BHARATI V. GADEKAR

Advocate

(M) 9860712155

First Floor,

Casa Aliados Building

Abade Faria Road,

Margao, Goa, 403601

TO WHOMSOEVER IT MAY CONCERN

This Title and Search Report is prepared at the request of Mr. Rosevelt Jose Filigonio Do Rosario Carl Valadares, Proprietor of R & A Builders, resident of House No. 236-A, Pirni, Nagoa, Salcete, Goa-403722 in respect of property surveyed under no. 36/11 of Village Chinchinim, , Salcete, Taluka, admeasuring an area 3825 sq. mtrs.

1	**Name and Description of the Property.** There exist a property known as "BENTGONSALEM" also known as "IGORJE BHAT", described in the land Registration records of Salcete under number 43041 of Book B 111 and inscribed under number 45618 at pages 27 of Book G 53 and enrolled under matriz number 267 and the urban under the number 268. The entire property is bounded as under:- **On the East:-** by the Fabrica of the Church of Chinchinim and heirsof Francisco Antonio Cota, **On the West:-** by a drain-channel **On the South:-** by a drain-channel and road and **On the North:-** by the property of the Fabrica.

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	The property is surveyed under survey number 36/11 of village Chinchinim and admeasures 3825 square meters. The property, as per the survey records and survey plan is bounded as under: **On the east** : by property bearing Sy.No.36/12, 36/15 & 36/16, **On the west** :by main road, **On the south** : by Internal road and **On the North** :by by Plot bearing Sy. No.36/9 & 36/8. There exist in this plot 12 (twelve) old mud wall structures with Mangalore tiles about 100 years in age, each admeasuring 15 square metres.
2	Particular and Nature of documents verified and scrutinized

	Sr. No	**Date**	**Name of the Document**
	1		Notarized True Copy of Land Registration Records along with the Translation bearing no. 43041 of Book B-111
	2		Notarized True Copy of Note of Inscription No. 8551 – and its Translation. Registration of Properties Nos. 43035, 43036, 43037, 43038, 43039, 43040, 43041, 43042, 18319 and 16229 new in favour of Tomas Aquino Cotta
	3		Matriz Certificate under Matriz No. 267 & 268
	4		Copy of Inscription of Transmission with its translation
	5	21/01/1894	Notarized True Copy of Pre Nuptial Contract of Antonio Joaquim Honorato Cotta & Maria Helena Martins along with the Translation
	6		Notarized True Copy of Minutes of Inventory Proceedings bearing number 1590/1916 along with the Translations
	7	25/02/1917	Notarized Copy of Will and its Translation

	8	12/02/1945	Notarized True Copy of Deed of Gift with reservation of usufruct and its Translation		
	9	30/11/1961	Notarized True Copy of Deed of Gift and Acceptance from Folio fifteen overleaf and onwards of Book of Register under number 1146 and its Translation.		
	10	25/10/1966	Notarized True Copy of Deed of Habilitacao and its Translation		
	11	22/07/1968	Notarized True Copy of Instrument of Partitioning and its Translation		
	12	18/09/1968	Notarized True Copy of Deed of Pre Nuptial Convention drawn before the Judicial division of Salcete, at Margão recorded at folio 17 to 18 in Deeds/Wills Book No.125 and its Translation		
	13	28/07/2005	Notarized True Copy of Deed of Succession drawn in the Judicial Division of Salcete, City of Margão recorded at folio 44V to 46V of the Deeds Book.		
	14	26/08/2008	Copy of Land Acquisition Notification		
	15	16/03/2009	Notarized True Copy of Public Will drawn before Notary Public Ex-officio		
	16	13/10/2009	Deed of Succession drawn in the Judicial Division of Salcete, City of Margão drawn on 13/10/2009 recorded at folio 21V to 23 of the Deeds/Wills Book no.1543		
	17	11/01/2010	Notarized True Copy of Ante Nuptial Contract drawn in Book No.700 at page 95V onwards in the Judicial division of Ilhas		
	18	16/06/2020	Copy of Judgment and Decree of Special Inventory Proceedings No. 12/2018/II		
	19	28/03/2022	Notarized True Copy of Deed of Sale registered before Sub-Registrar of Salcete under Book: 1 Document, Registration number MGO-1-1095-2022.		
	20	06/05/2010	Notarized True Copy of Power of Attorney executed before notary		

