

Francisco de Bragança

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A. B. (Zito) Bragança

Shailesh S. Vengurlekar

Ruby V. Shirodkar

Vinisha Bragança

Mary M. Vincent

Wilson Rodrigues

Advocates.

Ref. No.

Date:-

September 4, 2018

TITLE REPORT

This report is in respect of title of the property more particularly described in the Schedule herein under written and prepared at the request of Mr. Carl Costa of M/S Cosme Costa and Associates, Altinho, Mapusa, Goa.

SCHEDULE OF PROPERTY:

All that immovable property known as SOCOL VADDO or NOVEM UFRAZONE or NOVEM UPRASONO being a coconut garden with a residential house therein bearing no.236 in the records of the Village Panchayat of Assagao and situated at Socol Vaddo of Assagao, within the limits of the Village Panchayat of Assagao, Taluka and Sub District of Bardaz, District of North Goa, State of Goa, not described in the Land Registration Office nor enrolled in the Taluka Revenue Office for Matriz Predial, being part of the



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property surveyed in the cadastral survey under no.1360, which part corresponds to survey no.216/53 of Assagao in the records of Rights of Assagao, admeasuring 6075 sq.mts and is bounded as under:

EAST: By road and property bearing survey no.216/48 and 49.


WEST: By property bearing survey no.217/30, 216/32, 43 and 44.

NORTH: By properties bearing survey no: 216/53A, 217/27, 28, 29 and 30.

SOUTH: By drain of monsoon waters.

DOCUMENTS RELIED UPON:

1. Form I and XIV prior to sale of part of the said property issued on 17.11.2016 and 21.4.2016.
2. Survey plan prior to sale of part of the said property.
3. Form I & XIV after partition consequent to the sale of part of the said property issued on 15.5.2018.


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4. Survey plan consequent to the partition of the said property issued on 8.5.2018.
5. Extract of Registo da Agremensor
6. Old Survey plan
7. Extract of Matriz record viz. Register of "Contribuicao Predial"
8. Inventory Proceedings no.273/2005.
9. Report of Surveyor Sitakant Kamat dated 30.4.2016.
10. Land Use Information from Town and Country Planning Department dated 13.3.2013
11. Deed of Sale dated 26.10.2016 registered with the Civil Registrar cum Sub Registrar of Bardez at Mapusa under Book -I Doc., Reg.no.BRZ-BKI-04578-2016, CDE NO.BRZD783 dated 2.11.2016.
12. Conversion Sanad dated 19.7.1018 bearing no: 4/152/CNV/AC-III/2018/820 issued by Additional Collector - III.



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TRACING OF TITLE:

1. A copy of the extract of the Register "CONTRIBUICAO PREDIAL" of Bardez District for the year 1897, available with the parties, shows that the property known as NOVE UPRASONO comprising of house with its garden of coconut trees, jackfruit trees, mango trees and other trees was owned by one Maria Rosa Botelho e Gama widow of Antonio Sebastiao da Gama.
2. This entry in the records supports the presumption that the property in question belonged to the Gama family.
3. This presumption is further buttressed by the fact that the old survey records show that the property belonged to Aureliano da Gama, son of Antonio Sebastiao da Gama and Maria Rosa Botelho e Gama, Manuel Caetano Baltazar da Gama, Antonio da Gama, Fr. Caetano Jose da Gama, Luis Aleixo da Gama and Arinda da Gama, children of Expectacao da Gama and of Matilda Soares da Gama. The connection of these persons to Antonio Sebastiao da Gama and Maria Rosa Botelho e Gama is therefore explained.
4. The Registo da Agremensor also refers to a Deed of Friendly Transaction dated 28.9.1880 as produced

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by the then owners for confirmation of the title before the Survey Authorities.

5. That the survey records of the said entire property showed Fr. Caetano G. Gama as the occupant and was admeasuring 8100 square metres.


6. The inventory proceedings bearing no. 273/05/B and the statement on oath recorded before the Honourable Civil Judge Senior Division "A" Court at Mapusa clarifies the position.

