

CERTIFICATE OF TITLE

I. - DESCRIPTION OF THE PROPERTY

All that plot admeasuring 1202sq.mts. out of the total land admeasuring 1500sq.mts. bearing sy.no.409/1-A of Village Anjuna, identified as "CHIVARI" or 'BORVEGALLY' situated at Anjuna; within the limits of Village Panchayat of Caisua, 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 and is not enrolled in the Taluka Revenue Office.

The said plot is bounded as under:-

Towards the North:- By survey No.409/1 of Anjuna

Towards the South :- By part of total land and Public Road

Towards the East :- By Sy.no.409/2 of Anjuna

Towards the West :- By Road

II. - DESCRIPTION OF THE DOCUMENTS SCRUTINISED

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

1.-Form I and XIV concerning Sy.no.409/1-A and 409/A of Anjuna.

2.- Deed of Gift dated 30-11-1976 registered under No.750 of Book I Vol.106 in the office of Sub-Registrar Bardez,

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- 3.- Deed of Sale dated 17-10-1981 registered under No.70 of Book I Vol.169 in the office of Sub-Registrar Bardez.
- 4.- Deed of Sale dated 11-12-2007 registered under No.6212 of Book I Vol.2398 in the office of Sub-Registrar Bardez.
- 5.- Zoning Certificate dated 04-07-2019 from Dy.Town Planner .
- 6.- Deed of Sale dated 29-07-2021 registered under Book I Doc.Reg.No.BRZ-1-2639-2021, on 30-07-2021 in the office of Sub-Registrar Bardez.
- 7.- Plan.

III-FLOW OF TITLE

On perusal of the above listed documents to be produced on record I confirm that the said property was gifted to Francisco Joaquim Rego by Martha Elma Pascoela Rego also know as Sister Mary Tecla as a Spinster which Deed dated 30-11-1976 is duly registered in the office of Sub-Registrar Bardez.

By a Deed dated 17-10-1981 the said Francisco Joaquim Rego as a bachelor sold area 1500Sq.mts. out of the said property to Shri.Kenneth Percival Rodericks, which Deed is duly registered in the office of Sub-Registrar Bardez.

In terms of the above the name of Shri.Kenneth Percival Rodericks is recorded in the Form I and XIV of Survey Records of Rights.

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By a Deed dated 11-12-2007 the said Shri.Kenneth Percival Rodericks with his wife Smt. Fabiola Aloysia Rodricks sold plot 1500Sq.mts. now surveyed under Sy.No.409/1-A of the said property to Shri. Mandeep Sharma, which Deed is duly registered in the office of Sub-Registrar Bardez.

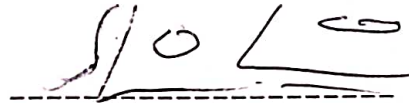
On 24-03-2021 Shri Mandeep Sharma entered into a Memorandum of Understanding with Bliss Infra One for the sale of plot admeasuring 1202sq.mts. out of total area admeasuring 1500sq.mts.

By a Deed dated 29-07-2021 the said Shri Mandeep Sharma alias Monty sold the portion admeasuring 1202sq.mts. out of the total land admeasuring 1500sq.mts. now surveyed under Sy.No.409/1-A of the said property to M/S. Bliss Infra One, which Deed is duly registered in the office of Sub-Registrar Bardez.

IV.- OPINION

In the above circumstances I confirm that M/S. Bliss Infra One; has and holds absolute, valid and marketable title to the said property.

Panaji, 01-11-2021.



Adv. S.S. Naik.