

Galileo F. Teles
Advocate (High Court)

306, Gera Imperium
EDC Complex,
Patto Plaza,
Near Bus Stand,
Panaji, Goa
Mob: 9370538063
Phone No: 0832-2437063

Date: 30/09/2020

Ref No. Galileo/Gen/Non-Lit/...921.../2020/Out

ANNEXURE 'A'

THE TITLE VERIFICATION AND SEARCH REPORT

1.	Name of the Unit	REALCON RESIDENCY LLP
2.	Name of the property	Property admeasuring 1300 Sq. Mts., surveyed under Survey No. 121/5-A, situated in Assagao Village which is forming a part of larger property denominated as 'MAZALWADO' and also known as 'GORXECHM BATULEM'.
3.	Particulars of the documents scrutinized - serially and chronologically	a) Portuguese Document of Demarcation Proceeding of Survey no 1215 of March 1943 along with its translation under registration no. 4867/2019, dated 03/05/2019 by Advocate and Notary Public Adv. Y. Zuzarte.



		<p>b) Translation of Inventory proceedings of file no 19 of the year 1891 instituted before the Judicial Court of Bardez and preserved in the Directorate of Archives and Archaeology-Panaji, in the respective collection, lot no.2, List no.3, Tr.no. 91, Sr. No. 92, appearing in the certified computerized document issued by the Archivist (Management) on 14th December 2018, bearing no. 273/2016, dated 12-12-2018, filed upon the death of Piedade Salvador de Mendonca.</p> <p>c) Deed of Declaration of Succession and Qualification of Heirs dated 30th January 1991, executed before the Office of the Civil Registrar cum Sub- Registrar & Ex-Officio Notary, Mapusa, Bardez-Goa.</p> <p>d) Deed of Succession dated 25th August 1992, drawn at pg no. 52 of Book no. 762, registered on 21st December 1992, before the Office of the Civil Registrar cum Sub-Registrar & Ex-Officio Notary, Mapusa, Bardez-Goa.</p>
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		<p>e) Order dated 02/03/1993 in Case No.15/215/92/PART/LAND passed by the Dy. Collector & SDO, Mapusa - Goa.</p> <p>f) Inventory Proceedings No. 471/2018/B instituted before the Civil Judge Senior Division, at Mapusa - Goa including order and decree dated 30th October 2019.</p> <p>g) Old Cadastral Survey Plan of Village Assagao, of Old Survey No. 1208, 1209, 1210, 1215 & 1216.</p> <p>h) Survey Plan of 121/5, 5-A & 6 issued by Directorate of Settlement and Land Records.</p> <p>i) Form III Index of Land of Survey No. 121/5 of Assagao Village.</p> <p>j) Form IX of Survey No.121/5 & 121/6 showing Occupation of the property since 30/11/1971.</p> <p>k) Form I & XIV of Survey No. 121/5-A, of Assagao Village.</p> <p>l) Manual Form of I & XIV of Survey No.121/5-A.</p> <p>m) Land Use Zoning Certificate of Survey No.121/5-A of Assagao</p>
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		<p>Village dated 30/12/2020 issued by the Dy. Town Planner of Office of the Senior Town and Country Planning Department, Mapusa-Goa under ref no. TPBZ7028/ASSG/TCP-19/6212.</p> <p>n) Super Imposition Report dated 29/08/2020 prepared by Mr. S. A. Dhuri, Architect and Government approved valuer.</p> <p>o) Registo Do Agrimensor of 1215 and 1216.</p> <p>p) Death Certificate dated 13/01/1992 of Joao Salvador Timotio Mendonca issued by Registrar of Birth and death of Bardez.</p> <p>q) Birth Certificate of Ana Rita Brigida Viegas dated 5/03/1991 issued by Registrar of Birth and Death Bardez Goa.</p> <p>r) Baptism Certificate dated 18/01/1988 of Francisco Jose Manuel Eusebio Lobo issued by Archdiocese of Goa and Daman.</p> <p>s) Marriage Certificate dated 18/10/1953 of Francis Joseph M.E. Lobo and Ana Rita Brigida</p>
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		<p>Viegas issued by the Church of St. Ignatius Parish Church, Bombay.</p> <p>t) Marriage Certificate dated 30/12/1993 of Mario Agnelo Peter Lobo and Esmaralda Maria D'souza issued by Archdiocese of Goa and Daman.</p> <p>u) Copy of Marriage Register Book of Sacred Heart Church of Worli, Bombay, indicating marriage of Mr. Mildred Patrick Mendonca and Mrs. Rita Basilia Pereira on 17th May 1980 at Sr.No.11.</p> <p>v) Death Certificate dated 14/02/2007 of Anna Rita Brigida Lobo issued by the Registrar of birth and death Arpora- Nagoa.</p> <p>w) Certificate dated 28/06/2018, issued by Fr. Oscar Quadros, Parachial Administrator of St. Cajetan Church, Assagao Goa.</p> <p>x) Public Notice dated 13/03/2020 published in, 'The Navhind Times' dated 14th March 2020.</p> <p>y) Letter dated 21/08/2020 stating that no objection has been received to the Public Notice dated 13/03/2020 published in, 'The Navhind Times' dated 14th March 2020.</p>
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4.	Nature of Documents	Original/Certified/Photocopy/Court Copies of the documents listed in Clause 2 are verified.
5.	Complete or Full Description of Immovable Property	All that Property admeasuring 1300 Sq. Mts., surveyed under Survey No. 121/5-A, situated in Assagao Village which is forming a part of the Larger Property which is denominated as 'MAZALWADO' and also known as, 'GORXECHEM BATULEM', which property is neither described in the Office of the Land Registration Office of Bardez nor found to be enrolled in the Taluka Land Revenue Office originally surveyed under Old Cadastral Survey No. 1215.
6.	Survey No.	121/5-A.
7.	Locations like name of the place, village, city, registration, Sub-District, etc.	Village Panchayat of Assagao, Bardez Taluka, North Goa District, State of Goa, India.
8.	Boundaries (of the property).	On the East: By Property bearing Survey No.121/6 of Assagao Village; On the West: By Property bearing Survey No. 121/5 of Assagao Village;



