

CERTIFICATE OF TITLE

I.- DESCRIPTION OF THE PROPERTY

All that part and parcel of land admeasuring 12950 sqmts surveyed under no.6/3 of Village Paliem being the one ninth part of Segundo Cunto of the property known as 'CHAO" or "MOLLY" or MOLLOI', which is now an independent and distinct plot, situated at Paliem of Ucassaim, within the limits of village Panchayat of Paliem, Taluka and Registration Sub-District of Bardez, District North Goa, in the State of Goa, which whole property is described in the Office of Land Registrar of Bardez under no.37315 at Folio 186v of B-95(New) and enrolled in the Taluka Revenue Office under Matriz no.89 of 3rd Circumscription.

The SAID PROPERTY surveyed under no.6/3 is bounded as under:-

Towards the North:-By boundary of Village Bastora.

Towards the South:- By Road

Towards the East :- By survey no.7/1

Towards the West :- By survey no.6/2-G,2-I,2,2-H ,2.

II.- LIST OF DOCUMENTS SCRUTINISED

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



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- 1.-Certificate of Description and Inscription from Land Registrar Bardez, along with the copy of translation. ✓
- 2.- Form III-Index Of lands ,Manuel Form I and Xiv concerning Survey no.6/3 of Village Paliem Bardez under Mutation entry no.74. ✓
- 3.-Form I and XIV concerning Survey no.6/3 of Village Paliem Bardez.
- 4.- Deed of sale and acknowledgement dated 22-1-1949 drawn at Folio 98v of Book 487 before the office of Notary of Tabelliao Guilherme Lobo at Bardez along with the copy of the translation. ✓
- 5.Judgement and order dated 28-9-2001 in case no.TNC/SR/Palliem/49/2000 passed by the court of Mamlatdar of bardez at Mapusa Goa. ✓
- 6.-Judgement, Order and Decree dated 17-1-2002 in Regular civil suit No.146/00/Jr. passed by the court of civil Judge Junior Division Mapusa.
- 7.- will dated 19-9-2003 drawn at pages 24 to 24v of Book 236 in the office of Notary Public Ex-officio Bardez.
8. Deed of Testamentary succession dated 30-6-2021 was drawn at pages 31 to 33 of Book 874 before the office of Notary Public Ex-officio Mapusa Bardez.



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9.- Deed of succession dated 5-8-2021 drawn at pages 65 to 67 of Notarial Book no.874 before the office of Notary Public Ex-officio Mapusa Bardez.

10.-Deed of Sale dated 4-10-2021 registered under no. Book-1 document, Registration number BRZ-1-3606-2021, on 11-10-2021 in the office of Sub-Registrar Bardez.

11.-Zoning Certificate dated 18-2-2021 issued by the Office of Town and country planning department Mapusa Bardez Goa.

12.Survey plan.

III- FLOW OF TITLE:-

On perusal of the above listed documents produced on record and upon giving searches in the relevant offices, I confirm that the Said Property being the one ninth part of Segundo Cunto of the property known as 'CHAO" OR "MOLLY" OR MOLLOI' originally belonged to Shri. Inacio Caetano Aleixo Maria Do Rosario Souza Pinto, as the same stands inscribed in favour of the said Shri. Inacio Caetano Aleixo Maria Do Rosario Souza Pinto married to Smt.Ana Felia Maria Olivia Catarina Claudia Da Gama Pinto under inscription no.35563 at folio 103v of Book G-39 in the office of Land Registrar Bardez on 25/2/1949.

It reveals from the said inscription certificate that the said property was allotted to said Shri.Inacio Caetano Aleixo Maria Do Rosario Souza Pinto in the inventory proceedings initiated upon the death of his mother late.Ana Caetana Rita

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Dos Remedios Rosario de Souza Pinto, which was completed on 05-11-1902.

By deed of sale and acknowledgement dated 22-1-1949 the said Shri. Inacio Caetano Aleixo Maria Do Rosario Souza Pinto and his wife Smt. Ana Felia Maria Olivia Catarina Claudia Da Gama Pinto sold to Shri. Francisco Xavier De Souza Guiao the said property, which deed is drawn at Folio 98v of Book 487 before the office of Notary of Bardez Tabelliao Guilherme Lobo.

Thus the name of the said Shri. Francisco Xavier De Souza stands recorded in the Index of Lands (Form III) under mutation no. 74 and subsequently in the survey records of Rights in the form I and XIV bearing survey no. 6/3 of Village Paliem Bardez.

It is observed that the name of one Suryakant Parvatkar was recorded in the other rights column in the manual Form I and XIV bearing survey no. 6/3 of Village Paliem Bardez and Form III and with respect to the same a Regular civil suit No. 146/00/Jr. was filed in the Court of Civil Judge Junior Division Mapusa, whereby by order and judgment dated 17-1-2002 passed by the court of civil Judge Junior Division Mapusa, the said suit was decreed and it was declared that the name of said Suryakant Parvatkar is wrongly recorded in the Other Rights Column. And thus in terms of the said order the name of said Suryakant Parvatkar stands deleted from the other rights column in Form I and XIV.