			Surexa P. Lotlecar under reg. No. 9222/2010 dated 06/07/2010 by Basil Yury Braganza Cotta also known as Basil Yuri Braganza Cotta and Dr. Maria Tereza Annette Vas also known as Maria Tereza Annette Vas B. Cotta in favour of Assis De Xavier Braganca alias Assis De Xavier Braganza alias Nelson Braganza.
	21	29/03/2018	Notarized True Copy of Power of Attorney executed before notary H. B. Mishra under reg. No. 1319 Page 70 dated 29/03/2018 by Maria Helena Olivia Cota also known as Olivia Maria Cota also known as Olivia Suresh Vengsarkar and her husband Suresh Sadanand Vengsarkar in favour of Dr. Nirad Suresh Vengsarkar.
	22	08/01/2011	Copy of Power of Attorney executed before notary Surexa P. Lotlecar under reg. No. 417/2011 dated 08/01/2011 by Mrs. Larissa Justina Braganza Cotta alias Larissa Justina Braganca Cota in favour of Assis De Xavier Braganca alias Assis De Xavier Braganza alias Nelson Braganza
	23	23/11/2017	Notarized True Copy of Power of Attorney executed before Notary Edwin A. de Morit Furtado under reg. No. 20877/2017 dated 23/11/2017 by Glefy Inacio Furtado in favour of Assis De Xavier Braganca alias Assis De Xavier Braganza alias Nelson Braganza.
	24		Original Form I & XIV of the property surveyed under survey no. 36/11 of village Chinchinim, Salcete Taluka .
	25		Survey Plan of the property surveyed under survey no. 36/11 of village Chinchinim, Salcete Taluka
	26	26/12/2022	Nil Encumbrance Certificate issued in the office of Sub-Registrar of Salcete under no. 2504/2022 stating that there are no encumbrances affecting the said property from 28/03/2022 to 23/12/2022

Chain of title tracing the title from the predecessors in title/interest to the Current title holder.

There exist a property known as **"BENTGONSALEM"** also known as **"IGORJE BHAT"**, described in the land Registration records of Salcete under number 43041 of Book B 111 and inscribed under number 45618 at pages 27 of Book G 53 and enrolled under matriz number 267 and the urban under the number 268. The entire property is bounded on the east by the Fabrica of the Church of Chinchinim and heirs of Francisco Antonio Cota, on the west and south by a drain-channel and road and on the North by the property of the Fabrica.

The property is surveyed under survey number 36/11 of village Chinchinim and admeasures 3825 square metres. The property, as per the survey plan is bounded as under:

On the east by: bearing Sy.No.36/12, 36/15 & 36/16,

On the west by: main road,

On the south by: Internal road and

On the North by: by Plot bearing Sy. No.36/9 & 36/8.

There exist in this plot 12 (twelve) old mud walled structures with Mangalore tiles about 100 years in age, each admeasuring 15 square metres.

1. From the above documents, it can be seen that António Joaquim Cota also known as António Joaquim Honorato Aleluia Cota also known as António Joaquim C Honorata Aleluia Cota were the original owners of the said property.

   Maria Helena Martins e Cota was married to António Joaquim Cota also known as António Joaquim Honorato Aleluia Cota also known as António Joaquim C Honorata Aleluia Cota under the regime of separation of assets in view of a Prenuptial Contract dated 21st January, 1894.

2. Upon the death of Maria Helena Martins E Cota, the said property was a subject matter of inventory proceedings bearing number 1590/1916 involving minors

which was filed in the Court of Judicial Division of Salcete by her widower António Joaquim Cota also known as António Joaquim Honorato Aleluia Cota also known as António Joaquim C Honorata Aleluia Cota.

The said inventory proceedings was finalized through the 1st Registry of the Court in which the assets were partitioned, one half of them have been allotted to António Joaquim Cota also known as António Joaquim Honorato Aleluia Cota also known as António Joaquim Cota, on account of his half-share and other half was sub-divided among the children namely:

i. Basílio Purificação Cota, unmarried, aged twenty years.

ii. Ana Laura das Angustias Cota, unmarried, aged eighteen years.

iii. Ana Purificação Cota, unmarried, aged thirteen years.

iv. Thomaz Aquino Antóniof Ignacio Cota, unmarried, aged eleven years.

v. Maria Bernardete Cota, unmarried, aged tem years.

vi. Maria Rita Cota, unmarried, aged seven years.

