

- 1) Francisco de Bragança
- 2) A.B. (Zito) Bragança
- 3) Shailesh S. Vengurlekar
- 4) Ruby V. Shirodkar
- 5) Vinisha Bragança
- 6) Wilson Rodrigues
- 7) Gautamy U. Naik
- 8) Siddhi R. Malvankar

201-205, 2nd Floor Rizim Plaza,
Opp. Office Complex, Morod,
Mapusa, Bardez - Goa. 403 507
Tel: 2250224, 2250420

Advocates.

Ref. No.

Date:-

Date; 07 September 2021

TITLE REPORT

This title report is prepared at the request of M/S COSME COSTA AND ASSOCIATES, (PAN card no.AABFC0742J) a registered partnership firm, having their office at Altinho, Mapusa, Goa, represented herein by its partner MR. CARL JOSEPH COSTA, 38 years of age, son of Carminho Costa, Indian National, resident of Altinho, Mapusa, Bardez, Goa, in respect of the property mere particularly described in the Schedule hereinunder written.

SCHEDULE

All that Immovable Property known as "PIMPLACHEM BATA" or "BAUTAWADO" situated in

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the ward Bountavaddo of Assagao, within the limits of Village Panchayat of Assagao, Taluka and Sub District of Bardez, District of North Goa, State of Goa, not described in the Land Registration office nor enrolled in the Taluka Revenue office, surveyed for Records of Rights under survey no 213/3 corresponding to Old Cadastral survey no. 1921, now found to be having an area of 950 square metres, and is bounded as under:

EAST: By property bearing survey no 213/4
WEST: By property bearing survey no 213/2
NORTH: By road
SOUTH: By road

DOCUMENTS RELIED UPON:

1. Form I and XIV dated 26/2/2021.

2. Survey Plan

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3. Old Cadastral Survey Plan 1921 of Village

Assagao

4. Registo -Do- Agrimensor no. 1921 of Village

Assagao

5. Form IX

6. Inventory Proceeding bearing No. 94/2000/A
filed before the Civil Judge Senior Division
at Mapusa.

7. S.C.S.no 32/2019/B filed before civil judge
senior division at Mapusa.

8. Surveyor's Report dated 6/2/20220 by Shri.
S.A.Dhuri super imposing New Survey Records
vis a vis Old Cadastral Survey Records.

9. Deed of Sale dated 17/2/2021 registered
before Sub Registrar of Bardez under No. BRZ-
1-719-2021 dt.18/2/2021, Book No. 1.

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10. Nil Encumbrances certificate dated
18/2/2021

11. Conversion Sanand No. 4/70/CNV/AC-
III/2021/640 dt 28/5/2021 issued by ADDL-
COLL-III North Goa.

12. Public Notice (The Navhind Times and
Herald)

13. Zoning certificate TPBZ dated 4/3/2021
issued by Office of Senior Town Planner.

TRACING OF TITLE

The said Property Originally belonged to
one Joao Filipe de Melo alias Jon Philip
D'Mello and his wife Idalina Conceicao Pinto.

The Report of Architect and Valuer Shri.
S.A.Dhuri shows that the property bearing
old cadastral survey no. 1921 of Village
Assagao corresponds to property bearing new
survey no. 213/3 of Assagao Village. *Chilka*

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That in the old survey records 1921 of Assagao Village, it is found recorded the name's of Jose Antonio Xavier de Melo, Luis Gonzaga de Melo and Leticia de Melo widow of Jose Assis Albuquerque, who are the heirs of said original owners and declared so in the statement on oath made in below referred inventory proceedings.

The said property was subject matter of Inventory Proceedings no: 94/2000/A filed in the Court of the Civil Judge Senior Division at Mapusa and was described at Item No: 6 of the Description of Assets and by orders dated 28.4.2016 the Hon'ble Civil Judge Senior Division at Mapusa confirmed the Chart of Allotment whereby the said property was allotted one half to Saira Filomena Alvares and the other half to MR. ALAN VICTOR JOHN D'MELLO Alias ALLAN D MELLO and his wife (2) MRS. SHYAMASHREE CHAKRAVARTY E D'MELLO.

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The said property was subsequently subject matter of Suit for Partition bearing Special Civil Suit No: 32/2019/B before the Civil Judge Senior Division "B" Court at Mapusa and the Hon'ble Civil Judge Senior Division "B" Court at Mapusa decreed the said suit on 26.8.2019 whereby the said property described at item no.3 of para 2 thereof came to be allotted to MR. ALAN VICTOR JOHN D'MELLO Alias ALLAN D MELLO and his wife (2) MRS. SHYAMASHREE CHAKRAVARTY E D'MELLO.

That consequent to the said decree mutation of the Records of Rights was carried out of the said property in the name of MR. ALAN VICTOR JOHN D'MELLO Alias ALLAN D MELLO and his wife (2) MRS. SHYAMASHREE CHAKRAVARTY E D'MELLO as occupant thereof.

Public notice was published on daily Newspaper " Navhind Times and Hearld " dated

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31/11/2021 calling for any objections from public for any proposed sale of the said property. However there weren't any objections received by the undersigned.

MR. ALAN VICTOR JOHN D'MELLO alias ALLAN D MELLO and his wife MRS. SHYAMASHREE CHAKRAVARTY E D'MELLO, both residents of 503, Suman Apts., IInd Cross road, Lokahnadwala Complex, Andheri (West), Mumbai 400 053 as the lawful owners in possession of the said property, sold the said property to COSME COSTA AND ASSOCIATES, a Partnership Firm, vide Deed of Sale dated 17/2/2021 registered before Sub Registrar of Bardez under No. BRZ-1-719-2021 dt.18/2/2021, Book No. 1.

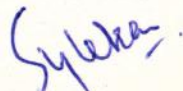
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The property falls under settlement Zone as per certificate issued by Zoning certificate TPBZ dated 4/3/2021 issued by Office of Senior Town Planner.

The said COSME COSTA AND ASSOCIATES have entered their name in occupant column of Form I and XIV.

There is no encumbrances in the said property. The property is duly converted for non agricultural use (residential use with 60 F.A.R).

The said M/S COSME COSTA AND ASSOCIATES are the lawful owners in possession and have a clear and marketable title to the said property described herein above.


(SHAILESH VENGURLEKAR)
ADVOCATE