

CLAYTON A. FONSECA

ADVOCATE

Date: 07/12/2021

TITLE REPORT

At the request of Mr. Sheldon D'Souza, a Sole Proprietor of Sheldon Constructions, resident of House No. 825 Mathias House, Siridao Slope, Near Holy Cross Bambolim Complex, Goa, the present report is prepared for the property surveyed under No. 91/9 in the Survey Records of Bambolim Village, within the jurisdiction of Village Panchayat of Curca, Bambolim and Telaulim in the State of Goa, admeasuring an area of 650 square metres corresponding to lote 11 and forming part of the larger property known as "Predio Oiteiro De Cajual" or "Near Flower Cross" situated in the village and parish of Bambolim of the sub-district of Ilhas, North Goa, described in the Land Registration Office of the Judicial Division of Ilhas, Goa, under number seventeen thousand two hundred and sixty one (No.17261) at pages One hundred and eighty three reverse(Folio 183v) of Book B forty five new (B-45 new) and Inscribed in favour of late Dionisio Sebastiao



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Cardoso, under number ten thousand six hundred and sixty one (No.10661), at pages fifty one reverse (Folio 51V) of Book G-20 and found inscribed in the Taluka Revenue Office under Matriz predial of the parish of Bambolim under number three sixty five (365) and bounded as under:

On the East : By Plot No.10 of the property surveyed under no. 91/10

On the West : By Plot No.12 of Jose Floriano Francisco de Mercedes Caiado surveyed under no.91/8;

On the North : by private road surveyed under no. 91/26;

On the South : by the properties surveyed under nos 91/15 and 91/16.

Which property shall hereinafter be referred to as the "SAID PROPERTY".

DOCUMENTS SUBMITTED BY THE INTERESTED PARTY FOR SCRUTINY:

Copy of Form I and XIV of the property bearing survey no. 91/9 of the village survey of Bambolim dated 19/07/2021.



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Survey Plan of the property bearing survey no. 91/9 of Bambolim village.

Notarised Copy of the Extract from the Book of Land Description of Land Description no. 17261 at pages One hundred and eighty three reverse(Folio 183v) of Book B forty five new (B-45 new) and its English Translation.

Notarised Copy of the Extract of the Transfer Registration of Inscription no. 10661 at pages fifty one reverse (Folio 51V) of Book G-20 and its English Translation,

Notarised copy of Matriz Certificate of Matriz no. 365 of Bambolim village.

Notarized copy of Translation of Deed of Sale dated 01/04/1966 registered in the Office of the Sub Registrar of Ilhas, Panaji, Goa under No. 218 of Volume No.7 at pages 112 to 115 dated 26/09/1966 of Book No.1.

Notarised Copy of Deed of Succession drawn on 19/10/2001 recorded at folio 91 to 92 of Deed No.1428 before the Notary Public Ex-Officio, Judicial Division of Salcete, City of Margao.



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Notarised Copy of Deed of Relinquishment drawn on 29/11/2011 recorded at folio 91V to 92 of Deeds/Wills Book No.1569 before the Office of the Notary Public Ex-Officio at Margao, Goa.

Notarised copy of Deed of Succession drawn on 26/12/11 recorded at folio No.70v to 72 of Deeds Book No.1570 before the Office of the Notary Public Ex-Officio at Margao.

Notarised Copy of Deed of Partition drawn on 26/9/2012 with Document Serial Number 5320 at Book-1, Document Registration No. MGO-BK1-05331-2012, CD No. MGOD63 before the Sub-Registrar of Salcete at Margao.

Notarised Copy of Deed of Succession drawn on 17/12/2018 recorded at folio No.98v to 99 of Deeds Book No.1659 before the Office of the Notary Public Ex-Officio at Margao.

Notarised copy of Deed of Gift dated 27-04-2021, duly registered in the office of the Sub Registrar of Tiswadi at Book - 1 Document, under registration No. PNJ-1-1282-2021, on 07-06-2021.



