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SEARCH REPORT/ CERTIFICATE OF TITLE IN
RESPECT OF THE PROPERTY DESCRIBED
BELOW

The property named Borgueacotem of the cultivation of coconut trees and other fruit bearing trees, situated at Cuncolim, Sub -District of Quepem and District of Goa surveyed under Survey No.398/95 of Cuncolim Village of Salcete Taluka , and bounded the whole on the east by Borgueachem Cotem of Joaquim Rosario Filipe Ozorio Fernandes and others, on the west by Cotamola of Rosario de Souza and others, on the north by Comba or Cumbraxira of Gopinata Crisna Naique Curado, of the heirs of Custodio Manuel Fernandes and others and of Antonio Coutinho and on the south by Cotamola of Rodolfo Saldanha, described in the Registration Office of the Judicial division of Quepem under number twenty five thousand one hundred eighty four at folios one hundred sixty six of the book B sixty seven and enrolled in matriz, the said fraction of twenty eight upon thirty six parts as independent property under the number three thousand nine hundred sixty eight.

The said property originally belonged to Saguna Naique Curado and Vassundorabai Naique Curado .



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That from the above property a fraction of one thousand fifty /thirteen thousand nine hundred thirty four parts, which represents the plot number one and which fraction constitutes a separate and distinct property was jointly purchased by Ananda Utoma Camotim and Premanata Utoma Camotim by virtue of Instrument of Sale and Acquittance dated 16/10/1967 and duly registered in the Office of the Sub-Registrar Quepem under No.243 at pages 253 to 256 of Book no.1, Vol. 13 dated 17/10/1967 surveyed under Survey No.398/95 of Cuncolim Village of Salcete Taluka which is bounded on the East by road reserved of two metres width, on the West by Cotamola of Rosario de Souza and others, on the North by Plot (Lote) no.2 of the same property and on the South by Cotamola of Rodolfo Saldanha. The said Plot no.1 has an area of one thousand fifty square metres and corresponds to 1050/13934 of the said property "BORGUEACOTEM";

The said Premanata Utoma Camotim alias Premanath Uttoma Camotim and his wife Kamalabai Premanath Camotim sold one half undivided share of the said Plot No.1 surveyed under Survey No.398/95 of Cuncolim Village of Salcete Taluka to their son in law Narayan



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Madhav Nair by virtue of Sale Deed dated 11/06/1976 registered before Sub-Registrar of Salcete at Margao under No.1021 at pages 236 to 241 of Book No.I Vol. 161 dated 22/9/1976 . said Narayan Madhav Nair has expired leaving behind his wife Mrs. SHAILAJA NARAYAN NAIR alias SHEILAJA NARAYAN NAIR alias XEILAJA CAMOTIM alias SHAILAJA CAMOTIM being his widow and moiety holder and sole and universal heir who is qualified by virtue of Deed of Declaration for Succession of Single Heir drawn on 2/7/1992 at pages 58 of Book No.1344.

Said Ananda Utoma Camotim expired on 29/05/1981 leaving behind his widow Lilabai Anand Kamat and his two children namely 1) Mrs. SHAILAJA NARAYAN NAIR alias SHEILAJA NARAYAN NAIR alias XEILAJA CAMOTIM alias SHAILAJA CAMOTIM and 2) Mr. AMOL ANAND KAMAT who are qualified as successors by virtue of Deed of Declaration for Succession of heirs drawn on 10/01/2000 recorded as Folio 49 to 50 of Book No.1411;



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Thereafter said Lilabai Anand Kamat expired leaving behind
1) Mrs. SHAILAJA NARAYAN NAIR alias SHEILAJA
NARAYAN NAIR alias XEILAJA CAMOTIM alias
SHAILAJA CAMOTIM, 2) Mr. AMOL ANAND KAMAT
married to Mrs. ARCHANA AMOL KAMAT as their only
legal heirs who are qualified as successors by virtue of
Deed of Succession drawn on 31/7/2018 recorded as Folio 28
to 29 of Book No.1654;

The above said 1) Mrs. SHAILAJA NARAYAN NAIR alias
SHEILAJA NARAYAN NAIR alias XEILAJA CAMOTIM
alias SHAILAJA CAMOTIM, 2) Mr. AMOL ANAND
KAMAT and 3) Mrs. ARCHANA AMOL KAMAT are the
only persons who are entitled to the said Plot No.1 .