		<p>On the North: By a Public Road;</p> <p>On the South: By a Public Road;</p>
9.	<p>Flow of titles tracing out the title, of the intended mortgagor and his/its Predecessors in interest from Mother Deed to the latest Title Deed</p>	<p>Flow of the Title shown as per Enclosed 'Annexure B'.</p>
10.	<p>Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local Authorities or Third-Party claims, liens etc. and details thereof. If yes, give the details thereof.</p>	<p>Nil Encumbrance Certificate dated 24/08/2020 issued under no 1353 of 2020 issued by the Sub- Registrar of Mapusa, Bardez- Goa</p>
11.	<p>The period covered under the</p>	<p>Nil Encumbrance Certificate issued in the name of Mario A. P. Lobo for a</p>



Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	period of two years from 12 th December 2019 to 24 th August 2020
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Date: 30th Sep / 2020

Place: Panaji - Goa.



GALILEO F. TELES

GALILEO F. TELES
B.G.L., LL.B (HONS)
306, GERA'S IMPERIUM-1,
Patto Plaza, EDC Complex,
Panaji-Goa, 403 001

Galileo F. Teles
Advocate (High Court)

306, Gera Imperium
EDC Complex,
Patto Plaza,
Near Bus Stand,
Panaji, Goa
Mob: 9370538063
Phone No: 0832-2437063

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ANNEXURE 'B'

