

CERTIFICATE OF TITLE

I. - DESCRIPTION OF THE PROPERTY

All that that property known as 'COLCAN' or 'KOLKANE' or 'KOLKONDE' admeasuring 225 Sq.mts. surveyed under no.52/19 of Village Verla, situated at Verla, within the limits of Village Panchayat of Verla, Taluka and Registration Sub-District of Bardez, District North Goa, in the State of Goa; which Property is neither described in the Office of Land Registrar of Bardez nor enrolled in the Taluka Revenue Office and surveyed under Old Cadastral Survey no.239.

The said Property is bounded as under:-

Towards the North:-By property bearing Sy.no.52/23 of Village Verla,

Towards the South:-By property bearing Sy.no.32/2 of Village Verla,

Towards the East :-By property bearing Sy.no.52/9, 8, 11 and 18 of Village Verla.

Towards the West:-By property bearing Sy.no.52/9 of Village Verla,

II. - LIST OF DOCUMENTS SCRUTINISED

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

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7.- Survey Plan.

8.-Old Cadastral Survey Plan.

III.- FLOW OF TITLE:-

On perusal of the above listed documents and on giving searches in the relevant offices I confirm that the said property was originally in possession of Aleixo Francisco Celestino Braganza as his name stands recorded in the Registo Do Agrimensor under Old Cadastral survey no.239, which now corresponds to Survey no.52/19 of Village Verla Bardez Goa.

That the old Cadastral Survey No.239 of Verla now corresponds to Survey No.52/19 of Village Verla is confirmed by the Certificate dated 19-5-2020 issued by Mohandas Kambli, Inspector of Survey and Land Records Goa and the Superimposed Survey Plan is also produced on record confirming the same.

It is revealed from the documents produced on record that the said Aleixo Francisco Celestino Braganza was also known as Franky Braganza and his stands recorded in the Survey records at the time of promulgation of survey rights in the Form I and XIV under occupants Column under mutation no.252 bearing survey no.521/9.

It is observed that the name of Aleixo Francisco Celestino Braganza stands recorded in the Survey Records under Old Cadastral Survey which is prior to the promulgation of Survey Rights which is over a

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- 1.- Form I and XIV concerning survey no.52/19 of Village Verla.
- 2.-^s Registo do Agrimensor of the Village of Verla under No.239 from the Asst. Survey and Settlement Office of Panaji Goa.
- 3.-Deed of renunciation dated 3-5-1989 drawn at folio 20 to 21 of Book 739 in the office of Notary Public Ex-Officio Bardez.
- 4.-Deed of Partition dated 5-5-1989 registered in the office of Sub-Registrar Bardez.
- 5.-Extract of Inventory Proceedings under no.56/97 initiated in the Court of the Civil Judge Senior Division at Mapusa along with the Order dated 15-9-1998.
- 5.- Power of Attorney dated 12-2-2003 executed before the Notary Y Zuzarte.
- 6.- Deed of Sale dated 14-12-2007 registered under no.6171 at pages 201 to 218 of Book I vol. 2395 on 18-12-2007 in the office of Sub-Register Bardez.
- 7.- Certificate dated 19-5-2020 issued by Mohandas Kambli ,inspector of Survey and land records Goa.
8. Land Zoning Certificate dated 22-5-2020 issued by Town and country planning Department Mapusa Goa.



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period of 50 years and since there were no claims over the said property and as his name also stands mutated in the survey records of rights since promulgation we can consider that Aleixo Francisco Celestino Braganza alias Franky Braganza was the deemed Owner in lawful possession of the said property.

The said Aleixo Francisco Celestino Braganza alias Franky Braganza was married to Maria Rita Braganza and she expired on 12-10-1975 leaving behind as her widower and moiety sharer the said Aleixo Francisco Celestino Braganza alias Franky Braganza and as her sole and universal legal heirs her following children namely:- (i)-Shri. Jose Maria Pedro Braganza married to smt .Rosy Theresa Rocha e Braganza (ii) Jose Mathias Braganza alias Mathew Braganza (iii)-Jose Domingos Braganza alias Domnic Joseph Braganza married to Smt. Daisy Braganza (iv) Miss Maria Ana Braganza.

By Deed of Renunciation dated 3-5-1989 the said Shri. Jose Mathias Braganza alias Mathew Braganza in the status of bachelor (ii)-Shri. Jose Domingos Braganza alias Domnic Joseph Braganza and his wife Smt. Daisy Braganza and (iii) Miss Maria Ana Braganza relinquished the rights to the inheritance left by their mother/mother-in-law late Maria Rita Braganza in favour of other co-heirs; which deed is drawn at folio 20 to 21 of Book 739 in the office of Notary Public Ex-Officio Bargez.



