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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:-**

Date: 03 September 2018.

### TITLE CERTIFICATE

This certificate of title is issued at the request of MR. CARL COSTA, partner of M/S COSME COSTA AND ASSOCIATES, a registered partnership firm having its office at House no.E-8-56, Altinho, Mapusa, Goa, in respect of the property more particularly described in the Schedule hereinunder written.

### SCHEDULE

All that plot admeasuring 3870 square metres being identified plot / part of the property known as "BORODO NIMASGO" alias "NIMZGO BHARAD" alias "BORODO NIMZGO" also known as "NINADGO BHARAD" situated in Pernem, within the limits of the Pernem Municipal Council, Taluka and Sub District of Pernem, District of North Goa, State of Goa, being part of property described in the Land Registration Office of Bardez

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under No.40770 at page 159 of Book 104, not enrolled in the Taluka Revenue office and surveyed in its entirety for Records of Rights under survey no.417/4B of Pernem which plot is bounded as under:

EAST: By the Pernem - Mandrem Road and property bearing survey no: 417/4(part).

WEST: By property bearing survey no. 417/4 (part) and 417/4A.

NORTH: By properties bearing survey no. 417/2C, 3 and 4(part);

SOUTH: By public road beyond which is the property bearing survey no: 415/1.

**DOCUMENTS RELIED UPON;**

1. Form I and XIV of property bearing survey no. 417/4B of Pernem issued on 19.3.2018

*AS*

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2. Survey Plan of property bearing survey no. 417/4B of Pernem issued on 7.2.2018.

3. Deed of sale executed on 20/3/2017 and registered with the Civil Registrar Cum Sub Registrar of Pernem of Book -1 Document, Registration NO. PNM-BK1-00133-2017, CD NO. PNEM12 dated 21.3.2017

4. Form I and XIV of the property bearing survey no: 417/4 of Pernem issued on 30.1.2017.

5. Survey Plan issued on 22.3.2013

6. Records and Proceeding of Inventory on the Death of Nilconta Rogunata Sinai Dessai.

7. Deed of Succession dated 29.6.1998 recorded at page 29V onwards of Book No.4 of Deeds with the Civil Registrar cum Sub Registrar and Notary Ex-officio of Pernem.



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8. Deed of Succession executed on 8.4.2014 at pages 49V to 51V of Book of Deeds No.316 with the Notary Ex officio of Bicholim.

9. Deed of Renunciation also executed on 7.7.2014 at pages 27 to 27V of Book No.19 of Deeds with the Notary Ex Officio of Pernem.

10. Deed of Relinquishment also executed on 7.7.2014 at pages 28 to 28V of Book No.19 of Deeds with the Notary Ex Officio of Pernem

11. Deed of Succession executed on 24.3.2014 at pages 13V onwards of Book NO.19 of Deeds with the Civil Registrar cum Sub Registrar and Notary Ex Officio of Pernem

12. The order dated 5.1.2018 in Case no: 5/137/Part/Land/2017 of the Deputy Collector and Sub Divisional Officer, Pernem, Goa.

13. THE NAVHIND TIMES dated 4.3.2017



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14. TARUN BHARAT dated 4.3.2017

15. Description in Land Registration Office under no. 40770 of Book 104.

16. Inscription in Land Registration Office under no: 40288 at page 169 of Book G-43

**TRACING OF TITLE:**

The certificate in Form I and XIV of survey records of Village of Pernem shows M/s. Cosme Costa and Associates as the occupant of the property bearing survey no. 417/B admeasuring 3870 square metres. It is recorded in the certificate in form I & XIV issued on 19.3.2018 that the same is taking into effect the order dated 5.1.2018 in Case no: 5/137/Part/Land/2017 of the Deputy Collector and Sub Divisional Officer, Pernem, Goa.

A scrutiny of the survey plan shows that the

said property is bounded as follows:

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EAST: By the Pernem - Mandrem Road and property bearing survey no: 417/4(part).


WEST: By property bearing survey no. 417/4 (part) and 417/4A.

NORTH: By properties bearing survey no. 417/2C, 3 and 4(part);

SOUTH: By public road beyond which is the property bearing survey no: 415/1.

The said partition order by the Learned Deputy Collector is consequent to purchase by M/S. Cosme Costa and Associates from Mrs. Sunanda Ramchandra Dessai and others of a part of a larger property by Sale Deed dated 20/3/2017.

The original property was having an area of 8525 square metres prior to the said partition then bearing survey no.417/4 and recorded in the name of Madhusudan Krishnaji Shenoi Desai in the survey record. This entire property which is the subject matter of the

  
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Inventory Proceedings, hereinafter mentioned, is only a part of a larger property, then not described in the Land Registration Records.