7. The said Aureliano da Gama had two brothers viz. Aleixo Caetano Expectacao da Gama and Fr. Ludovico Sertorio da Gama.

8. The said Aureliano da Gama and Fr. Ludovico Sertorio da Gama were unmarried and died without any descendants or ascendants and therefore their estate would devolve on their brother Aleixo Caetano Expectacao da Gama or their children.

9. The other names mentioned in the old survey records are the children of this Aleixo Caetano Expectacao da Gama.

10. The said Aleixo Caetano Expectacao da Gama and


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his wife Matildes Flaviana Soares e Gama died leaving behind the following sole and universal heirs:

- a) Fr. Pedro Antonio da Gama
- b) Fr. Caetano Francisco Casmiro da Gama
- c) Manuel Caetano Baltazar Expectacao da Gama married to Ines Pregina Pais e Gama, both deceased leaving behind the following sole and universal heirs:
 - i) Rosa Gama who died unmarried
 - ii) Frank Gama married to Ruth Gama, the former deceased leaving behind the following:
 - I. Keith Gama married to Rosemary Gama
 - II. Debra Gama
 - iii) Ema Gama married to Cyril Laurie, both deceased leaving behind the following:
 - I. Christine Empey married to Randy Empey
 - II. Edgar Laurie married to Dolly Laurie



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- iv) Michael Anthony Gama married to Hermonie Gama
- v) Robert Anthony Gama who died as a bachelor
- vi) Ms. Edna Matildes Gama who died unmarried

- d) Dr. Luis Alex da Gama, who died a bachelor
- e) Eslinda Gama Pinto married to Manuel Jose Pinto, the former deceased leaving behind;
- i) Dr. Anthony P.R. Pinto married to Una Aranha Pinto
- ii) Dr. Olive Pinto

- f) Paul Antonio Francisco da Gama married to Eulalia da Gama, both deceased.
- g) Arminda Crescencia Leopoldina Felecia da Gama alias Arinda da Gama, who died unmarried.

11. That on the death of the predecessors in title the said Frank Gama had initiated the aforesaid inventory proceedings and the said property in its


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entirety was described at item no. II of the Description of Assets.

12. That on the death of the said Frank Gama, his wife Ruth Gama was appointed as the cabeça de casal / Head of the family.

13. The Honourable Civil Judge Senior Division A Court at Mapusa by his orders dated 4.7.2013 in the said inventory proceedings confirmed the chart of allotment whereby the said property in its entirety was allotted to Keith Gama married to Rosemary Gama.

14. That the said Keith Gama therefore has a clear and marketable title to the said entire property.

15. The report of Surveyor Sitakant Kamt confirms that the property bearing old survey no: 1360 corresponds to current survey no: 216/53 in the Records of Rights of the Village of Assagao.,

15. That by a Deed of Sale executed on 26.10.2016 the said Keith Gama with consent and concurrence of



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his wife Mrs. Rosemary Gama sold a part of the said property admeasuring 6075 sq.mts more particularly identified and defined in the said sale deed to M/s Cosme Costa and Associates, a Partnership firm having its office at Altinho, Mpausa, Goa.

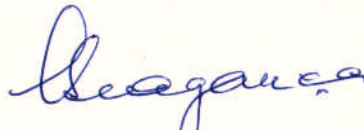
16. That consequent to the said purchase M/s Cosme Costa and Associates have their name included in the survey records of the property as occupants thereof and it is duly noted therein that the said part is partitioned consequent to orders dated 16.4.2018 in case no.15/367/2017/PART/LAND of the learned Deputy collector and Sub Divisional Officer of Bardez at Mapusa and duly carried out by the Inspector of Survey and Land Records at Mapusa.

17. It is also seen from a letter bearing no.TPBZ/ZON/272/ASSG/TCP/13/1139 dated 19.3.2013, that the Town and Country Planning Department has informed that the said property falls in Settlement zone as per the Regional plan of 2001 and 2021.

18. Further M/s Cosme Costa and Associates have also obtained conversion of the said property for non agricultural use vide Sanad bearing no.4/152/CNV/1C-III/2018/820 dated 19.7.2018.


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19. M/s Cosme Costa and Associates therefore have a clear and marketable title to the said property and are entitled to develop the same.



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