Smt. SHUBHLAKSHMI NAIK
ADVOCATE

3rd Floor, Velho Building
Panaji, Goa 403 001
Phone : (0832) **2228904, 6644682**
E-mail : advssnaik@gmail.com

CERTIFICATE OF TITLE

I.- Description of the property

All that Plot of land admeasuring 1050m2 bearing Sy.no.111/10 of Village Marna, identified as **'CRUZWADO'**, situated at Marna, within the limits of Village Panchayat Marna, Taluka and Registration Sub-District of Bardez, District North Goa in the State of Goa; which property is not described in the Office of the Land Registrar of Bardez nor enrolled in the Taluka Revenue Office.

The Plot is bounded as under:-

Towards the North:-Road.

Towards the South:-Sy.no.109/1 of Marna

Towards the East:- Sy.no.111/11 of Marna

Towards the West:- Sy.no.111/9 of Marna.

II.- DESCRIPTION OF THE DOCUMENTS SCRUTINISED

(i) Form I and XIV of Survey Record of Rights of Village Marna.

(ii) Extract of the Inventory Proceedings no.66/2002 in the Court of Civil Judge Senior Division Mapusa.

(iii) Gift Deed dated 21-1-2008 registered in the Office of Sub-Registrar Bardez.

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(iv) Deed of Sale dated 10-10-2019 registered under Book 1 Document Registration Number BRZ-1-3320-2019 on 17-10-2019 in the Office of Sub-Registrar Bardez.

(v) Survey Plan.

III.- FLOW OF TITLE

On perusal of the abovelisted documents produced on record I confirm that by Order of Homologation dated 7-3-2007 in the matter 66/2002/C in the Court of Civil Judge Senior Division Mapusa the said property listed as item no.1 was allotted to Paul John Fernandes or Paul Desmond Fernandes. However there is no document to establish the title of Santana during her lifetime.

By Gift Deed dated 21-8-2008, the said Paul John Fernandes with his wife Maria Clara Fernandes gifted the said plot to their daughter Maria Fernandes; which Deed is duly registered in the Office of Sub- Registrar Bardez.

In terms of the above her name stands recorded in the Survey Record of Rights in the Form I ad XIV concerning Sy.no.111/10.

By Deed of Sale dated 10-10-2019 Smt. Maria Fernandes in the status of widow sold the said Plot to J.M. HOLDINGS PRIVATE LIMITED; which Deed is duly registered under Book 1 Document Registration Number BRZ-1-3320-2019 on 17-10-2019 in the Office of Sub-Registrar Bardez.

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V.- OPINION

In the light of the above I confirm that J.M. HOLDINGS PRIVATE LIMITED have and hold clear, valid, absolute and marketable title to the said plot admeasuring 1050m2 surveyed under no.111/10 of Village Marna.

For better clarity of title the death Certificate of Eustace Fernandes be taken on record.

Panaji, 28-01-2021

Adv.S.S.Naik