Sir,

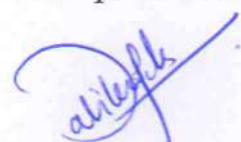
The undersigned has perused and scrutinized all the documents enlisted in Column 2 of 'Annexure A', the File pertaining to the Property admeasuring 1300 Sq. Mts., surveyed under Survey No. 121/5-A, situated in Assagao Village which is forming a part of the Larger Property which is denominated as '**MAZALWADO**' and also known as, '**GORXECHEM BATULEM**', which property is neither described in the Office of the Land Registration Office of Bardez nor found to be enrolled in the Taluka Land Revenue Office originally surveyed under Old Cadastral Survey No. 1215 and presently surveyed in the survey records under no. 121/5-A of Village Assagao, District of North Goa, and State of Goa. (Hereinafter referred to as the '**Said Property**').

1. The Said Property existed in a larger property denominated as '**Mazalwado**' and also known as



'Gorxechem Batulem', admeasuring an area of 2400 sq. mts., which property is neither inscribed nor described in the Office of the Land Registration Office of Bardez and also not enrolled in the Land Revenue Office and which property comprised of Old Cadastral Survey No. 1215 and 1216 of Village Assagao and originally surveyed as survey no 121/5 of Assagao Village, Bardez Taluka by the Government of Goa Directorate of Settlement and Land Records Revenue Department. (*Hereinafter referred to as the 'Said Larger Property'*).

2. The Old Cadastral Survey No. 1215 originally belonged to John Mendonca alias Joao Salvador Timotio Mendonca alias John Salvador Mendonsa, Willam Mendonca and Santos Joseph Mendonca alias Santos Mendonca alias Santus Mendonca children of Monte Francisco Mendonca and Maria Conceicao Vas Mendonca and Old Cadastral Survey No. 1216 originally belonged to Martinho Lobo and Alberto Lobo children of Constantino C S Lobo and Liberata Pires.
3. The Office of the Directorate of Public Works and Land Survey, Department of Land Survey in the month of March 1943 had duly conducted verification and demarcation of property known as "Gorxechem Batulem" having old Cadastral Survey No. 1215 belonging to John Mendonca alias Joao Salvador Timotio Mendonca alias John Salvador Mendonsa, Willam Mendonca and Santos Joseph Mendonca alias Santos Mendonca alias Santus Mendonca in presence



of the said Santos Joseph Mendonca alias Santos Mendonca alias Santus Mendonca with the consent of the adjoining neighbors/respective parties with six stone boundary marks and loose stones compound wall.

4. The abovementioned Old Cadastral Survey No. 1215 was forming the part of the Said Larger Property was originally owned and possessed by John Mendonca alias Joao Salvador Timotio Mendonca alias John Salvador Mendonsa, Willam Mendonca and Santos Joseph Mendonca alias Santos Mendonca alias Santus Mendonca children of Monte Francisco Mendonca and Maria Conceicao Vas Mendonca which is duly found to be recorded/confirmed in the Registo do Agrimensor bearing Provisional No. 1215 of Assagao Village which is presently corresponding to survey no 121/5-A of Assagao Village.
5. The said Santos Pascoal Jose Mendonca alias Santos Mendonca alias Santus Mendonca expired in the year 1947 in the status of a bachelor which is duly certified by the certificate issued by Fr. Oscar Quadres of St. Cajetan Church Assagao Goa, and the said William Mendonca expired in the status of a bachelor on 23/07/1980, and the said Mr. Joao Salvador Timotio Mendonca alias John Salvador Mendonsa alias John Mendonca married to Ana Rita Brigida Viegas e Mendonca and the former expired on 26/07/1948.



6. The said Santos Pascoal Jose Mendonca alias Santos Mendonca alias Santus Mendonca and William Mendonca both expired in the status of a bachelor, intestate, without leaving any Will or any other disposition of his last wish, and without leaving descendants or ascendants or children or co-laterals, but leaving behind him as his universal heirs and successors in transversal line, his brother, the said Mr. Joao Salvador Timotio Mendonca alias John Salvador Mendonsa alias John Mendonca. The said Mr. Joao Salvador Timotio Mendonca alias John Salvador Mendonsa alias John Mendonca was married to Mrs. Ana Rita Brigida Viegas e Mendonca in their first nuptial and out of their wedlock they had a son namely Mr. Mildred Patrick Mendonca also known as Patrick Mendonca born on 01st December 1946.