It is seen that the larger property then came to be described under no: 40770 at page 159 of Book B-104 in the Land Registration Office and the other part thereof is found inscribed under no: 40288 at page 169 of Book G-43, which is not related to this part of property which was subject matter of the inventory proceedings.

The said Madhusudan Krishnaji Shenoi Desai acquired the right to the said original property from his predecessors in title by virtue being allotted to him in the inventory proceedings on the death of his grandfather Nilconta Raghunath Sinai Desai.

On the death of the said Nilconta Raghunath Sinai Desai the said original property was subject matter of inventory proceeding initiated with the Clerk of the Second Office of Civil Judge of Bardez at Mapusa in

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the year 1924, and concluded by the orders of the Honourable Court dated 18.9.1929.

By orders dated 18.9.1929 the Honourable Civil Judge of Bardez at Mapusa was pleased to confirm the partition of the estate of Nilconta Raghunath Sinai Desai wherein the said original property was described at item no.29 and allotted to the said Madhusudan Krishnaji Sinai Dessai alias Modussudana Crisnaji Sinai Dessai.

The said Madhusudan Krishnaji Sinai Dessai was married to Audubai alias Sumita Shenvi Dessai, the former deceased on 2.3.1995 and the latter on 17.12.1994 leaving behind the following sole and universal heirs:

- a) Crishnaji Madhusudan Desai married to Chandravati alias Devyani Crishnaji Desai.
- b) Nilconta Sinai Desai married to Emunabai alias Shilavati Sinai Desai.

  
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c) Crisnabai alias Sunanda Ramchandra Parsekar Desai married to Ramchandra Parsekar Desai.

The said succession is confirmed by a Deed of Succession executed on 29.6.1998 and recorded at page 29V onwards of Book No.4 of Deeds with the Civil Registrar cum Sub Registrar and Notary Ex-officio of Pernem.

The said Crishnaji Madhusudan Desai expired on 24.2.2000 and his wife Chandravati alias Devyani Crishnaji Desai expired on 21.9.2001 leaving behind the following sole and universal heirs:

a) Mahendra Crishnaji Sinai Dessai married to Rajabai alias Priyanka Mahendra Desai.

b) Gajendra Crishnaji Sinai Dessai married to Radhika Gajendra Sinai Dessai.

c) Surekha Crishnaji Sinai Dessai, unmarried

d) Sushma Ramakanth Pednekar married to Ramakanth Pednekar.

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The said Mahendra Crishnaji Sinai Desai expired on 16.4.2012 and his wife Priyanka Mahendra Desai expired on 20.7.2002 without any ascendants and descendants and the latter without any collaterals leaving behind the collaterals of the former as their sole and universal heirs.

Similarly the said Surekha Crishnaji Sinai Dessai expired on 5.1.2014 in the status of a spinster without any leaving ascendants or descendants leaving behind as her sole and universal heirs the collaterals abovementioned.

The above succession is recorded in a Deed of Succession executed on 8.4.2014 at pages 49V to 51V of Book of Deeds No.316 with the Notary Ex officio of Bicholim.

By a Deed of Relinquishment executed on 7.7.2014 at pages 27 to 27V of Book No.19 of Deeds with the Notary Ex Officio of Pernem the said Sushma Ramakant

Pednekar and her husband Ramakant Rajaram Pednekar



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renounced their rights to the inheritance of the said late Mahendra Crishnaji Sinai Desai and his wife Priyanka Mahendra Sinai Desai.

By a Deed of Relinquishment also executed on 7.7.2014 at pages 28 to 28V of Book No.19 of Deeds with the Notary Ex Officio of Pernem, the said Sushma Ramakant Pednekar and Ramakant Rajaram Pednekar renounced their rights to the estate left by their sister / sister in law Surekha Krishnaji Sinai Dessai.

The said Nilconta Sinai Dessai expired on 21.11.2011 leaving behind his widow Emunabai alias Shilavati Dessai alias Xilavotibai Dessai and the following sole and universal heirs:

- a) Mina alias Meena Dessai, unmarried
- b) Sumita Ulhas Deshphande alias Sunita Sinai Dessai married to Ulhas Ramchandra Deshphande
- c) Sadguru Nilkant Sinai Dessai married to Vandana Dessai alias Vandana Prabhu.

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The above inheritance is confirmed by a Deed of Succession executed on 24.3.2014 at pages 13V onwards of Book NO.19 of Deeds with the Civil Registrar cum Sub Registrar and Notary Ex Officio of Pernem.

