



Date: 14/03/2018

This Certificate of Title and Search is given at the request of **SKY WORLD PROPERTIES AND HOLDINGS**, a partnership firm having Office at H. No. 218, Gofur Manzil, Near Shivaji Chowk, Curchorem, Goa, in respect of Plot Nos. 66, 67 and 68 together admeasuring 1,541.00 sq. mts., forming part of the bigger property known as 'ZORI' or 'GONGREM' or 'CABECEIRA DE ZORI' or 'METADE DE CABECEIRA DE ZORI' alias "BAG BHAT", under Survey No. 169 sub-division 0/1 of Village Raia, situated at Bacubata of the Village and Parish of Raia, Taluka, Sub-District of Salcete, District of South Goa, State of Goa.

CERTIFICATE OF TITLE

With reference to the above described property, after scrutinizing the documents submitted to me, I submit herewith my legal opinion as under:-

I. Description of the Property:

A) Property under Scrutiny:

All the three adjoining plots of land viz.:

Plot No. 66 admeasuring 334.00 Sq. meters;

Plot No. 67 admeasuring 442.00 Sq. meters and

Plot No. 68 admeasuring 765.00 Sq. méters,

all forming part of the bigger Property known as 'ZORI' or 'GONGREM' or 'CABECEIRA DE ZORI' or 'METADE DE CABECEIRA DE ZORI' alias "BAG BHAT", Western Half, of the cultivation of coconut trees and other trees and of the cultivation of paddy, situated in the ward of Bacubata of the Village and Parish of Raia, Taluka, Sub-district of Salcete, District of South Goa, State of Goa, described in the Land Registration office of Salcete under No. 38255 at folio 26 overleaf of Book B No. 99 of the New Series, surveyed under Survey No. 169 sub-division 0/1 of Village Raia with an area of 86,650 square metres.

The Property known as 'ZORI' or 'GONGREM' or 'CABECEIRA DE ZORI' or 'METADE DE CABECEIRA DE ZORI' alias "BAG BHAT", hereinafter called the "SAID PROPERTY".

Office Address: Kamat Commercial, Second Floor, Opp. Hari Mandir, Pajifond, Margao-Goa.
403601 E-mail: adv.gaurish@rediffmail.com

The Plot No. 66 is hereinafter referred to as "SAID PLOT No. 66".

The Plot No. 67 is hereinafter referred to as "SAID PLOT No. 67".

The Plot No. 68 is hereinafter referred to as "SAID PLOT No. 68".

All the three plots taken together are hereinafter referred to as "SAID PLOTS".

B) Location:

The SAID PLOTS are situated in the ward Bacubata of the Village and Parish of Raia, Taluka, Sub-district of Salcete, District of South Goa, State of Goa.

C) Registration details of Said Property:

The Said Property is described in the Land Registration office of Salcete under No. 38255 at folio 26 overleaf of Book B No. 99 of the New Series.

D) Survey Number of the property as per new Land Revenue Code:

The Said Property is surveyed under Survey No. 169 sub-division 0/1 of Village Raia.

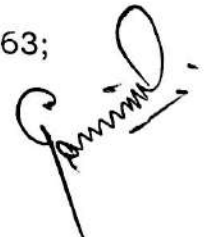
E) Boundaries of the Said Property and Said Plots:

of the Said Property

EAST : by the property of the same name and Eastern Half of Nicolau Patricio Reveredo;
WEST : by Public road;
NORTH : by the properties of Mereciana Dias, Francisco Xavier Fernandes, Caetaninho Dias, Jose Menino Dias and Comunidade of Raia; and
SOUTH : by the rivulet of the Comunidade and the property of Francisco Xavier Melo.

Plot No. 66

EAST : By part of Plot No. 62 and part of Plot No. 63;
WEST : By 10 metres wide road;



NORTH : By Plot No. 65;
SOUTH : By plot No. 67.

Plot No. 67

EAST : By Plot No. 62;
WEST : By 10 metres wide road;
NORTH : By Plot No. 66;
SOUTH : By partly by Plot No. 61 and by Plot No. 68.