7. The said Mr. Joao Salvador Timoteo Mendonca expired on 26th July 1948, without leaving any Will or any other disposition of their last wishes and leaving behind his leaving behind his widow i.e Ana Brigida Viegas e Mendonca and his sole legal universal heir his only son Mildred Patrick Mendonca alias Patrick Mendonca married to Rita Basilia Mendonca on 17th May 1980. Upon the death of Mr. Joao Salvador Timoteo Mendonca a Deed of Succession was executed on 30/01/1991, drawn at pages 79 to 81 of Book No. 750, which was registered before the Office of the Civil Registrar Cum Sub-Registrar & Notary Ex-Officio Bardez, Mapusa, Bardez-Goa.



8. The said Mr. Willam Mendonca alias Lili Mendes alias Lily Mendes alias Lily Mendosa alias Lilly Mendonsa expired on 23rd July 1980 in the status of a bachelor without leaving any Will or any other disposition of their last wishes and leaving behind his sole universal heir and successor his only nephew Mildred Patrick Mendonca son of his deceased brother Joao Salvador Timoteo Mendonca. Upon the death of late Mr. Willam Mendonca alias Lili Mendes alias Lily Mendes alias Lily Mendosa alias Lilly Mendonsa a Deed of Succession came was executed on 25/08/1992, drawn at pages 52V to 54 of Book No. 762, registered before the Office of the Civil Registrar Cum Sub-Registrar & Notary Ex-Officio Bardez, Mapusa, Bardez-Goa.
9. By virtue of Deed of Succession on 13/01/1991 and 05/08/1992 the said Ana Rita Brigida Viegas e Mendonca and her son Mildred Patrick Mendonca alias Patrick Mendonca married to Rita Basilia Mendonca succeeded as sole and universal heirs to the estate left behind by said Mr. Joao Salvador Timotio Mendonca alias John Salvador Mendonsa alias John Mendonca and Mr. Willam Mendonca.
10. During the Survey carried out by the Government of Goa Directorate of Settlement and Land Records Revenue Department in the year 1971 and 1972, the Said Larger Property comprising of old Cadastral Survey No. 1215 and 1216 were merged into one single



property and allotted Survey No. 121/5 of Assagao Village, totally admeasuring 2400.00 Sq. Mts.

11. A superimposition report prepared by Architect S.A. Dhuri, certifies that the said Larger Property comprising of Old Cadastral Survey Plan bearing No.1215 and 1216 corresponds to originally surveyed under no.121/5 (presently surveyed with survey no.121-5 and 121/5-A) of Assagao Village, Bardez - Goa and the said property with Old Cadastral Survey Plan bearing No. 1215 corresponds to present survey no.121-5-A of Assagao Village, Bardez - Goa.
12. Thereafter Mildred Patrick Mendonca son of Mr. Joao Salvador Timotio Mendonca alias John Salvador Mendonsa alias John Mendonca was in physical possession of the said property admeasuring an area of 1,300 sq.mts. moved an application on 18th January 1992 under section 61 of the Goa Land Revenue Code 1961 to partition a portion admeasuring 1,300 sq.mts out of the said larger property bearing survey no.121/5 admeasuring 2,400 sq mts of Assagao Village, against Martin Lobo alias Marthinho Lobo and his legal heirs before the Court of the Deputy Collector North-Goa at Mapusa, Bardez- Goa.
13. The Dy. Collector & SDO, Mapusa vide Order dated 02nd March 1993 in Case bearing No. 15/215/92/PART/LAND has confirmed the said



partition and formed a new land holding bearing Survey No. 121/5-A admeasuring 1,300 sq.mts. of Assagao Village, Bardez, North Goa and accordingly necessary changes have also been carried out in the Survey Records respect to the Said Property.

