

- 1) *Francisco de Bragança*
- 2) *A.B. (zito) Bragança*
- 3) *Shailesh S. Vengurlekar*
- 4) *Ruby V. Shirodkar*
- 5) *Vinisha Bragança*
- 6) *Wilson Rodrigues*
- 7) *Gautamy U. Naik*
- 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: 21/10/2023

TITLE REPORT

This report of title is issued at the request of Mr. Sudhir R. Kandolkar and Mrs. Ujwala Sudhir Kandolkar, both resident of H. No. 70-B, Morod, Mapusa, Bardez – Goa.

SCHEDULE OF PROPERTY:

All that part of the larger property known as "GALLUM" or "MOLY" or "MOLLY" situated in Assonora, with the limits of Village Panchayat of Assonora, Taluka and Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bicholim under No. 14161 of Book B 36 new, not enrolled in the Taluka Revenue Office, independently surveyed under survey No. 79/11-A of Assonora, admeasuring 980.00 sq. and is bounded as under:

EAST: By property of Maria Trindade bearing survey No. 79/12,

WEST: By property of Hermelinda Mendonsa bearing survey No. 79/15,

NORTH: By Bicholim – Mapusa public road.



SOUTH: By the remaining part of the property bearing survey No. 79/11 belonging to Arcanjo Rosario Mendonsa and others.

DOCUMENTS RELIED UPON:

1. Survey Form I and XIV of 79/11-A of village Assonora, dated 6/5/2023,
2. New Survey plan of 79/11-A of village Assonora, dated 15/2/2017,
3. Description in the Land Registration Office of Bicholim under No. 14161, page 145 of Book B 36 new,
4. Inscription No. 8600 at page 28 of Book G 13 at the Archives, Panaji - Goa.
5. Deed of Gift dated 15/01/1973 registered under No. 2311 of Book No. 1 Vol. 25 dated 16/01/1973.
6. Copy of Conveyance on Sale executed on 28/05/1978 and registered with the Civil Registrar cum Sub Registrar of Bardez at Mapusa under No. 36 of Book No. 1 Vol. 54, pages 55 to 62 dated 8/2/1979.
7. Deed of Sale dated 15/9/2015, duly registered in the Office of Sub-Registrar of Bardez, under Book - 1 Document, Registration No. BRZ-BK1-07928-2015, C D No. BRZD772 on 15/9/2015.



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8. Deed of Rectification 9/8/2017, duly registered in the Office of Sub-Registrar of Bardez, under Book - 1 Document, Registration No. BRZ-BK1-03348-2017, C D No. BRZD789 on 9/8/2017.
9. Final order dated 29/8/2016 by the Deputy Collector, Bardez confirming the Report No. 9/islr/map/part/land/271/16 dated 22/7/2016 submitted by the Inspector of Survey and Land Records, City Survey Mapusa, confirming the new Survey No. 79/11-A,
10. Construction License dated 11/1/2023 from Village Panchayat of Assonora bearing reference No. VP/ASNR/Const. Of RES/COM. BLDG/2022-23/F. 3/1158,
11. Technical Clearance Order dated 9/12/2022 bearing Reference No. TPB/7801/ASSN/TCP-2022/7744 from Town and Country Planning Dept., North Goa for carrying out the proposed construction of residential/commercial building,
12. Conversion Sanad dated 14/9/2022 bearing No.: 4/540/CNV/AC-III/2022/907.
13. Approved plan dated 9/12/2022 from Town and Country Planning Department, Government of Goa, vide No.: TPB/7801/ASSW/TCP-2022/7744



TRACING OF TITLE:

1. The said larger property originally belonged to Francisco Xavier Natividade de Mendonca.
2. That the name of Francisco Xavier Natividade de Mendonca and the same is found enrolled in his name under inscription No. 8600 at page 28 of Book G 13, having been gifted to him by a Gift Deed executed on 4.5.1928 before Mr. Joaquim Philip Pinto Menezes, Notary of Bardez, at pages 11 to 13 of Book No. 352 and by virtue of a Will executed on 27.9.1940 at Book No. 27 pages 20 reverse to 22 with the said Notary Pinto de Menezes of Bardez in Mapusa.
3. That the heirs of said Francisco Xaveir Natividade de Mendonca gifted the said property by a Gift Deed dated 15.1.1973 registered under No. 2311 of Book No. 1 Vol. 25 dated 16.1.1973, gifted the said property to Guido Anthony Mendonca and others.
4. That the said Guido Anthony Mendonca and others by a Deed of Sale executed on 28.5.1978 and registered with the Civil Registrar cum Sub-Registrar of Bardez at Mapusa under No. 36 of Book No. I, Vol. 54, pages 55 to 62 dated 8.2.1979 sold a part of the said property admeasuring 980 sq. Mts. With dimensions of 14 mts. X 70 mts. To (1) Mr. Shamsundar Pandurang Porobo Sinari and his wife (2) Mrs. Neves Sinari.



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- Ref. No. 5. That said 1) Mr. Shamsundar Pandurang Porobo Sinari and his wife (2) Mrs. Neves Sinari sold the said property to (1) Mr. Sudhir Rama Kandolkar and his wife (2) Mrs. Ujwala Sudhir Kandolkar by Sale Deed dated 15/9/2015 duly registered in the Office of Sub-Registrar of Bardez, under Book - 1 Document, Registration No. BRZ-BK1-07928-2015, C D No. BRZD772 on 15/9/2015.
6. That prior to the execution of Sale Deed dated 15/9/2015 Mr. Shamsundar Pandurang Porobo Sinari had applied for partition of the said property which application was registered as Case No. 15/95/2015/PART/LAND, in the office of Dy. Collector and S.D.O Bardez at Mapusa.
7. That subsequently the said application for partition was allowed and the Inspector of Surveys and Land Records, City Survey Mapusa was directed to carry out the partition of the holding so as to give a separate survey number to the said property.
8. That based on order dated 2/6/2016 the Inspector of Survey and Land Records, City Survey Mapusa, had carried out partition of the said plot and gave a separate number bearing survey No. 79/11-A.
9. The said property was partitioned and separated from the entire property bearing survey No. 79/11 and was allotted separate survey No. 79/11-A, which plot/property is described in the Schedule hereinunder.



10. That the said property now surveyed in the new survey records of village Assonora under survey No. 79/11-A is now an independent plot/property.
11. That (1) Mr. Sudhir Rama Kandolkar and his wife (2) Mrs. Ujwala Sudhir Kandolkar are thus the absolute owners in possession of the said property.
12. That the survey records Form I and XIV of the said property are mutated in the name of (1) Mr. Sudhir Rama Kandolkar and his wife (2) Mrs. Ujwala Sudhir Kandolkar.
13. That (1) Mr. Sudhir Rama Kandolkar and his wife (2) Mrs. Ujwala Sudhir Kandolkar has obtained Construction License dated 11/1/2023 from Village Panchayat of Assonora bearing reference No. VP/ASNR/Const. Of RES/COM. BLDG/2022-23/F. 3/1158, , for construction of residential/commercial building.
14. That (1) Mr. Sudhir Rama Kandolkar and his wife (2) Mrs. Ujwala Sudhir Kandolkar has obtained Technical Clearance Order dated 9/12/2022 bearing Reference No. TPB/7801/ASSN/TCP-2022/7744 from Town and Country Planning Dept., North Goa for carrying out the proposed construction of residential/commercial building.



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15. That (1) Mr. Sudhir Rama Kandolkar and his wife (2) Mrs. Ujwala Sudhir Kandolkar has obtained conversion Sanad dated 14/9/2022 bearing No.: 4/540/CNV/AC-III/2022/907.

16. That (1) Mr. Sudhir Rama Kandolkar and his wife (2) Mrs. Ujwala Sudhir Kandolkar has got the Approved plan dated 9/12/2022 from Town and Country Planning Department, Government of Goa, vide No.: TPB/7801/ASSW/TCP-2022/7744.

Mr. Sudhir Rama Kandolkar and his wife Mrs. Ujwala Sudhir Kandolkar of Mapusa are the owners in possession of the said property and have a clear and marketable title and are entitled to develop the said property in terms of licenses and approvals hereinabove mentioned.



(Gautamy Udai Naik)

Advocate