António Joaquim Cota also known as António Joaquim Honorato Aleluia Cota also known as António Joaquim Cota died on 08/07/1923 at Chinchinim and he had executed a Will dated 25th February, 1917 whereby António Joaquim Cota also known as António Joaquim Honorato Aleluia Cota also known as António Joaquim Cota bequeathed and left his free and disposable half of all his assets and all that belongs to him and may come to belong to him and to his two sons Basilio Purificacao Cota and Tomas Aquino Antonio Inacio Cota of Chinchinim in equal parts.

3. Upon the death of António Joaquim Cota also known as António Joaquim Honorato Aleluia Cota also known as António Joaquim Cota, inventory proceedings were instituted by his son Basilio Purificação Cota in the Court of the First Office at Salcete, which was appended to the earlier inventory bearing

number 1590/1916 wherein the said property was enlisted at Item No.32.

The said property enlisted at Item No.32 was allotted to Thomaz Aquino Antonio Ignacio Cota also known as Thomas Aquino Antonio Inacio Cota also known as Tomas Aquino António Inácio Cota in Inventory Proceedings. The said Thomaz Aquino Antonio Ignacio Cota was also known as Thomas Aquino Antonio Inacio Cota and as Tomas Aquino António Inácio Cota.

4. The said Thomas Aquino Antonio Inacio Cota has vide Deed of Gift dated 12th November, 1945 gifted all his movable and immovable assets to Basilio Purificação Cota.

From the documents it is seen that the lifetime usufruct of the entire property under number 43041 was registered in favour of Tomas Aquino António Inácio Cota, bachelor, under the inscription number 8551 posted on page 2 of the book F No.16. and the said property is described under no.43041 and inscribed in favour of Basilio Purificação Cota under number 45618.

Late Basilio Purificação Cota has by Deed of Gift and Acceptance dated 30th November 1961, from Folio fifteen overleaf and onwards of Book of Register under number 1146, gifted to his wife all his disposable quota.

5. Upon the death of Basilio Purificação Cota on 24th January 1962 at Chinchinim, his widow and moiety sharer Maria Justina Marcelos Pereira and his daughters Maria Helena Olivia Cota and Corina Delfina Cotta, then spinster, qualified themselves by Deed of Habilitação dated 25th October 1966 drawn up by the Notary Raul Gerson Purificação De Santa Rita Vas of Margão, i.e. Maria Justina Marcelos Pereira as moiety sharer and Maria Helena Olivia Cota and Corina Delfina Cotta as his heirs.

6. By the Instrument of Partitioning dated 22nd July, 1968, Maria Justina Marcelos Pereira as moiety sharer and her daughters Maria Helena Olivia Cota and Corina Delfina Cotta partitioned the estate left by the deceased Basilio Purificacao Cota in which the said property was listed as Item No.23. By the said Instrument of Partitioning dated 22nd July, 1968 Maria Helena Olivia Cota was allotted the right to half of the property under Item No.23 with four shops on the northern side that is 5 to 8 and 2, shops on the southern side that is 3rd and 4th of the urban existing in the property of the aforesaid Item no.23 with the usufruct to Maria Justina Marcelos Pereira. By the Instrument of Partition dated 22nd July, 1968 Corina Delfina Cotta was allotted the right to half of the property under Item No.23 with four shops on the northern side that is of 1st to 4th and with two shops on the southern side that is 1st and 2nd of the urban (house) existing in the property of the aforesaid Item no.23 with the usufruct to Maria Justina Marcelos Pereira.

7. Corina Delfina Cotta was married to Mr. Assis de Xavier Bragança alias Assis de Xavier Braganza alias Nelson Braganza under the regime of separation of assets in view of a Deed of Pre-nuptial Convention dated 18th September, 1968 drawn in Deeds/Wills Book No.125 at folio 17 to 18 in the Judicial division of Salcete, at Margão signed by Corina Delfina Cotta and Mr. Assis de Xavier Bragança alias Assis de Xavier Braganza alias Nelson Braganza.