Plot No. 68

EAST : By Plot No. 60, Plot No. 61 & part of Plot No. 59;
WEST : By 10 metres wide road;
NORTH : By Plot No. 67;
SOUTH : By Plot No. 58.

F) Area of the Property under scrutiny:

The Said Plots under scrutiny taken together admeasures 1541.00 sq. mts.

II. Documents scrutinized by me:

Sr. No.	Description	Date, if any	Nature
1.	Public Deed	03/08/1942	Xerox
2.	Agreement of Sale	28/11/1996	Xerox
3.	Agreement of Sale	02/12/1996	Xerox
4.	Agreement for Sale	09/08/1997	Xerox
5.	Deed of Succession	06/01/2017	Xerox
6.	Deed of Sale	28/12/2016	Original
7.	Deed of Sale	28/12/2016	Original
8.	Deed of Sale	28/12/2016	Original
9.	Deed of Sale	16/01/2017	Original
10.	Deed of Sale	16/01/2017	Original
11.	Deed of Sale	16/01/2017	Original
12.	Construction License	08/11/2017	Xerox
13.	Technical Clearance	17/08/2017	Xerox



14.	Partnership Deed		
15.	General POA	05/09/2016	Xerox
16.	General POA	11/08/2016	Xerox

III. Scrutiny of Documents-Search and Investigation:

From the perusal of the above referred documents, the flow of title for last 75 years can be summarized as under:

- The SAID PROPERTY originally belonged to Mr. Jose Joaquim Lourence Fernandes and his wife Mrs. Maria Angelica Quadros.

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- That vide Public Deed dated 03/08/1942 recorded by the Notary Public of Salcete Furtado, at folio 37 to 42 of the Book of Notes No.533, said Mr. Jose Joaquim Lourençé Fernandes and his wife Mrs. Maria Angelica Quadros sold the SAID PROPERTY to Mr. Mathias Minguel Fernandes alias Mathias Miguel Fernandes alias Matheo M. Fernandes alias Marias Miguel Fernandes and Mr. Felix Antonio Terezinho Fernandes alias Felix Antonio Teresinho Fernandes alias Felix Fernandes, in whose names the same came to be recorded on 05/08/1942 under the Inscription No. 35816.

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- That vide an Agreement of Sale dated 28/11/1996, executed before the Notary Mr. Jose Joey Rodrigues, said Mr. Mathias Minguel Fernandes alias Mathias Miguel Fernandes alias Matheo M. Fernandes alias Marias Miguel Fernandes, Mr. Felix Antonio Terezinho Fernandes alias Felix Antonio Teresinho Fernandes alias Felix Fernandes and his wife Mrs. Lourdes Mariquinhas Martins e Fernandes agreed to sell the SAID PROPERTY to the Proprietorship Concern "M/s C & C Constructions" or to any other person/s duly nominated on its behalf or its duly constituted nominee.
- That vide an Agreement for Sale dated 02/12/1996, the said firm M/s. C & C Constructions agreed to sell the SAID PROPERTY to the M/s. Ramraj Enterprises, a partnership firm, on terms and conditions

mentioned therein and vide Agreement dated 12/04/1998, all the obligations of M/s. Ramraj Enterprises, towards M/s C & C Construction were compiled with.

- The said M/s. Ramraj Enterprises developed the SAID PROPERTY and sub-divided it into plots, the sub division having been duly approved by Town and Country Planning Department vide, Order Ref. No. TPM/Sub-div/Raia/169/0/99/970 dated 25/03/1999 and the Village Panchayat of Raia vide License No-6, dated 30/07/1999.

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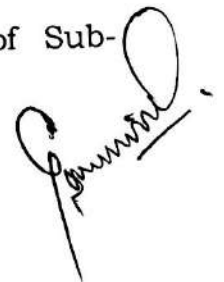
- That vide an Agreement for Sale dated 09/08/1997, said M/s. Ramraj Enterprises agreed to sell unto Mr. Zainuddin Shaikh alias Xec Zoinudino, five of such sub-divided plots identified as Plot Nos. 64, 65, 66, 67 and 68 and upon the payment of the agreed consideration, the possession of the Said Plots were delivered unto him.