14. After confirmation of partition of the said property, the name of Mildred Patrick Mendonca was duly recorded in the Survey Records of Survey Form I & XIV bearing No.121/5-A of Assagao Village.
15. The said Mildred Patrick Mendonca also known as Patrick Mendonca expired on 27/04/1996, intestate, and without leaving any Will or any other disposition of their last wish, and leaving behind his moiety holder Ms. Rita Mendonca and sole heir, his son Richard John Mendonca.
16. Upon the death of the first husband i.e. Mr. Joao Salvador Timotio Mendonca alias John Salvador Mendonsa alias John Mendonca, the widow of the said Mr. Joao Salvador Timotio Mendonca alias John Salvador Mendonsa alias John Mendonca namely, Ms. Ana Rita Brigida Viegas e Mendonca entered in her second nuptials on 18th October 1953, with Mr. Francis Joseph Manuel Eusebio Lobo alias Francisco Jose Manuel Eusebio Lobo and out of their wedlock they have a son i.e. Mr. Mario Agnelo Peter Lobo.



17. The said Ms. Ana Rita Brigida Viegas e Mendonca and her husband Mr. Francis Joseph Manuel Eusebio Lobo alias Francisco Jose Manuel Eusebio Lobo both expired on 07/02/2007 and 19/02/2010 respectively, intestate, and without leaving any Will or any other disposition of their last wish, and leaving behind them their universal heirs, their only son and daughter-in-law namely, Mr. Mario Agnelo Peter Lobo married to Esmeralda Maria Lobo as their only heirs.
18. Mr. Mario Agnelo Peter Lobo son of late Francis Joseph Manuel Eusebio Lobo initiated inventory proceedings to open inheritance of late Santos Pascoal Jose Mendonca alias Santos Mendonca alias Santus Mendonca which came to be registered before the Court of the Civil Judge Senior Division, at Mapusa, Bardez- Goa, under Inventory proceedings bearing No. 471/2018/B and the said property bearing survey no. 121/5-A was listed at ITEM NO. 2 in the list of Assets.
19. That vide Order and Decree dated 30/10/2019 passed in Inventory Proceedings bearing No. 471/2018/B by Civil Judge Senior Division at Mapusa, the said property bearing Survey no. 121/5-A, at Item No. 2 was allotted to Ms. Rita Mendonca and her son Richard John Mendonca and they became co-owners in possession of the said property
20. Pursuant to the Order dated 30/10/2019 passed in Inventory Proceedings bearing No. 471/2018/B by



Civil Judge Senior Division at Mapusa, the said Mrs. Rita Mendonca and Mr. Richard John Mendonca also got their name duly mutated/recorded in the Occupant's Column of Survey Form I & XIV of Assagao Village with respect to the said against Mutation Entry No. 72118.

21. Out of abundant caution, a public notice was issued on behalf of the prospective purchasers inviting claims or objections to the proposed sale transaction with respect to the said property which came to be published in the local daily newspaper, 'The Navhind Times' on 14th March 2020.
22. Vide Letter dated 21/08/2020 addressed by said Savio Monteiro, the undersigned has been informed that he has not received any objections or claims to the said transaction within a period of 14 days of publication of said notice.
23. In view of the above, I hereby certify that, 'Mrs. Rita Mendonca and Mr. Richard John Mendonca' are the co-owners of the Said Properties and hence there are no legal impediments for entering into any Agreement/Sale Deed with, 'Mrs. Rita Mendonca and Mr. Richard John Mendonca' by the prospective purchasers.

Date: 30/09/2020

Place: Panaji- Goa



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B.G.L., LL.B (HONS)
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Patto Plaza, EDC Complex,
Panaji-Goa, 403 001