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By Deed of Partition dated 5-5-1989 the said (i) Shri. Aleixo Francisco Celestino Braganza alias Franky Braganza and (ii) Shri. Jose Maria Pedro Braganza with his wife Smt. Rosy Theresa Rocha e Braganza carried out partition of inter-alia the said property, whereby the said property was listed at no.5 and was allotted to Shri. Jose Maria Pedro Braganza and his wife Rosy and the lifetime usufruct right was reserved in favour of Shri. Aleixo Francisco Celestino Braganza alias Franky Braganza which in terms of the same Deed he renounced his lifetime usufruct right allotted to him, which deed is registered in the office of Sub-Registrar Bardez.

Thus the said property devolved upon Shri. Jose Maria Pedro Braganza and his wife Smt. Rosy Theresa Rocha e Braganza and became the lawful owners in possession of the said property and thus their name stands recorded in survey records of Rights in the Form I and XIV bearing survey no.52/19.

The said Jose Maria Pedro Braganza expired on 1-4-1996 survived by his widow and moiety sharer Smt. Rosy Theresa Rocha e Braganza and as his sole and universal heirs his following children namely (i) - Shri. George Vincent Leo Braganza married to Cheryl Braganza (ii) - Shri. Hycinth Victor Silvino Braganza (unmarried) (iii) - Smt. Jacinta The/ma Braganza Alphonso married to Stephen Alphonso (iv) - Kevin Leandro Braganza married to Smt. Joyce Braganza (v) - Smt. Bernadine Braganza



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Aranha married to Shri. Ronald Aranha and Shri. Jude Marshall Braganza (unmarried) as confirmed by inventory proceedings under no.56/97 initiated in the Court of the Civil Judge Senior Division at Mapusa upon the demise of said Aleixo Francisco Celestino Braganza alias Franky Braganza and his wife Smt. Maria Rita Braganza and Jose Maria Pedro Braganza, whereby the said property was listed at item no.14 and the same was bidden in auction and allotted to Shri. George Vincent Leo Braganza married to Cheryl Braganza, which is confirmed by virtue of Allotment order dated 15-9-1998.

Thus Shri. George Vincent Leo Braganza and his wife Smt. Cheryl Braganza became the lawful owners in possession of the said property and thus their name stands recorded in survey records of Rights in the Form I and XIV bearing survey no.52/19.

By Deed of Sale dated 14-12-2007 Shri. George Vincent Leo Braganza and his wife Smt. Cheryl Braganza sold to Shri.Sanjay M Nagde the said property admeasuring 225 sqmts surveyed under no.52/19, which deed is registered under no.6171 at pages 201 to 218 of Book I vol 2395 on 18-12-2007 in the office of Sub-Register Bardez.

On having purchased the same Shri.Sanjay M. Nagde carried out mutation proceedings and thus his name stands recorded in survey records of rights in the Form I and XIV bearing survey no.52/19 under mutation no.30139.



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On 22-5-2020 Land Zoning Certificate has been issued by Town and country planning Department Mapusa Goa certifying that the said property falls in settlement Zone.

V.-OPINION

In the light of the above I confirm that Shri.Sanjay M Nagde, has and holds clear, absolute, valid and marketable title to the said Property admeasuring 225 Sq.mts. surveyed under no.52/19 of Village Verla and as a lawful owner can alienate the same.

For better clarity upto date Nil Encumbrance Certificate and sanad if obtained may be taken on record.

Panaji-Goa,
01/06/2020

Shirwaiker Poduval
Shirwaiker Poduval
ADVOCATE
Panaji - Goa

Adv.Shradha Shirwaiker Poduval

CERTIFICATE OF TITLE

I.- DESCRIPTION OF THE PROPERTY

All that Property known as [unclear] admeasuring 1900 Sq.mts. surveyed under no. 52/9 of Village Veria, situated at Veria, [unclear] the limits of Village Panchayat of Veria, Taluka and Registration Sub-District of Bardes, District North Goa, in the State of Goa; which Property is [unclear] described in the Office of Land Registrar at Bardes nor enrolled in the Taluka Revenue Office and surveyed under Old Cadastral Survey no. 232.

The said Property is bounded as follows:-

Towards the North:- By Sy. no. 52/8, 52/11 and 52/18 of Village Veria.

Towards the South:- By Road.

Towards the East :- By Sy. no. 52/19 and 52/23 of Village Veria.

Towards the West:- By Nallah.

II.- LIST OF DOCUMENTS SCRUTINISED

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



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1.- Form I and XIV concerning survey no.5279 of Village Verla. ✓

2.- Registo do Agrimensor of the Village of Verla under No.237 from the Asst. Survey and Settlement Office of Panaji Goa.

3.- Index of Land (Form III and Survey Form 9) of Village Verla.

4.- Extract of Inventory of movable goods under no.373/2017/C initiated in the Court of the Civil Judge Senior Division at Mapusa along with the Order and Decree dated 1-11-2017.

