

CERTIFICATE OF TITLE

I.- DESCRIPTION OF THE PROPERTY.

All that part and parcel of land admeasuring 1690m² bearing Chalta no.12-A of P.T.Sheet 107 of City Survey Mapusa identified as **ONE FOURTH PART OR CAMARACASANACHEM** or **ONE FOURTH PART or CAMARACANDICHEM** or **CAMARACANDICHEM BATA** along with a dwelling house bearing H.No.17/4 standing thereon situated at Camaracazana, within the limits of Mapusa Municipal Council, Taluka and Registration Sub-District of Bardez, District North Goa in the State Goa, which Property is described under no.24389 at folio 21 of book B-63 in the Office of Land Registrar Bardez and is enrolled under Matriz no.238 in the Taluka Revenue Office and is surveyed under Cadastral Survey no.2529.

The said Plot is bounded as under:-

Towards the North:-Road.

Towards the South:-Road

Towards the East :-Chalta no.5 of P.T.Sheet 106
of City Survey Mapusa.

Towards the West :- Chalta no.12 of P.T.Sheet 107
of City Survey Mapusa.

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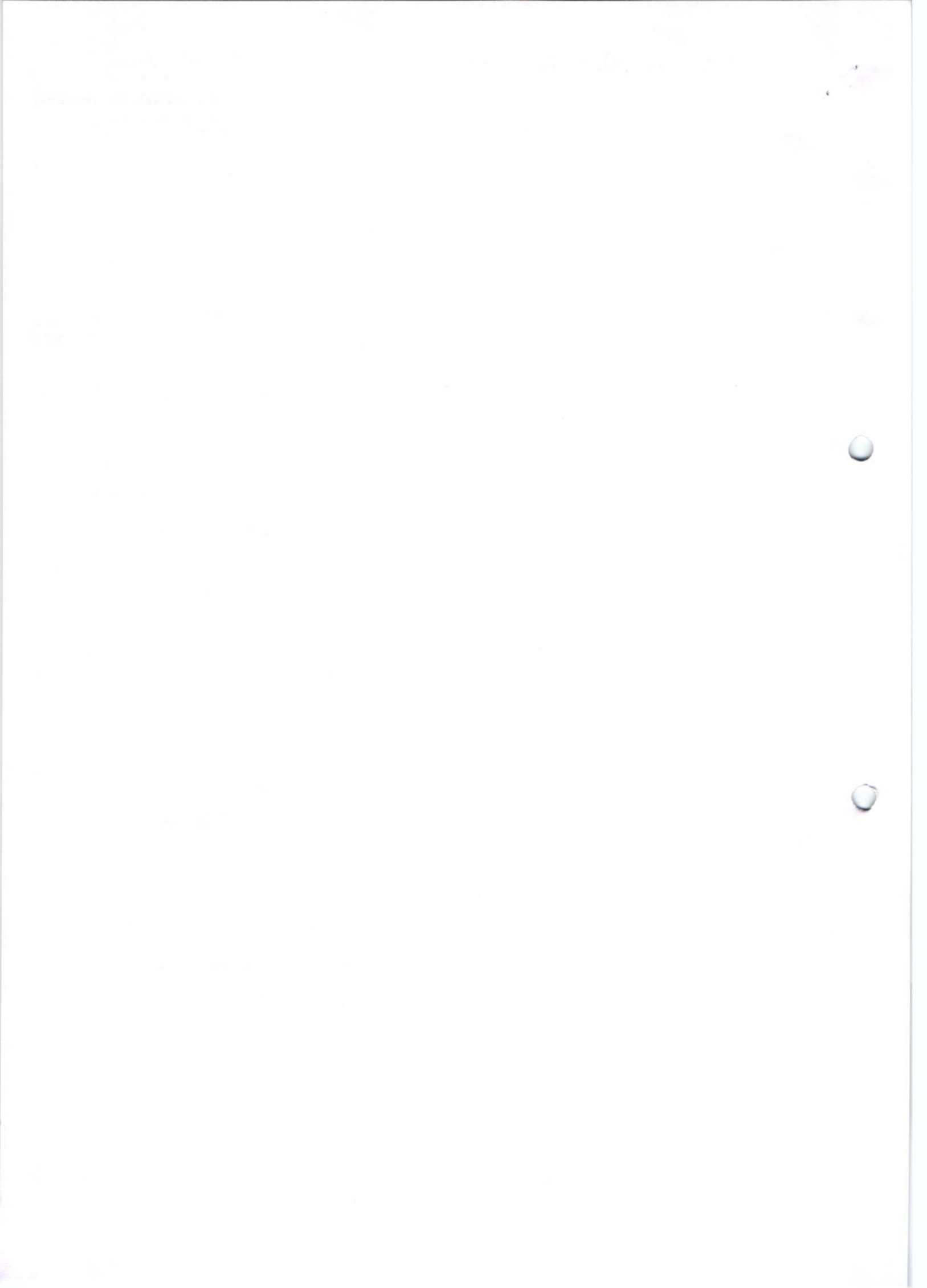