That above said owners 1) Mrs. SHAILAJA NARAYAN
NAIR alias SHEILAJA NARAYAN NAIR alias XEILAJA
CAMOTIM alias SHAILAJA CAMOTIM, 2) Mr. AMOL
ANAND KAMAT and 3) Mrs. ARCHANA AMOL KAMAT
have executed an Agreement for Development and Sale
dated 06/11/2019 registered before the Sub-Registrar of
Salcete at Margao Goa under No. MGO-1-3223-2019 dated
08/11/2019 with the partnership firm BETHSEDA REAL
ESTATE having its registered office at H. No.31, Guneavaddo,
Varca, Salcete, Goa.



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The subject matter of this Certificate is the above property i.e. the Plot No.1 which is desired to be developed and sale by Mrs. SHAILAJA NARAYAN NAIR alias SHEILAJA NARAYAN NAIR alias XEILAJA CAMOTIM alias SHAILAJA CAMOTIM and Mr. AMOL ANAND KAMAT, both residents of H. No.2254/A, Comba Paricotto, Cuncolim, Salcete, Goa.

Original copies of the documents submitted for my scrutiny are as follows: -

1. Translation of Portuguese document in English of Land Description of the said property bearing Survey No. 398/95 of Cuncolim Village
2. Form I & XIV of the property surveyed under No. 398/95 of village Cuncolim of Salcete Taluka
3. Portuguese Instrument of Sale and Acquittance dated 16/10/1967 and duly registered in the Office of the Sub-Registrar Quepem under No.243 at pages 253 to 256 of Book no.1, Vol. 13 dated 17/10/1967
4. Sale Deed dated 11/06/1976 registered before Sub – Registrar of Salcete at Margao under No.1021 at pages 236 to 241 of Book No.I Vol. 161 dated 22/9/1976
5. Deed of Declaration for Succession of Single Heir drawn on 2/7/1992 at pages 58 of Book No.1344



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6. Deed of Declaration for Succession of heirs drawn on 10/01/2000 recorded as Folio 49 to 50 of Book No.1411
7. Deed of Succession drawn on 31/7/2018 recorded as Folio 28 to 29 of Book No.1654
8. Agreement for Development and Sale dated 06/11/2019 registered before the Sub-Registrar of Salcete at Margao Goa under No. MGO-1-3223-2019 dated 08/11/2019
9. Irrevocable Power of Attorney dated 06/11/2019 registered before the Sub-Registrar of Salcete at Margao Goa under No. MGO-POA Register - 71-2019 dated 08/11/2019

On scrutinizing the above documents, I submit my report as under: -

1. As per the document No.1, it is the Translation of Portuguese document in English of the Land Description of the property under Survey No.398/95 of Cuncolim Village of Salcete Taluka under No.22080 inscribed in the name of Seguna Naique Curado of the right on 28/36th parts of the land No.25184 described at page 165 and 166 of Book B 67 for having purchased the same in the public auction of the Court on 27/02/1958.



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2. As per the document No.2, it is the Form I & XIV of Survey No.398/95 of Cuncolim Village of Salcete Taluka which correctly shows the name of occupants as Xeilaja Camotim alias Sheilaja Camotim alias Sheilaja Narayan Nair, Amol Anand Kamat and Archana Amol Kamat .
3. As per the document No.3 it is Instrument of Sale and Acquittance by which the plot number one jointly purchased by Ananda Utoma Camotim and Premanata Utoma Camotim from Saguna Naique Curado and Vassundorabai Naique Curado.
4. As per the document No.4 it is the Sale Deed dated 11/06/1976 registered before Sub-Registrar of Salcete at Margao under No.1021 at pages 236 to 241 of Book No.I Vol. 161 dated 22/9/1976 by which said Premanata Utoma Camotim alias Premanath Uttoma Camotim and his wife Kamalabai Premanath Camotim sold one half undivided share of the said Plot No.1 surveyed under Survey No.398/95 of Cuncolim Village of Salcete Taluka to their son in law Narayan Madhav Nair .
5. As per the document No.5 it is the Deed of Declaration for Succession of Single Heir drawn on 2/7/1992 at pages 58 of Book No.1344 which is