8. That Maria Justina Marcelos Pereira died on 15th October 1970 at Margão without executing any will or gift but leaving behind her two daughters namely Maria Helena Olivia Cota married to Suresh Sadanand Vengsarkar and Corina Delfina Cotta, married to Mr. Assis de Xavier Bragança alias Assis de Xavier Braganza alias Nelson Braganza as her sole and universal heirs. By a Deed of Succession dated 28th July, 2005 in the Judicial Division of Salcete, City of Margão recorded at folio 44V to 46V of the Deeds Book, Maria Helena Olivia Cota married to Suresh Sadanand Vengsarkar and Corina Delfina Cotta, married to Mr. Assis de

Xavier Bragança alias Assis de Xavier Braganza alias Nelson Braganza have been declared as the sole and universal heirs of late Basilio Purificação Cota and late Maria Justina Marcelos Pereira.

9. There was a Land Acquisition for the construction of Bye-pass road at Chinchinim village and up-gradation of existing M.D.R. to Betul in Velim Constituency and an area of 270 square metres of the property surveyed under survey number 36/11 of village Chinchinim was acquired by Government Notification No. 23/37/ /2008-RD dated 26-08-2008 published at pages 685 to 687 of Series II No. 24 of the Official Gazette, dated 11-09-2008 and in two newspapers (1) "Navhind Times" dated 30-08-2008 (2) "Sunaparant" dated 30-08-2008, it was notified under Section 4 of the Land Acquisition Act, 1894 (Central Act 1 of 1894), that the land, specified in the Schedule appended to the said Notification, was needed for the public purpose, viz. Land Acquisition for construction of Bye-pass road at Chinchinim Village and upgradation of existing M.D.R. to Betul in Velim Constituency and the Government of Goa after considering the report made under sub-section (2) of Section 5-A the said Act is satisfied that the land specified in the Schedule hereto is needed for the public purpose specified above. The Government of Goa declared, under the provisions of Section 6 of the said Act that the said land is required for the public purpose specified above. The land surveyed under survey number 36/11 of village Chinchinim sought to be acquired was 270 square metres.

10. A plot of the said property, after exclusion of the land acquired by the Government, forms a separate an independent property admeasuring an area of 3555 square metres and presently bounded
on the North: by Plot bearing Sy. No.36/9 & 36/8,
on the South: Internal road
on the East: bearing Sy.No.36/12, 36/15 & 36/16,
on the West: main road

There exist in this plot 12 (twelve) old mud walled structures in this plot, with Mangalore tiles about 100 years in age.

11. Late Corina Delfina Cotta alias Corina Delfina Cota died at Margão, Goa on 25th May, 2009 in the status of being married under the regime of separation of assets to Mr. Assis de Xavier Bragança alias Assis de Xavier Braganza alias Nelson Braganza whom she left as her widower and moiety sharer leaving behind as her "sole and universal heirs" her two children namely Mr. Basil Yury Braganza Cotta, married to Ms. Maria Tereza Annette Vas and her daughter Ms. Larisa Justina Braganza Cotta, then unmarried.

    That the deceased late Corina Delfina Cotta alias Corina Delfina Cota left a Public Will executed by her on 16th March, 2009 recorded by the Notary Public ex officio bequeathed to the said Basil and Larissa, half of the properties mentioned therein. All this has been recorded in the Deed of Succession dated 13th October 2009 in the Judicial Division of Salcete, City of Margão drawn on 13/10/2009 recorded at folio 21V to 23 of the Deeds/Wills Book no.1543.

12. Ms. Larisa Justina Braganza Cotta was married to Dr. Glefy Inacio Furtado under the regime of separation of assets in view of an ante nuptial contract dated 11th January, 2010 drawn in Book No.700 at page 95V onwards in the Judicial division of Ilhas, signed by Ms. Larisa Justina Braganza Cotta and Dr. Glefy Inacio Furtado.

    Corina Delfina Cotta alias Corina Delfina Cota was also known as Corina Delfina Cotta Braganza.

13. By Judgment and Decree dated 16th June, 2020 passed by the Civil Judge Senior Division at Margão, Goa, in the Special Inventory Proceedings No.12/2018/II initiated upon the death of late Corina Delfina Cota alias Corina Delfina Cotta

Braganza, the Item nos.XIV, XV and XVI were allotted to Mr. Basil Yury Braganza Cotta.

14. Mr. Basil Yury Braganza Cotta also known as Basil Yuri Braganza Cotta, Dr. Maria Tereza Annette Vas also known as Maria Tereza Annette Vas B. Cotta, Mrs. Maria Helena Olivia Cota also known as Olivia Maria Cota also known as Olivia Suresh Vengsarkar and Mr. Suresh Sadanand Vengsarkar thus became lawful co-owners in possession, occupation and enjoyment of the SAID PROPERTY.

