

Smt. SHUBHAKSHMI NAIK
- ADVOCATE

Velho Building, 3rd Floor
Panaji, Goa 403 001
Phone : (0832) 2228904, 2427910
E-mail : info@ravalnathagencies.com

CERTIFICATE OF TITLE

I.- DESCRIPTION OF THE PROPERTY

All that Plot(a)admeasuring 85,000m2
identified as Plot "A"; (b) admeasuring 87,075m2
identified as Plot "B", (c) admeasuring 27,925 m2//
identified as Plot "C" all adjoining each other
forming a part of the larger property admeasuring
2,47,925m2 identified as GOMBEACHY GALLY or
SAUNRICHI GALLY or CHAMEGAL situated at
Carambolim, within the limits of Village
Panchayat Carambolim, Taluka Tiswadi and
Registration Sub District of Ilhas, District
North Goa in the State of Goa not described in
the Land Registration Office of Ilhas and
enrolled in the Taluka Revenue Office of Tiswadi
under Matriz no.111 and surveyed under no.291/1.

The said Plots A, B and C as one unit is
bounded as under:-

Towards the North :- Remaining part of Plot A and
B of the same whole
property.

Towards the South :- Sy.no.289 and 290/1 of
Village Carambolim.

Towards the East :- Sy.no.290/1 and 292/1 and 2
of Carambolim.

Towards the West :- Se Old Goa to Pilar Road and
Sy.no.289 of Carambolim.

[Handwritten Signature]

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I.- DESCRIPTION OF THE PROPERTY

- (i) Matriz Certificate from Taluka Revenue Office Panaji.
- (ii) Form I and XIV concerning sy.no.291/1 of Carambolim.
- (iii) Deed of Gift dated 2-3-1957 drawn at folio 43 of book 570 in the office of Notary Camilo Manuel Souza of Mapusa.
- (iv) Extract of Inventory Proceedings conducted on the demise of Manuel Augusto da Silva in the Court of Civil Judge Senior Division at Panaji.
- (v) Will dated 1-9-1982 drawn at folio 43(R) of book 120 in the office of Notary-Ex-officio Sub-Registrar Mapusa.
- (vi) Three Separate Deeds of Sale dated 19-8-2003; 20-8-2003 and 25-8-2003 registered under no.1112; 1114 and 1115 all of book I vol.1308 in the office of Sub-Registrar Ilhas.

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(vii) Judgment dated 28-4-2004 in case no.DC-31/Carambolim Ilhas and no.DC-51/Carambolim Ilhas in the Court of Inspector of Land Survey at Panaji.

(viii) Agreement for Development and Sale dated 1-11-2004 registered under no.3099 of book I vol.1391 in the office of Sub-Registrar Ilhas.

(ix) Three separate Deed of Sale all dated 18-11-2005 registered under no.3628, 3629 and 3631 all of book I vol.1569 in the office of Sub-Registrar Ilhas.

(x) Nil Encumbrance Certificate no.531/04 dated 30-4-2004 from the Sub-Registrar Ilhas confirming that there is no registered charge on the said plot of 1-11-1965 to 29-4-2004.

(xi) Survey Plan.

III.- OFFICES SEARCHED

I have taken searches in the offices of Land Registrar/Sub-Registrar Ilhas Court of Civil Judge Ilhas.

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IV.- FLOW OF TITLE

On perusal of the abovelisted documents and on giving searches in the relevant offices I confirm that the said property originally belonged to Shri Jose Luis Antonio Excelso D'Silva who died on 9-10-1948.

By Order of Homologation dated 11-7-1951 in the Inv.Proceedings no.45/69 filed on the demise of the said Jose Luis Antonio Excelso D'Silva in the Court of Civil Judge Senior Division at Mapusa the said property listed at item no.9 was allotted to the following shares:-

- (i) Smt.Olinda Josepha Fernandes- widow of the deceased -1/6th share.
- (ii) Nelson D'Silva- son -1/6th share.
- (iii) Clotildes Carlotta Prescilia Luiza D'Silva - daughter -1/6th share.
- (iv) Romuldo Saluzinho D'Silva - son-1/6th share.
- (v) Venusto Agnello Augusto D'Silva- son-1/6th Share.
- (vi) Miniato Jose Agnello D'Silva - son- 1/6th share.

