

- 1) *Francisco de Bragança*
- 2) *A.B. (Zito) Bragança*
- 3) *Shailesh S. Vengurlekar*
- 4) *Ruby V. Shirodkar*
- 5) *Vinisha Bragança*
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- 8) *Siddhi R. Malvankar*

201-205, 2nd Floor Rizim Plaza,
Opp. Office Complex, Morod,
Mapusa, Bardez - Goa. 403 507
Tel: 2250224, 2250420

Advocates.

Ref. No.

Date:-

Date:14.06.2022

TITLE REPORT

This title report is prepared at the request of M/S COSME COSTA CONSTRUCTIONS PVT. LTD., a Company duly registered with the Registrar of Companies at Panaji, under no. U26942GA1994PTC001665, having its registered office at Altinho, Mapusa, Bardez Goa, represented by its Director MR.CARL JOSEPH COSME COSTA also known as CARL COSTA, businessman, son of Carminho Costa, holder of [REDACTED], Indian National, resident of Altinho, Mapusa,

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Bardez, Goa, in respect of the property more particularly described in the Schedule hereinunder.

DESCRIPTION OF THE PROPERTY:

ALL THAT property, independently surveyed under new Survey no. 59/1 of Village Pilerne, Bardez Goa, admeasuring 11550 sq.mts being part of a bigger property known as "ONDO FODDO", situated at Pilerne, within the limits of the Village Panchayat of Pilene-Marra, Taluka and Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of the Sub-District of Ilhas under no: 22192 and 22193 at pages 10 and 10 reverse of Book B 60 new formerly described collectively and with adjoining plot under No. 16460 at page 143 overleaf of the book B43 new and

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registered in the Taluka Revenue Office under no. 1102, with a house existing therein bearing House No. 435/2 in the records of Village Panchayat, Pilerne and admeasuring 360 sqmts. which property hereby sold is Bounded as under :

NORTH: By property bearing Survey number 33/2 and property bearing survey number 58/4.

SOUTH: By property bearing survey number 59/1-A of Village Pilerne, Bardez, Goa.

EAST: Boundary of Village Soccoro.

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WEST: By property bearing survey number
32/1 of Pilerne Village.

DOCUMENTS RELIED UPON:

1. Form I and XIV of property bearing survey no.59/1 of Village Pilerne dated 23.08.2021 and 9.8.2021.
2. Survey plan of property bearing survey no.59/1 of Village Pilerne.
3. Description no. 22192 and 22193 at page 10 and 10 reverse respectively of Book B-60 (N) of Land Registration Records of Ilhas.
4. Inscription in the name of said Alvaro dos Remedios Furtado under Inscription No. 26044 at pages 74 and 74 v of Book no: G-40 of the said office.

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5. Deed of sale dated 25.9.1968 registered before sub registrar of Ilhas, under no. 589 pg 172 to 177 Book I, Vol 36 dated 30.9.1968.

6. Nil Encumbrance Certificate No. 1665 dated 12.08.2021 issued by Sub Registrar of Bardez.

7. Zoning Certificate issued by Senior Town Planner bearing Ref.no.TPBZ/ZON/8486/PILERNE/TCP-2021/1405 dated 26.3.2021.

8. Deed of Sale dated 6.8.2021, registered before the Sub Registrar of

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Bardez under Book NO. I, Reg. No. BRZ-1-2815-2021.

TRACING OF TITLE:

1. That one Alvaro Joaquim Tamaturgo Dos Remedios Furtado and his wife Sabina Aspulqueta Nazare Furtado owned and possessed half undivided right in the whole property namely "ONDO FONDDO" or "ODO FONDO" situated at Pilerne Bardez-Goa., described in the land Registration Office of Ilhas under No. 16460 at pgs 143 overleaf of Book B-43(new) and registered in Taluka Revenue Office under No. 1102.

2. That the said erstwhile owners were allotted lots no. 2 and 3 of the said whole property on account of their share

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in the said whole property, in a suit for partition bearing no. 13/1963 filed before the Civil Judge of the Comarca Court of Ilhas, which is found recorded in the Deed of Sale dated 25.09.1968 and also in the Inscription certificate No. 26044.

3. That the said lot no. 2 and 3 were adjoining one another forming one single property and were separately described in the Land Registration Office under description no. 22192 and 22193 at pg 10 and 10 reverse respectively of Book B-60 (N) of Land Registration Records of Ilhas and further the transcription was inscribed in the name of said Alvaro dos

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Remedios Furtado under Inscription No. 26044 at pages 74 and 74 v of Book no: G-40 of the said office.

4. That the said Alvaro Joaquim Tamaturgo Dos Remedios Furtado and his wife Sabina Aspulqueta Nazare Furtado were therefore the owners in possession of the said two plots of the whole property.

5. That the said Alvaro Joaquim Tamaturgo Dos Remedios Furtado and his wife Sabina Aspulqueta Nazare Furtado sold part of the said plots, to one MR. JOSE IRINEU DOS AUGUSTIAS DOS REMEDIOS FURTADO alias MR. JOSE IRINEU DAS ANGUSTIAS DOS REMEDIOS FURTADO alias MR. JOSE IRINEU A R FURTADO, by a Deed of sale dated 25.9.1968 registered before sub registrar of Ilhas, under no. 589 pg 172 to 177 Book I, Vol 36 dated 30.9.1968.

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6. That the said plot sold was identified as plot D admeasuring 11463 sq.mts of the said allotted plots in the whole property named "Ondo Foddo", abovementioned and is now independently surveyed under new Survey no. 59/1 of Village Pilerne, Bardez Goa having an area of 11550 square metres hereinafter referred to as the "SAID PROPERTY" and more particularly described in schedule written above.

7. That by a Deed of Sale dated 6.8.2021 the said original owners MR. JOSE IRINEU

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DOS AUGUSTIAS DOS REMEDIOS FURTADO alias
MR. JOSE IRINEU DAS ANGUSTIAS DOS REMEDIOS
FURTADO alias MR. JOSE IRINEU A R FURTADO
son of Alvaro Paulo Joaquim Taumaturgo
Remedios Furtado, along with his wife
MRS. LIGIA RAIMUNDO E REMEDIOS FURTADO,
sold the said property to M/s Cosme Costa
Constructions Pvt.Ltd.,

8. Zoning certificate issued by Town and
Country Planning Department shows that the
said property is in settlement zone.(VP-
1)with 80 FAR.

9. That there is no encumbrance on the
said property as per Nil Encumbrance
Certificate no. 1665 dated 12.08.2021
issued by the Sub Registrar of Bardez.

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10. Form I and XIV of the said property shows M/S Cosme Costa Construction Pvt.Ltd., in the occupants Column.

That the said M/S COSME COSTA CONSTRUCTIONS PVT. LTD., ARE the Owners in possession of the said property and has a clear and marketable title.

Shailesh

(ADV.SHAILESH VENGURLEKAR)