

## TITLE REPORT

1. Documents Produced by: M/s. Prajakta Engineering & Construction

Pvt. Ltd.

Mumbai

2. Documents Examined :

1. Inventory Proceedings under No. 296/2002/B.
2. Deed of sale dated 29/5/1970.
3. Form I & XIV of survey.
4. Certificate of Inscription and Description.
5. Nil Encumbrance Certificate on property.
6. House Tax Receipt.



**3. Offices Searched :**

1. Office of Sub-Registrar of Bardez at Mapusa.
2. Taluka Revenue Office
3. Land Survey Department
4. Department of Archives
5. The Village Panchayat of Siolim.

**4. Description of Property**

All that immovable property known as "Waddi" or "Gurvaddo" admeasuring an area of 2025sq. mts. situated in the ward Vaddy of Siolim Village, Bardez Taluka, Sub District of Bardez, North Goa District, State of Goa, described in the Land Registration Office under no. 25599, Book-66, not inscribed in the Matriz, along with the house existing thereon bearing Village Panchayat House No.9/1A, surveyed under no. 354/2 of Siolim Village and bounded as under: -

On the North: -By road

On the South: -By property survey under no. 354/4;



On the East: -By road and property surveyed under no. 354/3

On the West: -By road and property surveyed under no. 354/1;

This property is hereinafter called "the said property".

5. Flow of Title :

I have examined the documents mentioned at para (2) above.

From the documents examined and the searches carried out it transpires that the said property was original owned by one Faustina de Souza and stood inscribed in her name in the Land Registration records.

Under a Will dated 26/05/1942 executed before Notary of Bardez Canaca Mr. Jose Joaquim Felipe Pinto Menezes, said Faustina bequeathed the said property to her grandson Mr. David Joao Fernandes, son of Ana Francisca de Souza and Sabastiao Caetano Fernandes.



Said David Joao Fernandes died as a bachelor and his property devolved by Succession upon his only hairiness and sister Rosa Filipina Trindade.

Thereafter the said property was purchased by Shri Tiburcio Xavier Fernandes alias Tiburtius Fernandes from Mrs. Roza Filipina Trindade and her husband Salvador Caetano Trindade under a Deed of sale dated 29/5/1970, which deed is registered in the office of the Sub Registrar of Bardez at Mapusa under Reg. No. 3658 of Book No. I Vol. 39 at pages 178 to 180 dated 14/7/1970;

Upon the death of Shri Tiburcio Xavier Fernandes alias Tiburtius Fernandes, leaving behind his widow Juliana Fernandes and his children, Inventory Proceedings under No. 296/2002/B was initiated in the Court of the Civil Judge, Senior Division, Mapusa and in the said Inventory Proceedings the same property





was enlisted under Item No. 2 and was allotted to Mr. Felix Sebastian Fernandes alias Felix Tiburtius Fernandes herein in the final chart of allotment confirmed by the Court vide Order dated 4/7/2005;

Said Juliana Fernandes died thereafter on 24/09/2005;

Ms. Annie Pasanina Fernandes Vaz, alias Annie Vaz, Mr. Michael Sebastian Tiburtius Fernandes alias Michael Tiburtius Fernandes, Mrs. Mary Michael Fernandes, Mrs. Mary Luisa D'souza and her husband, Mr. Joseph Philip D'souza, Mrs. Esther Tereza Jose Fernandes alias Esther Oswald Fernandes, Smt. Perpetua Augustine Xavier, alias Annie Vaz, were the other persons and heirs entitled to the estate left behind by said Tiburcio Xavier Fernandes and the along with the Mr. Felix Sebastian Fernandes alias Felix Tiburtius Fernandes were the only heirs of said Juliana Fernandes and they have joined to this Deed to perfect the transfer in favor of the



purchaser in all respects; and they declare that they have been paid by the Mr. Felix Sebastian Fernandes alias Felix Tiburtius Fernandes through the purchasers in terms of aforesaid Inventory Proceedings under No. 296/2002/B in full and final Settlement and thereby they confirm that the rights, title and interest in the aforesaid property w.e.f. 4/7/2005 vest entirely in the Mr. Felix Sebastian Fernandes alias Felix Tiburtius Fernandes and that they confirm the present in all respects and for all purposes.

Mr. Felix Sebastian Fernandes alias Felix Tiburtius Fernandes was married to Natalina Fernandes who died on 28.07.2010 leaving behind Mr. Savio Raymond Fernandes alias Savio Felix Fernandes, Mrs. Rachana Savio Fernandes alias Rachana John Kedari, Mr. Angelo Felix Fernandes as her only heirs with Mr. Felix Sebastian Fernandes alias Felix Tiburtius Fernandes as her husband and moiety holder.

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Mr. Felix Sebastian Fernandes alias Felix Tiburtius Fernandes has now got married to Mrs. Rosy Felix Fernandes in his second nuptials.

M/s. Prajakta Engineering & Construction Pvt. Ltd. got published 'Public Notice' in daily newspapers "Gomantak" and "Gomantak Times" both dated 09/02/2017 inviting objections for purchase of the said property if any, from public and no objections were received within the time mentioned in the same notice or till date.

I have carried out searches in the records of land Registration office for last 30 years and no registered encumbrance are found. This fact is further confirmed by nil encumbrance certificate issued by Office of Sub Registrar of Bardez at Mapusa to that effect certifying that there are no registered encumbrances found in the said Department with respect to the said property along with house.



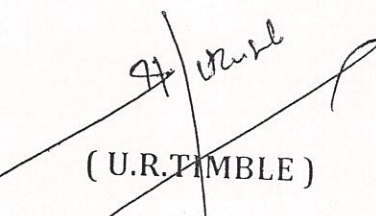
**6.LEGAL OPINION:**

I have, therefore, to opine that Mr. Felix Sebastian Fernandes alias Felix Tiburtius Fernandes, and Mrs. Rosy Felix Fernandes, Mr. Savio Raymond Fernandes alias Savio Felix Fernandes, Mrs. Rachana Savio Fernandes alias Rachana John Kedari, Mr. Angelo Felix Fernandes are the owners in possession of the said property and their title is clean, clear and marketable thereon. They have orally agreed to sell the said property along with house to Prajakta Engineering & Construction Pvt. Ltd.

Upon execution of proper sale deed in favor of Prajakta Engineering & Construction Pvt. Ltd. by Mr. Felix Sebastian Fernandes alias Felix Tiburtius Fernandes, and Mrs. Rosy Felix Fernandes, Mr. Savio Raymond Fernandes alias Savio Felix Fernandes, Mrs. Rachana Savio Fernandes alias Rachana John Kedari, Mr. Angelo Felix Fernandes, the said Company will acquire clean, clear and marketable title to the said property free from any encumbrances.

Date:-9/09/2017

Place:- Panaji - Goa

  
( U.R.TIMBLE )  
ADVOCATE  
**U. R. Timble**  
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