By a Deed of Gift and Acceptance dated 2-3-1957 Smt.Clotildes Carlota Prescila Luiza D'Silva gifted interalia all her 1/6th share in the said property to her brother Nelson da Silva.

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By a Will dated 1-9-1982, Smt.Olinda Fernandes e Silva bequeathed all her disposable share to her son Miniato Jose Agnelo da Silva and to her daughter-in-law Alzira Verediana Rosalia viegas e Silva; widow of Venusto Agnelo de Souza.

The said Smt.Olinda Fernandes e Silva died on 16-10-1986.

By a Deed of sale dated 19-8-2003; (i) Smt. Arminda Clara Jacqueline Tomas Esperanca de Cruz e da Silva; widow of Jose Nelson Excelso Anunciacao da Silva with his legal heirs; (ii) Smt.Maria Antonietta Angela da Silva widow of Romuldo Saluzinho da Silva with his legal heirs; (iii) Smt.Alzira Verediana Rosalia Viegas e Da Silva, widow of Venusto Agnelo Augusto da Silva with his legal heirs; and (iv) Shri Miniato Jose Agnelo da Silva with his wife sold an area of 1,10,000m2 identified as Plot "A" out of the said whole property to Shri Selwyn Botelho; which Deed is registered under no.1114 of book I Vol.1308 in the office of Sub-Registrar Ilhas.

By another Deed of Sale dated 25-8-2003

(i) Smt.Armdina Clara Jacqueline Tomas Esperanca da Cruz e da Silva; widow of Jose Nelson Excelso Anunciacao da Silva with his legal heirs;

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(ii) Smt. Maria Antonietta Angela de Silva, widow of Romulo Saluzinho da Silva with his legal heirs; (iii) Smt. Alzira Varediana Rosalia Viegas e da Silva, widow of Venusto Agnelo Augusto da Silva with his legal heirs; and (iv) Shri Miniato Jose Agnelo da Silva sold an area of 1,10,00m² identified as Plot "B" out of the said whole property to Shri Selwyn Botelho which Deed is registered under no. 1115 of book I vol. 1308 in the office of Sub Registrar Ilhas.

By another Deed of Sale dated 20-8-2003, the said Smt. Arminda Clara Jacqueline Tomas Esperanca de Cruz e Da Silva; widow of Jose Nelson Excelso: Anunciacao da Silva with his legal heirs; (ii) Smt. Maria Antonietta Angela da Silva, widow of Romulo Saluzinho da Silva with his legal heirs; (iii) Smt. Alzira Varediana Rosalia Viegas e da Silva, widow of Venusto Agnelo Augusto da Silva with his legal heirs; and (iv) Shri Miniato Jose Agnelo da Silva sold an area of 27,925 m² identified as Plot "C" out of the said whole property to Shri Ghanashyam Satoskar also known as Shri Joao Fernandes; which Deed is registered under no. 1112 of book I vol. 1308 in the office of Sub-Registrar Ilhas.

 By an agreement dated 1-11-2004 M/s. Jai

Bhuvan Builder agreed to purchase from the said

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Shri Ghanashyam Sadashiv Satoskar and Shri Selwyn Botelho an area approximately 2,00,000m2 out of the said Plots A, B and C being an area of 85000m2 out of Plot A and 87,075 m2 out of Plot B making a total of 1,72,075 m2 and the total area of 27925 m2 being the entire Plot "C" which agreement is registered under no.3099 of book I vol.1391 in the office of Sub-Registrar Ilhas.

By three separate Deeds of Sale all dated 18-11-2005 Jai Bhuvan Builder Pvt.Ltd, purchased the Plots admeasuring 85,000m2 out of Plot "A" Plot admeasuring 87,075m2 out of Plot "B" making a total area of 1,72,075m2 from Shri Selwyn Botelho and his wife and plot "C" admeasuring 27925m2 from Shri Ghanashyam Satoskar and his wife; which Deeds are duly registered under no.3628,3629 and 3631 of book I vol.1569 in the office of Sub-Registrar Ilhas.

Y.- OPINION

In the above circumstances I confirm that Jai Bhuvan Builder Pvt.Ltd, has and holds absolute, valid marketable title to the said property.

Nil Encumbrance Certificate from 30-4-2004 to date be taken on record.

Panaji, 20-3-2006



Adv. S.S. Naik