- That said Mr. Zainuddin Shaikh alias Xec Zoinudino expired on 02/06/2005 leaving behind his widow and moiety holder Mrs. Sakina Bi Zainuddin Shaikh and his three sons :

- (i) Shri. Zeeshan Zainuddin Shaikh married to Mrs. Zahira Bi Shaikh Gaffar Karol;
- (ii) Shri. Shakir Shaikh married Mrs. Shaheda Shakir Shaikh; and
- (iii) Shri. Suhel Zaidi Shaikh married Mrs. Shaista Suhel Shaikh as his sole and universal heirs, as is witnessed and declared vide Deed of Succession dated 06/01/2017, duly drawn in the office of the Ex-officio Notary Public, Salcete, at folio 57 to 58 of Deeds Book No. 1634.

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- That vide three different Deeds of Sale;
 - (i) dated 28/12/2016, duly registered in the Office of Sub-Registrar of Salcete, under no. MGO-BK1-05791-2016,



- (ii) dated 28/12/2016, duly registered in the Office of Sub-Registrar of Salcete, under no. MGO-BK1-05792-2016,
- (iii) dated 28/12/2016, duly registered in the Office of Sub-Registrar of Salcete, under no. MGO-BK1-05793-2016,
- said Mr. Mathias Minguel Fernandes alias Mathias Miguel Fernandes alias Matheo M. Fernandes alias Marias Miguel Fernandes, his wife Mrs. Bernadette Elizabeth Barretto e Fernandes, Mr. Felix Antonio Terezinho Fernandes alias Felix Antonio Teresinho Fernandes alias Felix Fernandes and his wife Mrs. Lourdes Mariquinhas Martins e Fernandes, with the confirmation of M/s. Ramraj Enterprises sold and transferred the title of sub-divided Plot No. 66 admeasuring 334.00 Sq. Meters, Plot No. 67 admeasuring 442.00 Sq. meters and Plot No. 68 admeasuring 765.00 Sq. meters of the SAID PROPERTY unto the above mentioned heirs of Mr. Zainuddin Shaikh alias Xec Zoinudino.

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- Subsequently vide three different Deeds of Sale;
 - (i) dated 16/01/2017, duly registered in the Office of Sub-Registrar of Salcete, under no. MGO-BK1-00227-2017, CD No. MGOD98 dated 16/01/2017
 - (ii) dated 16/01/2017, duly registered in the Office of Sub-Registrar of Salcete, under no. MGO-BK1-00228-2017, CD No. MGOD98 dated 16/01/2017
 - (iii) dated 16/01/2017, duly registered in the Office of Sub-Registrar of Salcete, under no. MGO-BK1-00226-2017, CD No. MGOD98 dated 16/01/2017

the above mentioned heirs of Mr. Zainuddin Shaikh alias Xec Zoinudino sold the Plot Nos. 66, 67 and 68 unto SKY WORLD PROPERTIES AND HOLDINGS, a partnership firm.

- That the said Partnership Firm with intention to develop the SAID PLOT, by constructing a residential cum commercial building consisting of shops and flats under the proposed project name SKY




RAIA have obtained following permissions and approvals in respect of the said development:

- (i) Construction License No. VPR/2017-2018/34 dated 08/11/2017 from Office of Village Panchayat of Raia, Salcete-Goa;
- (ii) Technical Clearance Order dated 17/08/2017 under Ref. No. TPM/29419/Raia/169/1/Pl. No. 66,67,68/17/3216 issued by Town and Country Planning Department, Margao, Goa;

Certificate:

I hereby certify that I have personally searched and verified the information furnished in this report. The statements and other information given in this report are correct and true. I certify that SKY WORLD PROPERTIES AND HOLDINGS is the lawful owner of the Said Plot under scrutiny and holds clean and clear title thereto.

Yours in service,


Gaurish M. Keshav
B.Com., LL.M.
ADVOCATE, HIGH COURT
Kamat Commercial,
Second Floor, Opp. Hari Mandir,
Margao-Goa - 403601