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Copy of Nil Encumbrance Certificate dated 30/07/2021 bearing no. 973 for the period from 29/07/2016 to 29/07/2021.

Survey Report dated 17/09/2021 of Land Surveyor E.B. Pereira, Agacaim, Goa.

ON GOING THROUGH THE AFORESAID DOCUMENTS I OBSERVED AS UNDER:

On perusing the Copy of Form I and XIV of the property bearing 91/9 of the village survey of Bambolim dated 19/07/2021, it will be seen that the said property is known as "Near Flower Cross" and stands recorded in the names of Antonio Wayne Germano Antao, Anthony Wallace Julian Antao, Anthony Wellington Antao, John Luis Antao, Alzira Beliza Antao, Romulo Antonio Antao and Sonia Aspulqueta Antao in the Occupant's Column therein.

On perusing the Survey Plan of survey no. 91/9 of Bambolim village, it will be seen that it is bounded on the east: by survey



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under no. 91/10, on the west: by survey no.91/8, on the north: by survey no. 91/26; on the south : by the properties surveyed under nos. 91/15 and 91/16.

On perusal of the copy of the Extract from the Book of Land Description of Land Description no. 17261 at pages One hundred and eighty three reverse(Folio 183v) of Book B forty five new (B-45 new) and its English Translation, it will be seen that the said property known as "Predio Oiteiro De Cajual" was bounded towards north: with the Comunidade of Curca named Tanca Pedra, on the South: with Savelgale, On the East: with the Cashew plantation of Albino Gomes and on the West: with a public road.

On perusal of the copy of the Extract of the Transfer Registration of Inscription no. 10661 at pages fifty one reverse (Folio 51V) of Book G-20 and its English Translation, it will be seen that the said property described in Land Registration Office of the Judicial Division of Ilhas, Goa under



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number seventeen thousand two hundred and sixty one (No.17261) at pages One hundred and eighty three reverse(Folio 183v) of Book B forty five new (B-45 new) is inscribed in favour of the said Dionisio Sebastiao Cardozo.

On perusal of Notarised copy of Matriz Certificate for Matriz no. 365 of Bamolim village, it will be seen that the said Matriz no. 365 of Bamolim village of the said property stands inscribed in the name of Dionisio Sebastiao Cardoso

On perusing the said Notarised Copy of Deed of SALE dated 01/04/1966 registered in the Office of the Sub Registrar of Ilhas, Panaji, Goa under No. 218 of Volume No.7 at pages 112 to 115 dated 26/09/1966 of Book No.1, it will be seen that one Dionisio Sebastiao Cardozo is the owner and possessor of the property known as "Predio Oiteiro De Cajual" situated in the village and parish of Bamolim of the Sub-District of Ilhas of the District of Goa, described in the Land Registration Office of the Judicial Division of Ilhas, Goa under



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number seventeen thousand two hundred and sixty one (No.17261) at pages One hundred and eighty three reverse(Folio 183v) of Book B forty five new (B-45 new) and Inscribed in favour of the said Dionisio Sebastiao Cardozo, under number ten thousand six hundred and sixty one (No.10661), at pages fifty one reverse (Folio 51V) of Book G- 20 and found inscribed in the Taluka Revenue Office under Matriz predial of the parish of Bambolim under number three sixty five (365) which was divided into thirteen lotes as per recommendations of the Town and Rural Planning Department, out of which lote 11 which is bounded on the east by Plot No.10 of the larger property, on the west by Plot No. 12 of the larger property, on the North by private road and on the South by the remaining portion of the property, was sold to Antonio Francisco Germano Joaquim Remedios Antao by this Deed.



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On perusal of the Survey Plan, it will be seen that the said property bearing survey no. 91/9 of the village of Bamholm in Tiswadi Taluka is bounded as under:

On the East: By property surveyed under no. 91/10

On the West : By property surveyed under no.91/8 ;

On the North : by the property surveyed under no. 91/26;

On the South : by the properties surveyed under nos. 91/15 and 91/16.

