folio 62V of Book G-16 in the office of land Registrar Bardez, as having purchased the same vide Deed of Purchase and Sale with discharge of price dated 04-01-1912 at folio 41(R) of Book 266 before the Notary Pinto de Menezes of the judicial Division of Bardez.

Thus the name of Antonio Adriano Noronha alias Anthony Adrian Noronha his wife Claudina Noronha stands recorded in Index of land (Form III) bearing survey No.158/7, 15/12 and 15/15 since the time of promulgation of survey records.

The said Antonio Adriano Noronha alias Anthony Adrian Noronha expired on 13-01-1960 and subsequently his wife Claudina Noronha expired on 16-01-1975 and upon their demise Inventory Proceeding under No.39/2009/II were initiated in the Court of IInd Addl.Civil Judge Senior Division at Margao, whereby the said properties were listed as Item no.3 4 and 5 respectively and the same were allotted to Cabesa de casal Shri.Felix Gabriel Noronha alias Gabriel Felix Noronha and the same is

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confirmed by Order, Judgment and decree dated 02-05-2009 passed by the Court of IInd Addl.Civil Judge Senior Division at Margao.'

The said Felix Gabriel Noronha alias Gabriel Felix Noronha carried out mutation proceedings and thus his name stands recorded in survey Records of Rights in the Form I and XIV concerning survey No.158/7, 15/12 and 15/15 under Mutation Number 48861, 41696 and 48860 respectively.

V-OPINION

In the above circumstances I confirm that Felix Gabriel Noronha alias Gabriel Felix Noronha with his wife, if married have and holds clear, absolute, valid and marketable title to the said properties surveyed under No.158/7 admeasuring 200m²; 15/12 admeasuring 1225m² and 15/15 admeasuring 575m² of Village Guirim.

Panaji, 31-07-2019



Adv. S.S.Naik