

CERTIFICATE OF TITLE

I. - DESCRIPTION OF THE PROPERTY

All that part and parcel of land admeasuring 650m² being a part of the whole property identified as MAREACHEM BATTA or CODOPO BEAIRNG Sy.no.150/1 of Village St.Lawrence-Agacaim, situated at Agacaim, within the limits of Village Panchayat of Agacaim, Taluka and Registration Sub District of Ilhas, District of North Goa in the State of Goa; which property is described in the office of Land Registrar Ilhas under no.16939 and is enrolled in the Taluka Revenue Office Ilhas under Matriz no.15.

The said plot is bounded as under:-

Towards the North

and East:-By Remaining part of the same property.

Towards the South :-By Road

Towards the West :- By Road.

II. - LIST OF DOCUMENTS SCRUTINISED

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

1.-Certificate of Description and Inscription from Land Registrar Ilhas.

2.-Form I and XIV concerning Sy.No.150/1-D of Mercurim.

3.-Form I and XIV concerning Sy.No.150/1 of Mercurim.

4.-Will dated 03-05-1957 drawn at folio 6 to 8 (R) of Book 30 in the office of Notary Julia Rodrigues de Guerra Bordalo of Ilhas.

Smt

-2-

- 5.-Instrument of Settlement dated 30-04-2001 registered under no.1148 of Book I Vol.956 in the office of Sub-Registrar Ilhas.
- 6.-Deed of Sale dated 08-10-2008 registered under no.2965 of Book I Vol.2017 in the office of Sub-Registrar Ilhas.
- 7.-Deed of Sale dated 27-07-2010 registered under Book I Doc.Reg.No.PNJ-BK1-02219-2010 CD No.PNJD1 in the office of Sub-Registrar Ilhas.
- 8.-Sanad dated 31-03-2015 under no.CNV/TIS/1/2015/827 from Dy.Collector Panaji.
- 9.-Licence under no.VP/SLA/2016-2017/2722 dated 28-02-2017 from Village Panchayat St.Lawrence Agassaim.
- 10.-Nil Encumbrance Certificate no.275/2017 dated 15-03-2017 from Sub-Registrar Ilhas produced on record confirm that there is no registered charge on the said plot from 01-01-1987 to 14-03-2017.

III.- OFFICES SEARCHED

I have given searches in the Office of Land Registrar/Sub-Registrar Ilhas Court of Civil Judge Ilhas.

IV.- FLOW OF TITLE

On perusal of the abovelisted documents, and on giving searches in the relevant offices, I confirm that on 29-10-1935 the said property stands inscribed

Smt.

-3-

under no.9875 of Book G-11 in favour of Julia Pereira Gonsalves as having received by a Gift by dated 13-06-1931 drawn her mother in the office of Santa Rita Colaco.

On 03-06-1957 she made a Will and bequeathed the same interalia to Antonio Armando Pedro Damiao Pereira Gonsalves which Will is drawn in the office of Notary Julia Guerra Bordalo.

By another Will dated 11-02-1965 Fermino Jose da Picadades Gonsalves bequeathed his assets to Antonio Armando Pedro Damiao Pereira Gonsalves.

By a Deed of Family settlement dated 30-04-2001 the said Shri.Carlos Pereira Gonsalves with his wife Maylyn and Julia Pereira Gonsalves with her husband Alfredo Soares, among others partition their joint properties whereby the said property listed therein under letter (d) came to be allotted to the said Carlos with his wife listed their on 5th party and Julia and her husband listed their as 6th party the said Deed of Settlement is duly registered in the office of Sub-Registrar Ilhas.

By a Deed of Sale dated 08-10-2008 (i) Shri.carlos Fermino Pereira Gonsalves with his wife Maylyn and (ii) Julia Pereira Gonsalves with his husband Alfredo Soares sold the said property to Premidevi K.Choudhary and Jyotidevi Choudhary which Deed is duly registered *Smt* in the office of Sub-Registrar Ilhas.

-4-

By the Deed dated 27-07-2010 Smt. Premidevi K.Choudhary with his husband Khimrah Chaudhary and Jyotidevi Chowdhary with her husband Narayanlal Thanaram Chaudhary sold the said property to M/S.Linc Property Developers Limited, which Deed is duly registered in the office of Sub-Registrar Ilhas.

On 31-02-2015 the Dy.Collector of Panaji issued Sanad under no.CNV/TIS/1/2015/827 for conversion of 255m2 of land.

On 28-02-2017 Village Panchayat St.Lawrence Agassaim issued Licence under no.VP/SLA/2016-2017/2722 for construction in the said plot.

V.- OPINION

In the light of the above I confirm that M/S.Linc Property Developers Limited, has and hold absolute, valid, clear and marketable title in their shares.

Panaji, 02-02-2018


Adv.S.S.Naik