5.- Power of Attorney dated 17-06-2017 executed at Surrey BC and adjudicated by the Addl. Collector North Goa at Panaji. ✓

6.- Deed of Sale dated 20-12-2018 registered under Book 1 Doc.reg.No.BRZ-BK1-00119-2019 CD No. BRZD803 on 14-01-2018 in the office of Sub-Register Mapusa. ✓

7.- Certificate dated 15-9-2018 issued by Arch. Prazeres A. Gonsalves. ✓

8.- Death/Burial Certificate of Palmira Fernandes.

9.- Land Zoning Certificate dated 27-5-2019 issued by Town and Country Planning Department Mapusa Goa. ✓



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10.- Old Cadastral Survey Plan (superimposed over New plan) issued by the Directorate of Settlement and Land Records Panaji Goa.

III.- FLOW OF TITLE:-

On perusal of the above listed documents and on giving searches in the relevant offices I confirm that the said property was originally acquired by Smt. Palmira Felias as her part of the land was surveyed by the Agrimensor under Old Cadastral survey no.237, which now corresponds to Survey no.52/9 of Village Verla Bardez Goa.

That the old Cadastral Survey No.237 of Verla now corresponds to Survey No.52/9 of Village Verla is confirmed by the certificate dated 11-09-2018 issued by Shri.Prazeres A. Gonsalves Architect, and the Superimposed Survey Plan is also produced on record confirming the same.

The name of Smt. Palmira Felias also stands recorded in the Index of Land Records (Form III and Form 9 of village Verla in the year 1971 at the time of promulgation of survey rights and subsequently it was also recorded in the Form I and XIV under occupants Column under mutation no.506 bearing survey no.52/9.

It is observed that the name of Smt. Palmira Fernandes stands recorded in the Survey Records under Old Cadastral Survey which is prior to the promulgation of Survey Rights which is over a period of 50 years and since there were no claims over the said property and as her name also stands mutated in the survey records of rights since promulgation in the year 1971 we can consider that Smt. Palmira Fernandes was the deemed owner in law, possession of the said property.

The said Smt. Palmira Fernandes Freitas was married to Shri. Jacob Freitas both expired leaving behind as their sole and universal legal heir their son Virgil Freitas, as confirmed by the burial certificate of Late Palmira Fernandes produced on record.

The said Virgil Freitas alias Jose Alvito Virgil Freitas expired survived by his widow Smt. Dorothy Philomena Robinson and as his sole and universal legal heirs his following children (i) - Smt. Charmaine Fernandes married to Shri. Malcolm Gerard Fernandes.

Subsequently on 14/6/1995 the said Dennis R. Freitas expired in the status of bachelor survived by his heir his mother Smt. Dorothy Philomena Robinson Freitas who subsequently expired on 10-2-2012 survived by her only daughter the said Smt. Charmaine Fernandes, and the same is confirmed by Inventory Proceedings under

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No.373/2017/C initiated by Smt. Charmaine Fernandes in the Court of the Civil Judge Senior Division at Mapusa upon the demise of her grand-parents the said late. Palmeira Feltas and Late.Jacob Freitas and her parents Late.Jose Alviro Virgilio Freitas and late.Dorothy Philomena Robinson and her brother Late Dennis R. Freitas, whereby the said property was listed at item no.6 and the same came to be allotted to Smt.Charmaine Maria Fernandes as her sole and lawful heir and successor as confirmed by verdict of the Court and Decree dated 01-11-2017 passed by the Court of the Civil Judge Senior Division at Mapusa.

By Deed of Sale dated 20-12-2018 Smt. Charmaine Maria freitas e Fernandes and her husband Shri.Malcolem Gerard Fernandes sold to Smt.Urmil Tacoria, the said property admeasuring 1900 sqmts surveyed under no.52/9, which deed is registered under Book 1 Doc.reg.No.BRZ-BKI-00119-2019 CD No. BRZB807 on 14-01-2018 in the office of Sub-Registrar, Bardez.

On having purchased the said property Smt.Urmil Tacoria carried out mutation proceedings and thus her name stands recorded in survey records of rights in the Form I and XIV bearing survey no.52/9 under mutation no.69279.



On 22-5-2020 Land Zoning Certificate has been issued by Town and country planning Department, Mapusa Goa certifying that the said property falls in settlement Zone.

V.-OPINION

In the light of the above I confirm that Smt.Urmil Tacoria, has and holds clear, absolute, valid and marketable title to the said Property admeasuring 1900 Sq.mts. surveyed under no.52/9 of Vill age Veria and as a lawful owner can alienate the same.

For better clarity upto date Nil Encumbrance Certificate and sanad if obtained may be taken on record.

Panaji-Goa,
01/06/2020



Adv. Shradha Shirwaiker Poduval