On perusal of the Notarised Copy of Deed of Succession drawn on 19/10/2001 recorded at folio 91 to 92 of Deed No.1428 before the Notary Public Ex-Officio, Judicial Division of Salcete, City of Margao, it will be seen that the said Mr. Antonio Francisco Germano Joaquim Remedios Feliciano Antao alias German Antao alias Germano Antao and his wife Maria Delfina Fernandes Santos Antao alias Maria Delfina Fernandes e Santos alias Maria Delfina Antao, passed away on 12th July 1984 and 19th May 1985 respectively, without making any Will, it was declared that they left behind four



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children namely (one) Antonio Walter Antao married to Marie Yvette Antao (two) Laura Melba Antao married to Jose Antonio Jacques, (three) Joao, Luis Antao alias John Luis Antao and (four) Romulo Antonio Antao, married to Sonia Aspulqueta Antao as their universal heirs. However, it is seen that the marriage certificates of the children do not form part of this Deed.

On perusing the Notarised Copy of Deed of Relinquishment drawn on 29/11/2011 recorded at folio 91V to 92 of Deeds/Wills Book No.1569 before the Office of the Notary Public Ex-Officio at Margao, Goa, it will be seen that the said Mrs. Laura Melba Antao alias Melba Antao alias Melba Jaques and her husband, Mr. Jose Antonio Jaques alias Jose Jaques appeared as releasing parties and relinquished, released and renounced in precise terms of Article Two thousand and twenty nine of the Portuguese Civil Code in force in this State of Goa, their undetermined illiquid rights in the inheritance of their parents/parents in law Mr. Antonio Francisco Germano Joaquim Remedios Feliciano Antao alias



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Germano Antao alias German Antao, and his wife Maria Delfina Fernandes Santos Antao alias Maria e Santos alias Maria Delfina Antao.

On perusal of Notarised Deed of Succession drawn on 26/12/2011 recorded at folio No.70v to 72 of Deeds/Wills Book No.1570 before the Office of the Notary Public Ex-Officio at Margao, it will be seen that the said Mrs. Maria Yvette Antao alias Maria Yvette Coutinho alias Maria Yvette Coutinho e Antao passed away on 12th April 2007 without making any Will, it was declared that she left behind her widower Anthony Walter Antao (her moiety sharer) and three children as her universal heirs namely (one) Antonio Wayne Germano Antao, unmarried, (two) Anthony Wallace Juliao Antao, unmarried and (three) Anthony Wellington Antao, unmarried.

On perusal of the Notarised Copy of Deed of Partition drawn on 26/9/2012 with Document Serial Number 5320 at Book-1, Document Registration No. MGO-BK1-05331-2012, CD



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No. MGOD63 before the Sub-Registrar of Salcete at Margao, it will be seen that the SAID PROPERTY was listed as Item No. 17 in the Deed of Partition drawn on 26/9/2012 with Document Serial Number 5320 at Book-1, Document Registration No. MGO-BK1-05331-2012, CD No. MGOD63 before the Sub-Registrar of Salcete at Margao, wherein the SAID PROPERTY was equally allotted to: Mr. ANTONIO WALTER ANTAO, also known as ANTHONY WALTER ANTAO, also known as WALTER ANTAO, and his heirs Mr. ANTONIO WAYNE GERMANO ANTAO, Mr. ANTHONY WALLACE JULIAN ANTAO, Mr. ANTHONY WELLINGTON ANTAO and to Mr. JOAO LUIS ANTONIO also known as JOHN LUIS ANTAO and his wife Mrs. ALZIRA BELIZA ANTAO, and Mr. ROMULO ANTONIO ANTAO also known as ROMULO ANTAO and his wife Mrs. SONIA ASPULOQUETA ANTAO also known as SONIA ANTAO;