II.- Description of the Documents Scrutinised

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

- (i) Certificate of Description and Inscription
from Land Registrar Bardez.
- (ii) D-Form (Property Card) of Chalta no.12-A
of P.T.Sheet 107 of City Survey Mapusa.
- (iii) Certificate of Cadastral Survey.
- (iv) Deed of Sale dated 9-8-1955 drawn in the
Office of Notary Camilo Manuel Antonio
Henrique do Rosario e Souza along with its
translation.
- (v) Certificate of the Extract of Inv.Pro.
conducted on the death of Pedro Caetano
Rafael Ubaldo Ferrao.
- (vi) Two separate Deeds of Sale both dated 20-
5-1990 drawn at folio 30 (R) of book 601
and at folio 33 (R) of book 601 in the
Office of Notary Camilo Manuel Antonio
Henrique do Rosario e Souza.
- (vii) Extract of the Inv. Proceedings
no.283/2010/E in the Court of Civil Judge
Senior Division at Mapusa.

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(viii) Order dated 30-10-2012 in the Case no.4/
ISLR/CONF/CTS/MPS/2011 before the
Inspector of Land Survey at Mapusa.

(ix) Survey Plan.

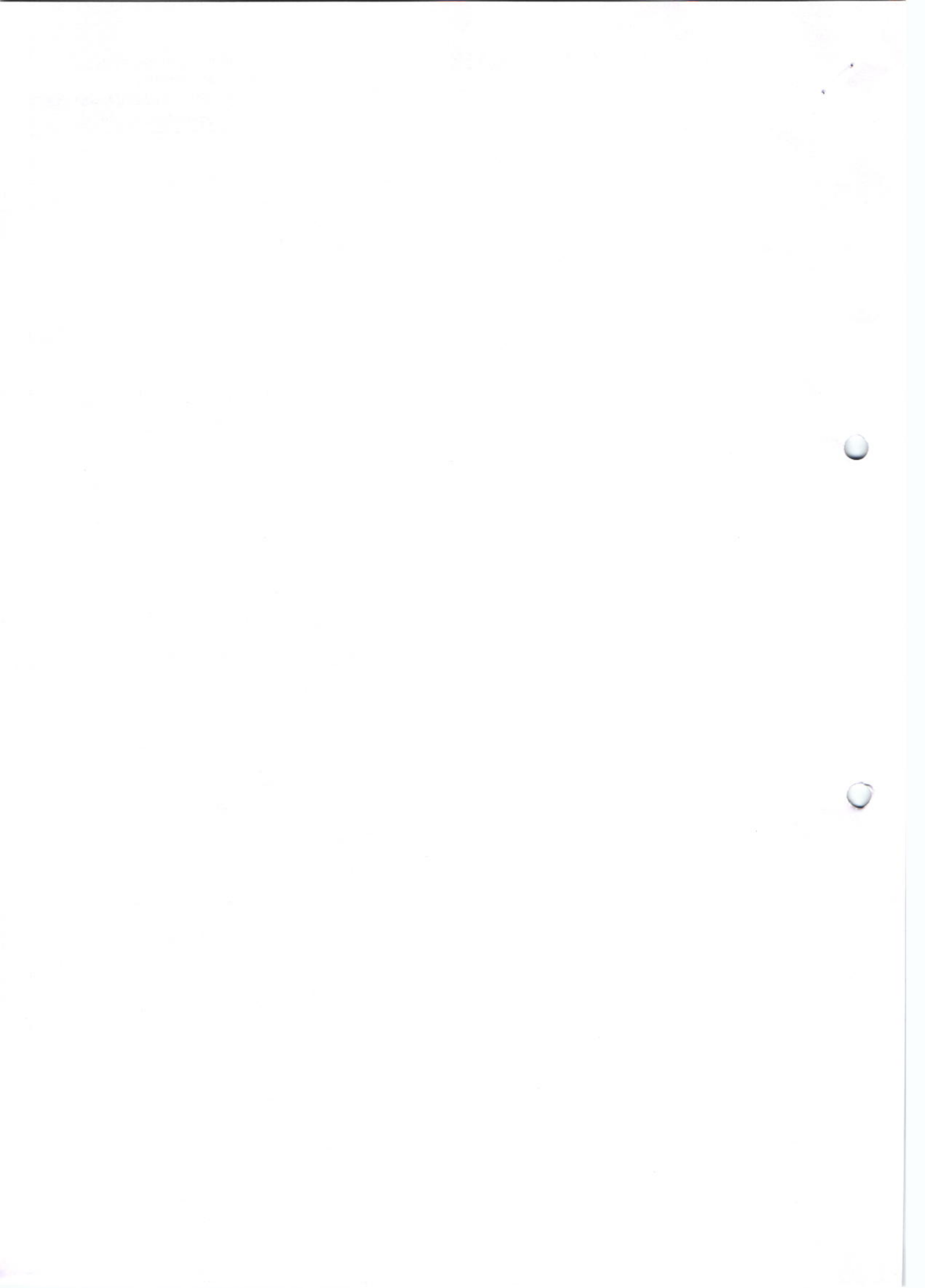
III.- OFFICES SEARCHED

I have also given searches in the Offices of
Land-Registrar/Sub-Registrar Bardez, Court of
Civil Judge Bardez.

IV.- FLOW OF TITLE.

On perusal of the above listed documents and
on giving searches in the relevant Offices I
confirm that on 30-3-1962 the said Property
belonged to Lucia Arcanjela Ferrao as stands
inscribed in her favour under no.40463 at folio 6