The said Shri. Francisco Xavier De Souza Guiao was married to Smt. Rosa Maria Lobo and she expired on 25-12-2002 survived by her widow and moiety sharer the said Francisco Xavier De

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The said Shri. Francisco Xavier De Souza Guiao was married to Smt. Rosa Maria Lobo and she expired on 25-12-2002 survived by her widow and moiety sharer the said Francisco Xavier De

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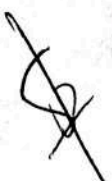
Souza Guiao and as her sole and universal legal heir her only daughter Smt. Mina Rosaria Natalia Carlota De Souza Guiao De Souza.

The said Shri. Francisco Xavier De Souza Guiao in the status of widower executed a will dated 19-9-2003 whereby he bequeathed all his movable and immovable properties in favour of his daughter Smt. Mina Rosaria Natalia Carlota De Souza Guiao De Souza, which will is drawn at pages 24 to 24v of Book 236 in the office of Notary Public Ex-officio Bardez.

The said Francisco Xavier De Souza expired on 21-09-2014 and upon the demise of said Francisco Xavier De Souza and his wife Rosa Maria Lobo Notoria, Deed of succession dated 30-6-2021 was drawn at pages 31 to 33 of Book 874 before the office of Notary Public Ex-officio Mapusa Bardez, confirming Smt. Mina Rosaria Natalia Carlota De Souza Guiao De Souza to be their sole and universal legal heir as also in terms of the Will.

The name of said Smt. Mina Rosaria Natalia Carlota De Souza Guiao De Souza stands recorded in survey records of Rights in the form I and Xiv bearing survey no.6/3 of Village Paliem Bardez under mutation no.22629.

The said Smt. Mina Rosaria Natalia Carlota De Souza Guiao De Souza was married to Elias Tomas De Souza under the Regime of Communion of Assets as per the law prevailing in the State of Goa.



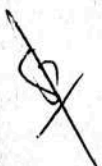
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The said Elias Tomas De Souza expired on 21-9-2014 survived by his widow and moiety sharer Smt. Mina Rosaria Natalia Carlota De Souza Guiao De Souza and as his sole and universal legal heirs:- (i)-Shri. Lesley Savio D'Souza alias Lesley Savio D'Souza (bachelor)(ii)-Shri. Reagan Francis D'Souza, (bachelor) (iii)-Smt. Ruenna Maria D'souza married to Shri. Wilbur Victor da Cruz, and the same is confirmed by Deed of succession dated 5-8-2021 drawn at pages 65 to 67 of Notarial Book no.874 before the office of Notary Public Ex-officio Mapusa Bardez.

Thus (i)Smt. Mina Rosaria Natalia Carlota De Souza Guiao De Souza, (ii)-Shri. Lesley Savio D'Souza alias Lesley Savio D'souza (bachelor), (iii)-Shri. Reagan Francis D'Souza, (bachelor) (iv)-Smt. Ruenna Maria D'Souza and her husband Shri. Wilbur Victor da Cruz became the lawful owners in possession of the said property.

On 18-2-2021 Zoning Certificate under no.TPBZ/ZON/8340/PALIEM/TCP-2021/715 was issued by the Office of Town and country planning department Mapusa Bardez Goa certifying that the said property is partly settlement admeasuring 8890 sqmts and partly No development slopes admeasuring 4060 sqmts. as per Regional Plan for Goa 2021.

By sale deed dated 4-10-2021 all the above named co-owners (i)Smt. Mina Rosaria Natalia Carlota De Souza Guiao De Souza (ii)-Shri. Lesley Savio D'Souza alias Lesley Savio D'Souza in status of unmarried (iii)-Shri. Reagan Francis D'Souza in status of unmarried and (iv)-Smt. Ruenna Maria D'Souza and her husband Shri. Wilbur Victor da Cruz sold to Rio Luxury



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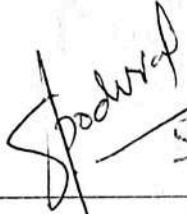
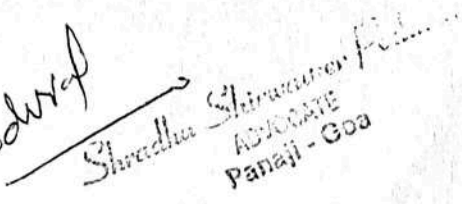
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Homes Pvt. Ltd all the said property admeasuring 12950 sqmts surveyed under no.6/3 of Village Paliem property, registered under no. Book-1 document, Registration number BRZ-1-3606-2021, on 11-10-2021 in the Office of Sub-Registrar Bardez.

IV. -OPINION

In the light of the above I confirm that Rio Luxury Homes Pvt. Ltd. has and holds clear, absolute, valid and marketable title to the said Property admeasuring 12950 sqmts. surveyed under no.6/3 of Village Paliem property.

Panaji-Goa,
23/10/2021



Adv. Shradha Shirwaiker Poduval