



Date: 8/02/2020

TITLE REPORT

This Title Report is submitted at the request of **JUDAS ANACLETO DE SOUZA**, s/o late Anthony L.V. De Souza, aged 49 years, married, businessman resident of 259, "God's Gift" Behind NSD, Alto Dabolim, Goa.

SUBJECT MATTER

The plot no 13 admeasuring an area of 565 sq meters surveyed under survey no 41 of PTS no 68 of Vasco city which is part and parcel of the property described in schedule hereinbelow written. The said plot no 13 and is bounded as under

North: by property of the heirs of Manuel Jesus

South: by 8 meters wide road

East: by plot no 16 and 30 of the same property


West: by plot no 11 of the same property

DESCRIPTION OF THE LARGER PROPERTY

ALL That larger property admeasuring an area of 26289 sq mts of chalta no 41 and 2 of P.T.Sheet no 68 of Vasco City and chalta nos 10,11 and 12 of P.T.Sheet no 65 of Vasco city which property in turn forms part and parcel of the property known as BAILO DONGOR, situated in Vasco Da Gama, Goa, within the limits of Mormugao Municipal Council, Mormugao Taluka, North Goa District, State of Goa, described in Land Registration office of the Judicial Division of Salcette under no 44551 of new series and enrolled in Taluka revenue office under matriz no 365, surveyed for the purpose chalta no 2 of PTS no 68 and chalta no 10,11, and 12 of PTS no 65 which has an area of 15560 sq meters surveyed under old cadastral survey no 917 with an area of 21791 sq meters and second property described in the Land Registration office under no 4456 in Book B no 116 of New Series and enrolled under matriz no 324 surveyed under chalta no 41 of PTS no 68 admeasuring an area of 11361 sq meters surveyed under old cadastral plan no 924 out of the said area of 623 is acquired by the Mormugao Municipal Council

DERIVATION OF TITLE

The said property originally belonged to Nina Matildes Avelina das Felecidedes Cardoso Alvares de Souza alias Nina Alvares De Souza and her husband Frederick John de Souza in whose name its is


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inscribed at no 48344 recorded at pages 139 and at No 48345 at pages 140 of the Book G no 57 of Salcete Land Registration.

Nina Matildes Avelina das Felecidedes Cardoso Alvares de Souza alias Nina Alvares De Souza expired at Portugal on 26/12/1984 and her husband Frederick John de Souza expired on 4/2/1980 leaving behind Noel Gregory De Souza and his wife Cymbeline Ivy Felicia De Souza, June Maria De Souza and her husband Alvaro Alberto Vicente Da Silva, Maria(Alias Mary) Myrna Heather Winifred De Souza Lobo and her husband Ivo Francisco De S Antonio Lobo, Joyce Pinto alias Joyce Marie Pinto and her husband Charles Stanislaus Pinto alias Stanislaus Charles Pinto which is confirmed by Deed of Declaration Succession dated 25/5/1987 drawn before the sub registrar of Mormugao drawn at pages 134 onwards in the Book of Deed no 157.

By two public wills both dated 4/2/1980 recorded at pages 57 onwards and 59 onwards of the book maintain in the sub registrar office, all the properties left behind by Nina Matildes Avelina das Felecidedes Cardoso Alvares de Souza alias Nina Alvares De Souza and her husband Frederick John de Souza were bequethated by their children i.e. Noel Gregory De Souza and his wife Cymbeline Ivy Felicia De Souza, June Maria De Souza and her husband Alvaro Alberto Vicente Da Silva, Maria(Alias Mary) Myrna Heather Winifred De Souza Lobo and her husband Ivo Francisco De S Antonio Lobo, Joyce Pinto alias Joyce Marie Pinto and her husband Charles Stanislaus Pinto alias Stanislaus Charles Pinto respectively.

By an agreement of Sale dated 27/9/1990 Noel Gregory De Souza and his wife Cymbeline Ivy Felicia De Souza, June Maria De Souza and her husband Alvaro Alberto Vicente Da Silva, Maria(Alias Mary) Myrna Heather Winifred De Souza Lobo and her husband Ivo Francisco De S Antonio Lobo, Joyce Pinto alias Joyce Marie Pinto and her husband Charles Stanislaus Pinto alias Stanislaus Charles Pinto agreed to sell the properties mention in the larger property above to M/s Sapana Real Estate, a partnership firm duly registered under the Partnership Act, 1932.

