

Francisco de Bragança
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Shailesh S. Vengurlekar
Ruby V. Shirodkar
Vinisha Bragança
Mary M. Vincent
Wilson Rodrigues
Advocates.

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Ref. No.

Date:-


Date: 10th September 2018

TITLE CERTIFICATE

This title certificate is issued at the request of Mr. Ryan Costa, Director of M/s Cosme Costa Constructions Pvt. Ltd., Altinho, Mapusa, Goa in respect of the property more particularly described in the Schedule hereunder written.

SCHEDULE OF THE PROPERTY:

ALL THAT property known as VADDI or VADDY or VADDIM or VANGOR BATA, situated in Cunchelim of Mapusa, within the limits of Mapusa Municipal Council, Taluka and Sub District of Bardez,


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District of North Goa, State of Goa, described in the Land Registration Office under No.24761 at page 11 V of Book B 64 (new), enrolled in the Taluka Revenue Office under No.3 of the third circumscription, surveyed in the Old Cadastral survey under no.494 corresponding to survey No.73 sub division no.12 of P.T.Sheet no.9 admeasuring 10675 square metres and is bounded as under:

EAST: By road.

WEST: By property bearing survey no.1/12 of P.T.Sheet no.9 of Cunchelim Village, Bardez.

NORTH: By road.

SOUTH: By the boundary of the Mapusa City Survey area.


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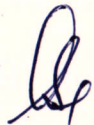
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
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DOCUMENTS RELIED UPON:

1. Registo de Agremensor in respect of propriety bearing survey no.494 in the old Survey records.
2. Description no.24761 of Book B 64(new) in the Land Registration Records.
3. Inscription No.18020 at pages 124V of Book No.G24 in the Land Registration Records.
4. Inscription No.35287 at page 62V of Book G 39 in Land Registration Records.
5. Deed of Succession executed on 28.4.1947
6. Inscription no.35310 at page 65V of Book G 39 in Land Registration Records.


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7. Sale deed dated 22.5.1948
8. Inventory Proceedings on the death of Caridade de Souza (certificate issued on 23.9.1965).
9. Inscription No.37691 at page 77 V of Book G 41 in the Land Registration Records.
10. Will executed on 1.2.1985 of Mrs. Maria Rosaria D'Souza.
11. Form "D" of property bearing chalta no.73/12 of P.T.Sheet no.9 issued on 5.4.2018 by the Inspector of City Survey and Land Records Mapusa.
12. Records of Inventory Proceedings no.142/17/A before the Civil Judge Senior Division "A" Court at Mapusa.
13. Sale Deed executed on 22.1.2018 and registered with the Civil Registrar cum Sub Registrar and Notary Ex officio of Bardez under Book-I Doc.Reg.no.BRZ-BKI-00506-2018, CD NO., BRZD793 dated 25.1.2018.


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14. Conversion Sanad no.4/105/CNV/AC-III/2017/98
dated 1.2.2018.

15. The North Goa Planning and Development
Authority's development permission Ref. no.
NGPDA/M/1687/243/18 dated 11.5.2018.

16. Electricity Department's letter No.AE-
I(U)/6/O&M/2018-19/TECH-40/597 dated 5.6.2018.


TRACING OF TITLE:

1. The said property originally belonged to
Meclino Domingos Xavier de Braganca also known as
George Domingos Meclino and is found so recorded
in the Registo de Agremensor as well as under
Inscription No.18020 at pages 124V of Book No.G24
in the Land Registration Records.


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2. The said property is later found recorded in favour of Liliana Estela Alice de Braganca alias Liliana Estele Rodrigues and her husband Filipe Rodrigues by Inscription No.35287 at page 62V of Book G 39 having been allotted to them consequent to a Deed of Succession executed on 28.4.1947 on the death of the said Meclino Domingos Xavier de Braganca and his wife Ana Leopoldina de Souza as found so recorded in the said inscription.

3. The said property is thereafter found inscribed in favour of Caridade de Souza and his wife Maria Rosaria Fernandes having purchased it from Liliana Estela Alice de Braganca and her husband Filipe Rodrigues by a Deed of Sale dated 22.5.1948, which is also found recorded under


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inscription no.35310 at page 65V of Book G 39 in the Land Registration Records.

4. Consequent to the death of said Caridade de Souza the said property was subject matter of inventory proceedings in the second office of the Civil Courts of Bardez and was described at Item No.18.

5. The said property was allotted to the said Maria Rosaria Fernandes alias Maria Rosaria Fernandes e de Souza by a chart of allotment decreed by orders dated 10.11.1952 and has become final for want of contest.

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6. The said property is consequently found inscribed in favour of Maria Rosaria Fernandes widow of Caridade de Souza by Inscription No.37691 at page 77 V of Book G 41.

7. The survey records shows Smt. Maria R.de Souza wife of late C.de Souza as the original title holder.

8. The said Maria Rosaria Fernandes alias Maria Rosaria Fernandes e de Souza alias Maria Rozai D'Souza alias Maria Rusai Fernandes died in Mumbai on 10.8.1989 leaving behind a Will executed on 1.2.1985 bequeathing her entire estate to Mrs. Philomena Braganca D'Souza.

9. Necessary mutation has been carried out in the survey records and the name of Mrs. Philomena



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Bragança de Souza is found recorded in property card of the said property vide mutation No.442/91.

10. The estate of the said Maria Rosaria Fernandes, was subject matter to the Inventory Proceedings no.142/17/A before the Civil Judge Senior Division "A" Court at Mapusa, and by Orders dated 30.11.2017 the Chart of allotment was confirmed whereby the said property stood allotted to the said Mrs. Philomena Bragança D'Souza.


11. The said Philomena Bragança D'Souza was therefore the owner in possession of the said property.


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12. The said Philomena Braganca D'Souza alias Philomena D'souza by a Sale Deed executed on 22.1.2018 and registered with the Civil Registrar cum Sub Registrar and Notary Ex officio of Bardez under Book-I Doc.Reg.no.BRZ-BKI-00506-2018, CD NO.,BRZD793 dated 25.1.2018, sold the said property to M/s Cosme Costa Constructions Pvt.Ltd., of Mapusa.

13. That M/s Cosme Costa and Constructions Pvt.Ltd., have duly carried out the mutation of their name in survey records under Mutation no.212467 dated 2.4.2018.

14. That the said property is converted for non agricultural use to the extent of 9205 sq.mts by Conversion Sanad no.4/105/CNV/AC-III/2017/98 dated 1.2.2018.


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15. The North Goa Planning and Development Authority has granted development permission in respect of the said property vide Ref.no.NGPDA/M/1687/243/18 dated 11.5.2018 and similarly the Electricity Department has granted its consent for construction of residential buildings in the said property vide their letter bearing No.AE-I(U)/6/O&M/2018-19/TECH-40/597 dated 5.6.2018.

16. That the said M/s Cosme Costa Constructions Pvt.Ltd., therefore have a clear and marketable title to the said property.


(A.B.BRAGANÇA)

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