

Francisco de Bragança

A. B. (Zito) Bragança

Shailesh S. Vengurlekar

Ruby V. Shirodkar

Vinisha Bragança

Mary M. Vincent

Wilson Rodrigues

Advocates.

Ref. No.

Date:-

Date: June 22, 2016

CERTIFICATE OF TITLE

This certificate of title is in respect of the property described in the schedule hereafter and issued at the request of Mr. Carl Costa of the M/S Cosme Costa Constructions Pvt. Ltd. Mapusa, Goa.

SCHEDULE (DESCRIPTION OF THE PROPERTY)

ALL THAT property known as GHORBHAT with a residential house therein bearing no.24(old) corresponding to house no.416(new), situated in Aradi of Socorro, within the limits of the Village Panchayat of Socorro, Taluka and Sub District of Bardez, District of North Goa, State of Goa, being



- 2 -

part of the property described in the Land Registration Office under no.1773 at page 206 of Book No. B 5(new), not enrolled in the Taluka Revenue office and which property is surveyed under no.153/14 of Socorro admeasuring 3500 square metres, and is bounded as under:

EAST: By road

WEST: By property bearing survey no.154/13,14 and 15

NORTH: By pathway bearing survey no.153/18 and property bearing survey no.153/13, 15 and 16.

SOUTH: By property bearing survey no.153/19.

Documents relied upon:

1. Form I & XIV of property bearing survey no.153/4 of Socorro.
2. Survey plan
3. Description no.1773 of Book No. B 5 new

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3

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Karishma Harmalkar

Advocates.

201-205, 2nd Floor, Rijim Plaza,
Opp. Govt. Office Complex,
Morod, Mapusa,
Bardez - Goa, India. 403 507

Ph. No.: 2250224, 2250420

E-mail: zitob@rediffmail.com

-3-

Ref. No.

Date:-

4. Inscription No.23931 of Book No. G 30
5. Record and Proceedings of Inventory Proceedings
no.281/19989/E..
6. Deed of Sale dated 28.7.2014
7. The Navhind Times dated 30.5.2014.
8. Conversion Sanad dated 22.1.2015.
9. Town and Country Planning Technical Clearance
dated 4.3.2016.
10. NOC from Primary Health Centre, Aldona dated
17.3.2016
11. Panchayat license dated 22.3.2016

TRACING OF TITLE:

1. The survey records show that the property
belongs to M/s Cosme Costa Constructions Pvt. Ltd.



-4-

2. The said property is part of a larger property described in the Land Registration office under no.1773 at page 206 of Book B 5(new).

3. The said property described under no.1773 of Book B 5 new is found inscribed in the name of Caetano Manuel de Sao Francisco Conceicao Coelho under Inscription NO. 23931 at page 108 V of Book G 30.

4. It is stated in the said inscription that the said property was allotted to the said Caetano Manuel de Sao Francisco Conceicao Coelho in the inventory proceedings that were held on the death of his father Victor Joveniano Bras da Conceicao Coelho and his wives of two nuptials which Inventory Proceedings were finalized by orders dated 28.11.1930.



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~~5. On the death of Caetano Manuel de Sao Francisco~~
Date:-

Conceicao Coelho and his wife Geraldina Cunha Coelho
the said property was subject to Inventory
Proceedings bearing no.281/98/E before the Civil
Judge Junior Division "E" Court at Mapusa.

6. The said property was described at Item no. 1 of
the said Inventory Proceedings and was allotted as
follows:

- a) 1/5TH TO Fr. Emilie Coelho,
- b) 1/5th to Johannes Coelho,
- c) 1/5th to Rachelle Mascarenhas,
- d) 1/5th to Zelig De Souza and her husband Joseph
Celestine De Souza, and
- e) 1/5th to Andre Coelho.

7. That the said inventory proceedings was
finalized by orders of the Honourable Civil Judge



Junior Division at Mapusa dated 30.4.2008 by which the Chart of Allotment was confirmed.

8. The persons mentioned in para 6 hereinabove therefore became the owners in possession of the said property.

9. That by a Deed of Sale executed on 28.7.2014 and registered with the Civil Registrar cum Sub Registrar and Notary Ex Officio of Bardez at Mpausa under Book - 1, Doc. Reg.no.BRZ-BK1-03428-2014, CD NO.BRZD709 dated 30.7.2014, the said property was sold by the said owners to M/s Cosme Costa Constructions Pvt.Ltd., having their office at Altinho, Mapusa, Bardez, Goa.

10. Prior to the purchase of the said property and as abundant caution, M/s Cosme Costa Constructions Pvt. Ltd., published a notice in the local newspaper

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"The Navhind Times" dated 30.5.2014,
calling for objections to the proposed purchase but
no objection were received.

11. The survey records therefore show the name of
M/s Cosme Costa Constructions Pvt.Ltd., as occupant,
which has been done by mutation entry no.50153.

12. M/s Cosme Costa Constructions Pvt. Ltd., have
obtained conversion sanad in respect of the said
property as also the development thereof has been
approved by the Town Planner, Mapusa, Goa and Primary
Health Centre, Aldona.

13. M/s Cosme Costa Constructions Pvt. Ltd, have
also obtained construction license from the Village
Panchayat of Socorro, for the purpose of development



of the said property by putting up therein a residential project.

14. M/s Cosme Costa Constructions Pvt. Ltd., have a clear and marketable title to the said property and have due licenses to carry out development therein in terms of the approved plans.


(A.B.BRAGANCA)