M/s Sapana Real Estate develop the said land into various plots after obtaining permission from concerned authorities i.e. Sanad dated 1/6/1990 from the Deputy Collector bearing No. 11/1/87/DYC/MOR/9/90/453, permission from South Goa Development Authority bearing No. CPDA/1-P/96/91-92/953 dated 23/8/1991 from the Central Planning and Development Authority.

By a Deed of Sale dated 30/3/1994 duly registered with the sub registrar of Mormugao under registration No. 245 at pages 456 to 510

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Book I volume 112 said Noel Gregory De Souza and his wife Cymbeline Ivy Felicia De Souza, June Maria De Souza and her husband Alvaro Alberto Vicente Da Silva, Maria(Alias Mary) Myrna Heather Winifred De Souza Lobo and her husband Ivo Francisco De S Antonio Lobo, Joyce Pinto alias Joyce Marie Pinto and her husband Charles Stanislaus Pinto alias Stanislaus Charles Pinto along with M/s Sapana Real Estate conveyed the sub divided plot No. 13 admeasuring an area of 565 sq. mts to Uday Vishwanath Dessai, Chandrakant Vishanath Dessai, Mrs. Usha Shashikant Dessai and Ranjana Ramakant Dessai who thus became the owner of the said plot No. 13 with effect from 30/3/1994.

By a Deed of Sale dated 22/12/2018 duly registered to the sub registrar of Mormugao under registration No. MOR-1-6-2019 said Uday Vishwanath Dessai, Chandrakant Vishanath Dessai, Mrs. Usha Shashikant Dessai and Ranjana Ramakant Dessai along with their respective spouses mentioned in the said Sale Deed as Vendors sold the said plot No. 13 admeasuring an area of 565 sq. mts surveyed under chalta No. 41 of P.T.Sheet No. 68 of Vasco City to Abdul Latif.

Thus the title of plot no. 13 vests in Abdul Latif whose title to the said plot is clear and marketable.

ENCUMBRANCE IF ANY

After carrying out a due search in the office of the Sub-registrar of Mormugao, and the Land Registration Office at Mormugao for last 30 years I did not find any recorded encumbrances affecting the said property or the said plot bearing no 13. Therefore I find is that the said property and the said plot bearing no 13 are free from encumbrances.

DOCUMENTS EXAMINED: _

1. Copy of Deed of Sale dated 22/12/2018 duly registered to the sub registrar of Mormugao under registration No. MOR-1-6-2019
2. Copy of inscription Certificate inscribed at no 48344 recorded at pages 139 and at No 48345 at pages 140 of the Book G no 57 of Salcete Land Registration.
3. Copy of Form D of property bearing chalta No. 41 P.T.Sheet No. 68 of Vasco City.
4. Copy of Sanad dated 1/6/1990
5. Copy of Deed of Declaration Succession dated 25/5/1987 drawn before the sub registrar of Mormugao drawn at pages 134 onwards in the Book of Deed no 157



6. Copy of Two public wills both dated 4/2/1980 recorded at pages 57 onwards and 59 onwards of the book maintain in the sub registrar office
7. Copy of Agreement of Sale dated 27/9/1990
8. Copy of Development permission from South Goa Development Authority bearing No. CPDA/1-P/96/91-92/953 dated 23/8/1991 from the Central Planning and Development Authority
9. Copy of Deed of Sale dated 30/3/1994 duly registered with the sub registrar of Mormugao under registration No. 245 at pages 456 to 510 Book I volume 112

OPINION:-

Subject to the documents perused, I certify that Abdul Latif got clear and marketable title to Plot bearing no 13 admeasuring an area of 565 sq meters surveyed under chalta no 41 of P.T.Sheet no 68 of Vasco city.

I further certify that urban land ceiling Act is not applicable in the State of Goa & there is no legal bar to mortgage the said property.

(Amey Anand Shetye)

Adv. AMEYA A. SHETYE
ADVOCATE

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