of book G-44 in the Office of Land Registrar
Bardez; as being allotted to 1.(a)1/4th share in
the inventory Proceedings conducted on the death
of her father Pedro Caetano Rafael Ubaldo Ferrao
in the Court of Civil Judge Senior Division
Mapusa; (b)1/2 having purchased from her mother
Joana Mariquinha de Souza under the Deed dated
28-5-1960 and (c)1/4th having purchased the same
from her brother fr. Gregorio Franklin de Melo
under the Deed dated 28-5-1960; both being drawn
in the Office of Notary Camilo Souza.

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The said Lucia Arcanjela Ferrao died on 16-5-1979 and her widower Jorge Caetano de Sa died on 18-11-1991.

By Judgement dated 6-5-2011 in the Inv. Proceedings no.283/2010/E conducted in the Court of Civil Judge Senior Division Mapusa on the demise of Lucia Arcanjela Ferrao and her husband Jorge Caetano de Sa; the said property was allotted to (a) Alvira Filomena Rita de Sa; widow and (b) Nirmala Misquita married to Eugene Mesquita.

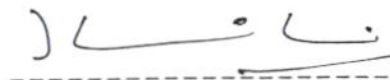
In terms of the above the name of Alvira Filomena Rita de Sa and Nirmala Misquita stands recorded in the Survey Record of Rights.

V.- OPINION

In the above circumstances I confirm that Alvira Filomena Rita de Sa and Nirmala Misquita have and hold absolute valid and marketable title to the said property.

Receipts of the Owelty money paid to the other co-owners be taken on record.

Panaji, 23-01-2014.



Adv. S.S. Naik.