On perusal of Notarised Copy of a Deed of Succession drawn on 17/12/2018 recorded at folio No.98v to 99 of Deeds Book No.1659 before the Office of the Notary Public Ex-Officio at



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Margao, it will be seen that Mr. Anthony Walter Antao passed away on 22nd November 2015 at Carramorod, Chinchinim, without making any Will, in the status of a widower of Maria Yvette Coutinho e Antao alias Marie Yvette Antao, it was declared that he left behind his three children as his sole and universal heirs namely (one) Antonio Wayne Germano Antao, married, (two) Anthony Wallace Julian Antao, unmarried and (three) Anthony Wellington Antao, unmarried.

On perusal of Notarised Copy of Deed of Gift dated 27-04-2021, duly registered in the Office of the Sub Registrar of Tiswadi at Book - 1 Document, under registration No. PNJ-1-1282-2021, on 07-06-2021 it will be seen that the said Mr. Anthony Wallace Julian Antao gifted to Mr. Antonio Wayne Germano Antao and his wife Mrs. Liza Susane Barreto his one-ninth undivided share in the SAID PROPERTY, comprising of one-twelfth undivided share which he acquired vide Deed of Partition dated 26-09-2012, duly registered in the Office of the Sub Registrar of Salcete under Registration



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no. MGO-BK1-05331-2012, CD no.MGOD63 dated 26-09-2012, and an additional one-thirty sixth undivided share in the SAID PROPERTY which he acquired upon the death of his father Antonio Walter Antao alias Anthony Walter Antao (who held one-twelfth undivided share therein that was allotted to him vide the aforesaid Deed of Partition dated 26-09-2012) who died intestate on 22-11-2015 at Chinchinim, Salcete, Goa in the status of widower leaving behind three sons as his only universal heirs viz. (i) Mr. Antonio Wayne Germano Antao, herein married to Liza Susane Barreto, (ii) Mr. Anthony Wallace Julian Antao, bachelor, and (iii) Mr. Anthony Wellington Antao, bachelor, as confirmed by Deed of Succession drawn on 17-12-2018 by the Notary Ex officio of the Judicial Division of Salcete and recorded at folios 98v to 99 of the Book of Deeds no. 1659, before the Office of the Civil Registrar Cum Sub Registrar and Special Notary (Salcete) at Margao Goa.

In view of the said Deed of Gift dated 27-04-2021, duly registered in the Office of the Sub Registrar of Tiswadi at Book



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- 1 Document, under registration No. PNJ.1-1282/2021, on 07-06-2021, the name of Mr. Anthony Wallace Julian Antao featuring in the Occupant's column of the Form I and XIV ought to be deleted.

On perusal of the said Nil Encumbrance Certificate, it is seen that no encumbrance affecting the said property has been found for 5 years, for the period from 29/07/2016 to 29/07/2021.

Upon perusal of the said Survey Report dated 17/09/2021 of Land Surveyor E.B. Pereira, it will be seen that he has confirmed that Lote no. 11 of the larger property known as "Predio Oiteiro De Cajual" of Bambolim village corresponds to survey no. 91/9 of Bambolim village .

OPINION

In view of the documents produced, I am of the opinion that
(1) ANTONIO WAYNE GERMANO ANTAO and his wife LIZA
SUSANE BARRETO, (2) Mr. ANTHONY WELLINGTON

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ANTAO, (3) Mr. JOHN LUIS ANTAO and his wife Mrs. ALZIRA BELIZA ANTAO, and (4) Mr. ROMULO ANTONIO ANTAO and his wife Mrs. SONIA ASPULQUETA ANTAO are the owners having absolute right, title and interest in the SAID PROPERTY surveyed under No. 91/9 in the Survey Records of Bambolim Village, within the jurisdiction of Village Panchayat of Curca, Bambolim and Telaulim in the State of Goa.

Note:

The aforementioned Opinion on the Title is based on Notarised Copies of Documents, which were produced for scrutiny.



Adv. Clayton A. Fonseca