The said Ramchandra Rajaram Parsekar Dessai expired on 6.11.1993 and therefore before his parents / parents in law Madhusudan Sinai Dessai and Audubai Shenvi Dessai who expired on 2.3.1995 and 17.12.1994 respectively and therefore had not acquired any right to their estate, which facts can be gathered from the Deed of Succession executed on 5.12.2006 at pages 36 to 38 of Book NO.815 of Deeds with the Civil Registrar cum Sub Registrar and Notary Ex officio of Bardez at Mapusa and earlier Deed executed on 29.6.1998 and recorded at page 29V onwards of Book No.4 of Deeds with the Civil Registrar cum Sub Registrar and Notary Ex-officio of Pernem

The inheritance of Crishnabai alias Sunanda Rumchandra Parsekar Dessai from her parents viz.

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Madhusudan Krishnaji Shenvi Dessai and Sumitrabai Madhusudan Dessai was not communicated to the said Ramchandra Raghunath Parsekar Dessai and therefore not inherited by his sole and universal heirs Subhangi Vijaykumar Samant married to Vijaicumar Pondorinath Samanta

The owners of the said entire property therefore were:

(a) SMT. SUNANDA RAMCHANDRA DESAI alias KRISHNABAI RAMCHANDRA PARXENCAR DESSAI alias CRISNABAI RAMCHANDRA DESSAI, the vendor at serial no.1 in Sale Deed dated 20.3.2017.

(b) MR. GAJENDRA KRISHNAJI SINAI DESAI, alias GAJENDRA CRISNAJI MADHUSUDAN DESAI, the vendor at serial no.2 married to MRS. RADHIKA GAJENDRA SINAI DESAI, the vendor at serial no.3 in Sale Deed dated 20.3.2017.

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(c) MRS.SUSHMA RAMAKANT PEDNEKAR, alias SUSHMA KRISHNAJI SINAI DESAI, the vendor at srial no.4 married to MR.RAMAKANT RAJARAM PEDNEKAR, the vendor at serial no.5 in Sale Deed dated 20.3.2017

(d) MRS.EMUNABAI ZOSVONTA RAU DESAI alias SHILAVATI SINAI DESAI alias SHILAVATI NILCONTA DESAI, alias Xilavotibai Dessai, the vendor at serial no.6 in Sale Deed dated 20.3.2017.

(e) MISS MINA ALIAS MEENA NILCANTA SINAI DESAI, the vendor at serial no.7 in Sale Deed dated 20.3.2017

(f) MRS.SUMITA SINAI DESAI alias SUMITA ULHAS DESHPANDE, alias SUNITA ULHAS DESHPHANDE, the vendor at serial no.8 married to MR.ULHAS RAMCHANDRA DESHPANDE, the vendor at serial no.9 in Sale Deed dated 20.3.2017.

(g) MR. SADGURU NILKANTH SINAI DESAI, the vendor at serial no.10 married to MRS.VANDANA PRABHU PASENKAR

  
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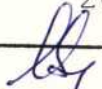
*Date:-*

Madhusudan Krishnaji Shenvi Dessai and Sumitrabai Madhusudan Dessai was not communicated to the said Ramchandra Raghunath Parsekar Dessai and therefore not inherited by his sole and universal heirs Subhangi Vijaykumar Samant married to Vijaicumar Pondorinath Samanta

The owners of the said entire property therefore were:

(a) SMT. SUNANDA RAMCHANDRA DESAI alias KRISHNABAI RAMCHANDRA PARXENCAR DESSAI alias CRISNABAI RAMCHANDRA DESSAI, the vendor at serial no.1 in Sale Deed dated 20.3.2017.

(b) MR. GAJENDRA KRISHNAJI SINAI DESAI, alias GAJENDRA CRISNAJI MADHUSUDAN DESAI, the vendor at serial no.2 married to MRS. RADHIKA GAJENDRA SINAI DESAI, the vendor at serial no.3 in Sale Deed dated 20.3.2017.

  
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alias VANDANA SADGURU SINAI DESAI, the vendor at serial no.11 in Sale Deed dated 20.3.2017.

I have also examined the documents in respect of the inscription no:40288 of Book G-43 and nothing adverse to this title is found therein.

M/s Cosme Costa and Associates bought a defined and identified part of the entire property by Sale Deed dated 20.3.2017, which part has now been partitioned under the provisions of law.

Out of abundant caution a public notice was issued in respect of the proposed sale and sought objections thereto which was published on the local

  
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newspaper THE NAVHIND TIMES and vernacular TARUN BHARAT dated 4.3.2017 but no objections were received.

M/s Cosme Costa and Associates therefore have a clear and marketable title to the said property described in the Schedule hereinabove.

  
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