

Mr. Nilesh B. Naik Mah/3016/03

Mr. Kevin J. Braganza Mah/5438/09

Mr. Snehank B. Sadekar Mah/2207/16

Miss. Tanvi D. Dhavjekar Mah/3320/16

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17/12/2020

TITLE REPORT

At the instance of Mr. Oswald F. De mello, Director of Classic Squares Pvt. Ltd., I proceed to scrutinize the documents placed in my hands, for my scrutiny and opinion in respect of the properties surveyed under Chalta no. 16C of P.T. Sheet no. 26 of Mapusa City Survey Records, which is within the limits of Mapusa Municipal Council, Sub District of Bardez Taluka, District of North Goa, State of Goa and admeasuring 1463 sq.mts. and is currently co-owned by Maria Celia M Cremildes Braganza (hereinafter referred to as the Owner no. 1).

SCHEDULE

All that immovable property known as "**CUSTAM CAMOTIM**" also known as "**CORMOL BOMBA**" situated at Ward Duler, which is within the limits of Mapusa Municipal Council, Sub District of Bardez Taluka, District of North Goa, State of Goa and is surveyed under Chalta no. 16C of P.T. Sheet no. 26 of Mapusa City Survey Records and totally admeasuring 1463 sq.mts. The said property is described in the Land Registration office of Bardez under no. 6141 of Book B-16 (New) and enrolled in the Taluka Revenue Office of Bardez under matriz no. 891 of third circumscription of Mapusa and is surveyed under Old Cadastral No.144 of Village Mapusa, Bardez - Goa. The aforesaid property shall hereinafter be referred to as "**THE SAID PROPERTY**" and is bounded as under:

North : By rain water drain;

South : By chalta no. 16A, 16-E & 16B-1 of P.T. Sheet no. 26

East : By road;

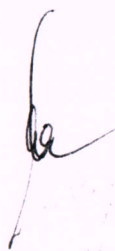
West : Partly by the water drain & partly by chalta no. 16-A;

**DOCUMENTS INSPECTED & SCRUTINIZED WITH RESPECT TO THE SAID
PROPERTY**

- 1) Certified translated copy of Description Certificate of property described under no. 6141 of Book B – 16 (New).
- 2) Certified translated copy of Inscription Certificate bearing no. 31604 of Book G 36.
- 3) Certified translated copy of Inscription Certificate bearing no. 31605 of Book G 36.
- 4) Certified translated copy of Inventory Proceedings filed on the demise of Maria Apolonia Grasmila Laura Das Lourdes Souza e Sequiera.
- 5) Form D with respect to the Chalta no. 16C of P.T. Sheet no. 26 of Mapusa City Survey Records
- 6) Survey Plans with respect to the Chalta no.16C of P.T. Sheet no. 26 of Mapusa City Survey Records.

BRIEF FACTS OF THE CASE

The “**SAID PROPERTY**” surveyed under Chalta no.16C of P.T. Sheet no. 26 of Mapusa City Survey Records corresponds to 1/4th of the first and third addition of the property described in the Land Registration Office of Bardez under no. 6141 of Book B-16(New).

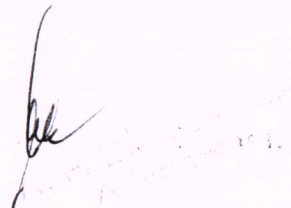

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The property described under no. 6141 comprised of 6 additions. The right to 1/4th of the first and third addition (the said property) was inscribed in favour of Carlos Fabiao Olinto de Loiola Braganca under inscription no. 31604 of Book G – 36, by virtue of Order dated 19/11/1909 in the inventory proceedings filed on the demise of his mother Maria Edwiges Eufemia Do Rosario e Souza.

Thereafter the said Carlos Fabiao Olinto de Loiola Braganca sold the said 1/4th right of the first and third addition (the said property) in favour of his sister Maria Eulalia de Braganca alias Cremeldes de Braganca. Pursuant to the same the name of Maria Eulalia de Braganca alias Cremeldes de Braganca got inscribed under no. 31605 of Book G-36 and with respect to the said 1/4th right of the first and third addition of the property described under no. 6141(the said property).

The said Maria Eulalia de Braganca alias Cremeldes de Braganca passed away as a spinster and "THE SAID PROPERTY" was possessed by her brother viz; Jose Wilfredo Clemente de Xavier Braganca however there is no document on record confirming the same. I have personally inquired about her marital status with other relatives of the Owner no. 1 and all confirm that the said Maria Eulalia de Braganca alias Cremeldes de Braganca passed away as a spinster.

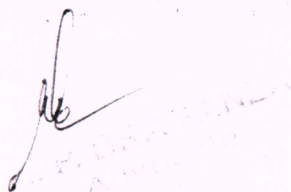
The said Jose Wilfredo Clemente de Xavier Braganca was married to Maria Apolonia Grasmila Laura Das Lourdes Souza e Sequiera, the latter passed away on 10/09/1949. On the demise of the said Maria Apolonia Grasmila Laura Das Lourdes Souza e Sequiera, Inventory Proceedings were initiated by her husband, the said Jose Wilfredo and their children viz; (i) Assis de Xavier Braganza, who was then 7 years of

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age, (ii) Hedwiges Joannette Braganza, who was then 6 years of age, (iii) Jose Welvin de Xavier Braganza, then 5 years of age, (iv) Yvette Sheela Braganza, who was then 2 years of age and (v) Maria Celia Melaine Cremildes Braganza (owner no. 1) then 6 months of age; were listed in the Statement on Oath filed on 09/11/1949. The 1/4th right of the first and the third addition (the said property) of the property described under no. 6141 was listed at Item no. 4 and the same was allotted to said Maria Celia M Cremildes Braganza (owner no. 1).

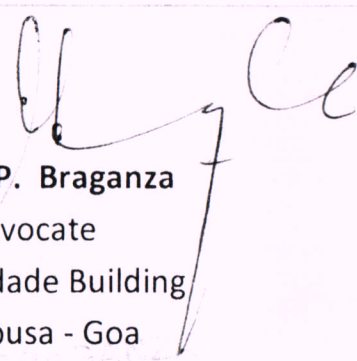
At the time of promulgation of Survey Records of Mapusa Town, the said 1/4th of the first and third addition of the property described under no. 6141 was allotted Chaita no. 16C of P.T. Sheet no. 26 of Mapusa City Survey Records and confirmed in the name of Maria Celia M Cremildes Braganza as holder in origin of title. The said Maria Celia M Cremildes Braganza has been in peaceful ownership and possession of the property bearing Chaita no. 16C of P.T. Sheet no. 26 of Mapusa City Survey Records without any obstruction and interference from anyone whomsoever.

The said Maria Celia M Cremildes Braganza was married to Antonio da Piedade Mendes, the latter passed away and pursuant to his demise inventory proceedings were initiated in the Court of Civil Judge Junior Division at Mapusa being inventory file no. 269/2017/D. The said property was taken at Item no. 5 and the same was jointly allotted to the said Maria Celia M Cremildes Braganza having half right and her daughter Desiree Rosanne Mendes married to Michael Zeander Dias each have 1/4th right and together own the other half.

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In view of the above, I am satisfied and certify that the title of Maria Celia M Cremildes Braganza and Desiree Rosanne Mendes married to Michael Zeander Dias is clear and marketable with respect to the "THE SAID PROPERTY" .

Mapusa
17/12/2020.


Anthony P. Braganza
Advocate
Comunidade Building
Mapusa - Goa