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Shailesh S. Vengurlekar

Ruby V. Shirodkar

Vinisha Bragança

Mary M. Vincent

Wilson Rodrigues

Advocates.

Ref. No.

Date: 29 June ~~2018~~

TITLE REPORT

This title report is prepared at the request of Mr. Carl Costa of M/S Cosme Costa Constructions Pvt. Ltd., having their office at Altinho, Mapusa, Goa in respect of the property more particularly described in the Schedule hereinunder.

SCHEDULE

All that known as "COMNAICACHO SODDO" or "COMONAIKACHO SODO", situated in Carrasco Vaddo of Mapusa with a residential house therein bearing No.131 of Ward No.3, within the limits of the Mapusa Municipal Council, Taluka and District of Bardez, District of North Goa, State of Goa, surveyed under Chalta no.50 of P.T.Sheet no.52, admeasuring 2484.00 square metres,



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corresponding to Cadastral Survey No.1529, consisting of properties described under No.29306 of Book B 75 at page 112 and No.29307 of Book B 75 at page 112 and is bounded as under:

EAST: By road.

WEST: By road and property bearing Survey No.13/61 of P.T.Sheet no.52.

NORTH: By the Mapusa to Bicholim road.

SOUTH: By property bearing survey no.13/61 of P.T.Sheet No.52 and by road.

DOCUMENTS RELIED UPON:

1. Description under No.29306 of Book B 75 at page 112 and No.29307 of Book B 75 at page 112 of the Land Registration Records
2. Inscription under No.22068 of Book G 28 at page 149v and No.8781 of Book C 31 at page 124 of the Land Registration Records.
3. Old Cadastral Survey plan of property bearing survey no: 1529.



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4. Registo de Agrimensor of survey no: 1529 **Date:-**
5. Records and Proceeding of Inventory no: 402/2014/E before the Civil Judge Junior Division "E" Court at Mapusa.
6. Sale Deed executed on 29.5.2015.
7. Form D of the property issued under City Survey Rules.
8. Survey Plan.
9. Conversion Sanad dated 6.7.2017
10. Development Permission issued by North Goa Planning Authority, Panaji dated 1.2.2017 and 7.2.2018
11. N. O. C. Of the Electricity Department, Mapusa dated 23.2.2017
12. N. O. C. Of the P. W. Department, Mapusa dated 7.3.2017



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13. N. O. C. Of the Urban Health Centre, Mapusa dated 15.3.2017

14. N. O. C. Of the Directorate of fire and Emergency Services, Panaji dated 5.6.2017

15. Construction License No: 39 dated 5.7.2017 and no: 05 dated 14.5.2018 issued by Mapusa Municipal Council.

TRACING OF TITLE:

The said property is inscribed in favour of Luisa Maria Carrasco, widow of Zeferino Caridade Carrasco under Inscription no: 22068 at page 149v of Book no: G-28 in the Land registration records. It is mentioned in the said inscription that the property was purchased by the said Luisa Maria Carrasco from reginaldo Carrasco and his wife Carollina de Souza by a Sale Deed executed on 14.11.1928.

Although a reference is found of a mortgage in 1932 subsequent Cadastral Survey in respect of the said property under no: 1529 shows the owners of the said property as Luisa Maria Carrasco and her children giving credence to the presumption that the mortgage was discharged. Further the City Survey records also



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Ref. No. show that the said Luisa Maria Carrasco is the ~~holder~~ ^{**Dater**} in the origin of the title. And in any case it was a loan taken for three months in 1932 and recovery thereof is now totally time barred.

On the death of the said Luiza Maria Carrasco and Zeferino Caridade Carrasco the said property was subject matter of Inventory Proceedings no: 402/2014/E before the Civil Judge Junior Divison "E" Court at Mapusa and by orders of the Hon'ble Court dated 27.2.2015 confirming the Chart of Allotment the said property was allotted as follows:

I. Praxede Remedios married to Melody Remedios: - 1/8th

II. Rosalina Carrasco: - 3/80

III. Rosy Bernardina Paes e Menezes: - 3/640

IV. Ramona Fenna Menezes: - 3/640

V. Carmina Sucorro Menezes married to Viterbo Botelho: - 3/320

VI. Paulo Cirilo Menezes married to Anita Natalina Menezes: - 3/320



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- VII. Maria Julieta Menezes married to Joao Miguel de Souza: - 3/320
- VIII. Sabas Francisca Carrasco: - 1/20
- IX. Vanessa Colleta Carrasco: - 1/40
- X. Jonathan Vicente Sebastian Carrasco: - 1/40
- XI. Antonino Francisco Carrasco married to Lilian Margaret Carrasco: - ½
- XII. John Lewis Francis Carraco married to Genevive Annie D'Souza: - 1/10
- XIII. Anthony Sebastian Carrasco married to Zina Paulina Carrasco: - 1/10

The aforesaid persons listed at I to XIII above were the owners in possession of the said property.

The said persons by a Sale Deed executed on 29.5.2015 and registered with the Civil registrar cum Sub registrar of Bardez at Mapusa under Book - 1



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Document registration no: BRZ-BK1-06163-2015, CD NO: BRZD768 dated 29.5.2015 sold the said property to M/S Cosme Costa Constructions Pvt. Ltd of Altinho, Mapusa, Goa.

On purchase of the said property M/S Cosme Costa Constructions Pvt. Ltd of Altinho, Mapusa, Goa has carried out the mutation in the survey records and the Form "D" issued by the City Survey of Mapusa shows the name of M/S Cosme Costa Constructions Pvt. Ltd.

The property has been converted for the purpose of Commercial use by Conversion Sanad dated 6.7.2017 issued by the Additional collector - II of North Goa.

M/S Cosme Costa Constructions Pvt. Ltd. Have also obtained Development Permissions issued by North Goa Planning Authority, Panaji, N. O. C. Of the



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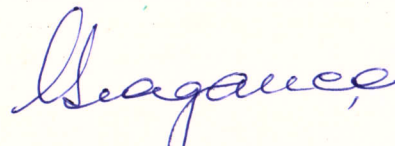
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Electricity Department, Mapusa, N. O. C. Of the P. W. Department, Mapusa, N. O. C. Of the Urban Health Centre, Mapusa and N. O. C. Of the Directorate of Fire and Emergency Services for carrying out the development of the said property.

A Construction Licenses No: 39 dated 5.7.2017 and no: 05 dated 14.5.2018 have been issued by Mapusa Municipal Council for the proposed construction of Commercial Building and compound wall.

M/S Cosme Costa Constructions Pvt. Ltd., therefore have a clear and marketable title to the said property and are entitled to develop the same in terms of the approvals granted by the Mapusa Municipal Council.



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