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executed upon the death of said Narayan Madhav Nair in favour of his wife Mrs. SHAILAJA NARAYAN NAIR alias SHEILAJA NARAYAN NAIR alias XEILAJA CAMOTIM alias SHAILAJA CAMOTIM being his widow and moiety holder and sole and universal heir

6. As per the document No.6 it is the Deed of Declaration for Succession of heirs drawn on 10/01/2000 recorded at Folio 49 to 50 of Book No.1411 which is executed upon the death of Ananda Utoma Camotim in favour of his widow Lilabai Anand Kamat and his two children namely 1) Mrs. SHAILAJA NARAYAN NAIR alias SHEILAJA NARAYAN NAIR alias XEILAJA CAMOTIM alias SHAILAJA CAMOTIM and 2) Mr. AMOL ANAND KAMAT who are qualified as successors

7. As per the document No.7 it is the Deed of Succession drawn on 31/7/2018 recorded as Folio 28 to 29 of Book No.1654 which is executed upon the death of Lilabai Anand Kamat in favour of 1) Mrs. SHAILAJA NARAYAN NAIR alias SHEILAJA NARAYAN NAIR alias XEILAJA CAMOTIM alias SHAILAJA CAMOTIM, 2) Mr. AMOL ANAND KAMAT married to Mrs. ARCHANA AMOL KAMAT who are qualified as the only successors .



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8. As per the document No.8 it is the Agreement for Development and Sale dated 06/11/2019 registered before the Sub-Registrar of Salcete at Margao Goa under No. MGO-1-3223-2019 dated 08/11/2019 executed by the owners 1) Mrs. SHAILAJA NARAYAN NAIR alias SHEILAJA NARAYAN NAIR alias XEILAJA CAMOTIM alias SHAILAJA CAMOTIM, 2) Mr. AMOL ANAND KAMAT and 3) Mrs. ARCHANA AMOL KAMAT with the partnership firm BETHSEDA REAL ESTATE having its registered office at H. No.31, Guneavaddo, Varca, Salcete, Goa for development and sale of the said property .

10.As per the document No.9 is the Irrevocable Power of Attorney dated 06/11/2019 registered before the Sub-Registrar of Salcete at Margao Goa under No. MGO-POA Register - 71-2019 dated 08/11/2019 executed by the 1) Mrs. SHAILAJA NARAYAN NAIR alias SHEILAJA NARAYAN NAIR alias XEILAJA CAMOTIM alias SHAILAJA CAMOTIM, 2) Mr. AMOL ANAND KAMAT and 3) Mrs. ARCHANA AMOL KAMAT in favour of partnership firm BETHSEDA REAL ESTATE



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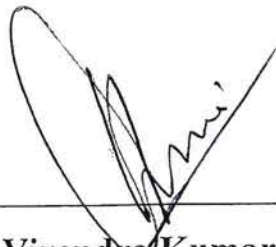

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Considering all the documents as referred to in this certificate and subject to whatever stated in this certificate I am of the opinion that said Mrs. SHAILAJA NARAYAN NAIR alias SHEILAJA NARAYAN NAIR alias XEILAJA CAMOTIM alias SHAILAJA CAMOTIM and Mr. AMOL ANAND KAMAT have clear and marketable title to the said property i.e. Plot no.1 admeasuring an area of 1050 square metres surveyed under Survey No.398/95 of Village Cuncolim of Slacete Taluka and that they are entitled to enter into any contract for sale in respect of the said property .

Date:- 13/12/2019

Margao, Goa

(Mr. Virendra Kumar P. Dessai)
Advocate