

CERTIFICATE OF TITLE

I.- DESCRIPTION OF THE PROPERTY

All that Property admeasuring 1075m² being the Northern portion of the property bearing Sy.no.139/15 of Village Assagao identified as "TOLLEVANGUENIM" or 'TOLLEM VAIGUINIM' or 'VOLL' situated at Assagao, within the limits of Village Panchayat of Assagao, Taluka and Registration Sub District of Bardez, District of North Goa, in the State of Goa; which Property is not described in the office of Land Registrar Bardez but is enrolled in the Taluka Revenue Office under Matriz no.1785.

The SAID WHOLE PROPERTY Northern part is bounded as under:-

Towards the North:-Sy.no.139/11 of Assagao

Towards the South:-Remaining Part of the same whole
Property of Sy.no.139/15 Assagao

Towards the East :-Sy.no.139/6 through which passes
the access to the Property

Towards the West :-Sy.no.139/13 of Assagao.

The SAID PLOT is bounded as under:-

Towards the North:-Public Road

Towards the South:-Public Road

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Towards the East :-Sy.no.140/6 and a Pathway

Towards the West :-Sy.no.139/13 of Assagao.

II.- Description of the Documents Scrutinised

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

- (i)-(a)-Form I and XIV concerning Survey
no.139/15 of Village Assagao.
(b)-Cadastral Survey Certificate of 655.
- (ii)-Deed of Gift dated 11-6-1969 registered
under no.2810 of Book I Vol.193 in the
Office of Sub-Registrar Bardez.
- (iii)-Deed of Assignment dated 22-11-1977
registered under no.109 of book I Vol.143
in the Office of Sub-Registrar Bardez.
- (iv)-Deed of Gift dated 7-9-1988 registered under
no.29 of book I Vol.51 in the Office of
Sub-Registrar Bardez.
- (v).-(a) Public Will dated 14-3-2006 registered at
folio 80 (R) of book I Vol.250 in the Office
of Sub-Registrar Bardez.
- (b) Public Will dated 14-3-2006 registered at
folio 83 (R) of book I Vol.51 in the Office
of Sub-Registrar Bardez.

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(vi). Extract of Inv. No.310/2013/C in the Court
of Civil Judge Senior Division at Mapusa.

(vii)-Deed of Sale dated 19-09-2018 registered
under Book I Doc.reg.no.BRZ-BK1-04106-2018
CD number BRZD803 in the Office of Sub-
Registrar Bardez.

(viii) Deed of Sale dated 21-09-2018 registered
under Book I Doc.reg.no.BRZ-BK1-04179-2018
CD number BRZD803 in the Office of Sub-
Registrar Bardez.

III.- OFFICES SEARCHES

I have given searches in the Office of Land-
Registrar/Sub-Registrar Bardez, Court of Civil
Judge Senior Division Bardez.

V.- FLOW OF TITLE

On perusal of the abovelisted documents and on
giving searches in the relevant offices I confirm
that (i) Joseph Francis Daniel D'Souza; (ii) Carlos
Menino Antonio D'Souza and (iii) Leao Alberto
Genes D'Souza received 1/4th Share of the said
property as a gift from Julio Caetano D'Souza,
their uncle which Deed is duly registered in the
Office of Sub-Registrar Bardez.

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By a Deed dated 22-11-1979 Joseph Francis Daniel D'Souza and Alice Jany D'Souza both in the status assigned their Half undivided Share in favour of Carlos Menino Antonio D'Souza; which Deed is duly registered in the Office of Sub-Registrar Bardez.

By a Deed of Gift dated 7-9-1988 the said Carlos gifted his share to Leao Gines Alberto D'Souza; which Deed is drawn in the Office of Sub-Registrar Bardez.

By a Will dated 14-3-2006 Shri Leao and by another Will of the same date his wife Lily Theodora bequeathed the said property to their daughter viz:- (a) Venessa Carol Perpetua D'Souza; (b) Valerie Judy D'Souza, (c) Verona Maria D'Souza.

The said Leao died on 27-3-2013 and his wife had died earlier on 1-5-2009.

By Order of Homologation dated 27-8-2014 the said property was allotted to Verona Maria D'Souza and her husband Gethin Irineo Savio Fernandes in equal shares of 1/2 each.

By a Deed of Sale dated 19-09-2018 the said Verona Maria D'Souza with his wife Gethin Irineo Savio Marino Fernandes sold the said property to Ms. Audrey Dina Menezes; which Deed is registered in the Office of Sub-Registrar Bardez.

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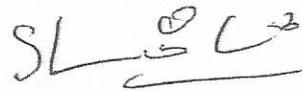
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By a Deed of Sale dated 21-09-2018 the said Ms. Audrey Dina Menezes as a Divorcee single sold the said property to Mayaland Properties Private Limited; which Deed is registered in the Office of Sub-Registrar Bardez.

V.- OPINION

In the above circumstances I confirm that Mayaland Properties Private Limited have and hold absolute, valid and marketable title to the said Property.

Panaji, 05-11-2018



Adv. S.S. Naik