15. The said Mr. Basil Yury Braganza Cotta also known as Basil Yuri Braganza Cotta, Dr. Maria Tereza Annette Vas also known as Maria Tereza Annette Vas B. Cotta, Mrs. Maria Helena Olivia Cota also known as Olivia Maria Cota also known as Olivia Suresh Vengsarkar and Mr. Suresh Sadanand Vengsarkar have sold to **M/s R & A BUILDERS**, a proprietorship Concern duly registered, having its office at 419, fourth floor, Lake Plaza, Fatorda, Salcete, Goa, herein represented by its sole proprietor **MR. ROSEVELT JOSE FILIGONIO DO ROSARIO CARL VALADARES**, a plot of land admeasuring 3555 sq. Mts of survey no. 36/11 of village Chinchinim along with the 12 (twelve) old mud walled structures with Mangalore tiles about 100 years in age, each admeasuring 15 square metres vide Deed of Sale dated 28.03.2022 registered before Sub-Registrar of Salcete under Book: 1 Document, Registration number MGO-1-1095-2022.

16. In the above Deed of Sale dated 28/03/2022 Vendor no. 1 & 2 i.e. Basil Yury Braganza Cotta also known as Basil Yuri Braganza Cotta and Dr. Maria Tereza Annette Vas also known as Maria Tereza Annette Vas B. Cotta are represented by their attorney Assis De Xavier Braganca alias Assis De Xavier Braganza alias Nelson Braganza by virtue of Power of Attorney dated 06/05/2010 executed before notary Surexa P. Lotlecar under reg. No. 9222/2010 dated 06/07/2010.

17. And Vendor no. 3 & 4 i.e. Maria Helena Olivia Cota also known as Olivia Maria Cota also known as Olivia Suresh Vengsarkar and her husband Suresh Sadanand Vengsarkar are represented by their attorney Dr. Nirad Suresh Vengsarkar by virtue of Power of Attorney dated 29/03/2018 executed before notary H. B. Mishra under reg. No. 1319 Page 70 dated 29/03/2018.

18. And Consenting Party No. 2 i.e. Mrs. Larissa Justina Braganza Cotta alias Larissa Justina Braganca Cota is represented by her attorney ssis De Xavier Braganca alias Assis De Xavier Braganza alias Nelson Braganza by virtue of Power of Attorney dated 08/01/2011 executed before notary Surexa P. Lotlecar under reg. No. 417/2011 dated 08/01/2011.

19. And Consenting Party No. 3 i.e. Mr. Glefy Inacio Furtado is represented by his attorney Assis De Xavier Braganca alias Assis De Xavier Braganza alias Nelson Braganza by virtue of Power of Attorney dated 23/11/2017 executed before Notary Edwin A. de Morit Furtado under reg. No. 20877/2017 dated 23/11/2017.

20. Form I & XIV of the property surveyed under survey no. 36/11 of village Chinchinim of Salcete Taluka shows that the name of M/s R & A BUILDERS is figuring in occupants column and there are no names figuring in Tenants and other right column.

21. Survey Plan of the property shows the location and extent of land under survey no. 36/11 of village Chinchinim, Salcete Taluka.

22. Nil Encumbrance Certificate dated 26/12/2022 issued in the office of Sub-Registrar of Salcete under no. 2504/2022 stating that there are no encumbrances affecting the said property from 28/03/2022 to 23/12/2022.

CERTIFICATE OF TITLE

I have examined and scrutinized the copies of the above mentioned TITLE DEEDS and in my Opinion there is valid evidence of right, title and interest to the **M/s R & A BUILDERS**, a proprietorship Concern and I further certify that.

1. There are no claims of minors or any other persons and the property is freehold.

2. There are no prior Mortgage/Charges/encumbrances whatsoever, as could be seen from the documents pertaining to the Scheduled Property covered by the above title Deeds.

3. Nil Certificates of Encumbrance issued by the Office of Sub-Registrar of Salcete shows that there are no encumbrances affecting the property and the property is free from Encumbrances, charges and liens.

4. I certify that **M/s R & A BUILDERS**, a proprietorship Concern is having clear and Marketable title of ownership over the property described in Schedule mentioned hereunder.

Date: -18/01/2023
Place:-Margao - Goa

Advocate