

TITLE REPORT IN RESPECT OF THE PROPERTY
DESCRIBED IN SCHEDULE 'I' BELOW

Schedule - I

Rustic Property known as CALVADDO situated at village Varca, of taluka of Salcete, district of South Goa, state of Goa, described in the land registration office of salcete under no.42945 at pages 114 of the book B no.111, new series, enrolled in the Taluka Revenue Office, under no.628 and as per the land registration records, the said property is bounded as under -

On the East - by paddy Calvado of Amancio Cunefato de Santos Rodrigues;

On the West - by the property Calvaddo of Antonio R. Luis of Jose Inacio Piedade Baracho, Tapolechem moroda of Maria Felecidade Praxedes de Ana Guadalupe Baracho, property Calvado of Nicolau Tolentino Dias;

On the North - by the property Calvado of Evaristo da Costa of said Amancio Cucufato, of Manuel Severino Pereira, property Calvado of Paulo Joao Fernandes and Mariana Gloria Cruz; and

On the South - by the property Calvado of Amancio Rodrigues e Santos, Dionizio Antonio Peixoto, first addition of Tefolichem manda of Maria Rita da Silva and Antonio Cosme Nascimento das Dores Baracho and property Calvado of Pedro Nicolau Tomentino Dias.

Presently, the said property is bounded on the -

East - by a ditch;

West - by Antonio Baracho, Quirino D'costa and Pizarro Furtado;

North - by Idina Costa, R. Fernandes, Pedro Antonio Fernandes, Armando Luis and Quirinio D'costa;



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South – by Escociana Martins, Vamon Chari, Tolentino Dias and Ulena Fernandes;

The said property admeasures 4625 sq. mts. and is identified in the survey records of village panchayat of Varca, under survey no.3/21,

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

Schedule – II

PART of the Property known as CALVADDO described in Schedule 'I' above, situated at village Varca, of taluka of Salcete, district of South Goa, state of Goa, which PART admeasures 3,492 sq. mts. and is bounded as under –

East – partly by remaining part of the said property and partly by ditch;

West – by Antonio Baracho, Quirino D'costa and Pizarro Furtado;

North – by Idina Costa, R. Fernandes, Pedro Antonio Fernandes, Armando Luis and Quirinio D'costa;

South – by Escociana Martins, Vamon Chari, Tolentino Dias and Ulena Fernandes;

The SAID PART is identified in the survey records of village panchayat of Varca, under survey no.3/21(part), and

Schedule - III

PART of the Property known as CALVADDO described in Schedule 'I' above, situated at village Varca, of taluka of Salcete, district of South Goa, state of Goa, which PART admeasures 1,133 sq. mts. and is bounded as under –



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East – by a ditch;

West – by remaining part of the said property;

North – by Idina Costa, R. Fernandes, Pedro Antonio Fernandes, Armando Luis and Quirinio D'costa;

South – by Escociana Martins, Vamon Chari, Tolentino Dias and Ulena Fernandes;

The SAID PART is identified in the survey records of village panchayat of Varca, under survey no.3/21(part), and

Xerox copies of the following documents were submitted for my scrutiny for issuing this Title Report :-

1. Deed of Partition and Usury with Mortgage dated 12/01/1952, duly recorded at folio 29 onwards of Book 832 on 22/01/1952, in the Office of the Notary of Salcete Division, Civil Registrar at Margao;
2. Certificate of Inscription and Description issued by the Office of the Civil Registrar cum Sub Registrar of Salcete, in respect of property described under no.42,945 at folio 114 of Book B;
3. Deed of Exchange of Properties dated 26/07/1974, duly registered in the Office of the Sub Registrar of Salcete at Margao, under no.799 at pages 2 to 8 of Book no.I, Vol. no.132 dated 4/9/1974;
4. Form I & XIV in respect of Survey no.3 sub-division no.21 of village Varca;



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5. Deed of Sale dated 27th February 2013 duly registered in the office of the Sub Registrar of Salcete, at Margao, under Reg. no.MGO-BK1-01107-2013 dated 27/02/2013, in respect of the part described in Schedule 'II' above, admeasuring 3,492 sq. mts.

6. Deed of Sale dated 27th February 2013 duly registered in the office of the Sub Registrar of Salcete, at Margao, under Reg. no.MGO-BK1-01108-2013 dated 27/02/2013, in respect of the part described in Schedule 'II' above, admeasuring 1,133 sq. mts.

Upon scrutinizing all the above referred documents submitted to me by Mr. Antonio Martinho Teotonio Pinto, Partner of M/s. WE BUILDERS & REALTORS, I opine as under -

1. That as per the document of Deed of Partition and Usury with Mortgage dated 12/01/1952, the said property described in Schedule 'I' above, originally belonged to Mr. Fulgencio da Piedade Santana Baracho alias Fulgencio da Piedade Baracho and his wife, Maria Leopoldina Prudencia Ana da Costa alias Leopoldina da Costa, both residents of Varca, Salcete, Goa.

Subsequently, said Fulgencio da Piedade Santana Baracho alias Fulgencio da Piedade Baracho and his wife, Maria Leopoldina Prudencia Ana da Costa alias Leopoldina da Costa, expired, and upon their death, they left behind as their universal heirs, one son and two daughters, namely -

a) son, Avertino de Jesus Maria Jose Baracho alias Avertino Baracho married to Maria Blandina Santana Almeida;



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- b) daughter, Maria Ermezinha Bernardete da Gloria Baracho married to Ludovico Dias Pereira;
- c) daughter, Maria Piedade Sacramento Baracho, unmarried;

As per the same document, it is mentioned that said Avertino de Jesus Maria Jose Baracho expired without any testament or any disposition of his last will, but leaving behind his widow and moiety holder, said Maria Blandina Santana Almeida, and as his universal heirs, his two sons namely -

- a) Mr. Fulgencio Antonio Coracao de Jesus Baracho;
- b) Mr. Antonio Francisco do Espirito Santo Baracho;

That as per the same document, the entire estate of late Fulgencio da Piedade Santana Baracho alias Fulgencio da Piedade Baracho and his wife, Maria Leopoldina Prudencia Ana da Costa alias Leopoldina da Costa, was partitioned by their heirs, namely (1) Maria Blandina Santana Almeida, widow of late Avertino de Jesus Maria Jose Baracho alias Avertino Baracho; Fulgencio Antonio Coracao de Jesus Baracho, bachelor; and Antonio Francisco do Espirito Santo Baracho, bachelor; AND Maria Joana Raimunda Viegas; (2) Maria Ermezinha Bernardete da Gloria Baracho & her husband Ludovico Dias Pereira; (3) Maria Piedade Sacramento Baracho, unmarried; wherein, said FULGENCIO ANTONIO CORACAO DE JESUS BARACHO and his brother ANTONIO FRANCISCO DO ESPIRITO SANTO BARACHO were allotted in equal shares, the entire estate i.e. all the Immovable Properties



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which were recorded under Item nos. 2 to 10 of the said document, which included the SAID PROPERTY herein.

2. That as per the document of Certificate of Inscription and Description, the said property which is described under no.42,945 is recorded in the name of Fulgencio Antonio Coracao de Jesus Baracho and Antonio Francisco do Espirito Santo Baracho, both bachelor then, under the Inscription of Transmission no.45,507, among other properties.

3. As per the document of Deed of Exchange of Properties dated 26/07/1974, executed between said Fulgencio Antonio Coracao de Jesus Baracho and his wife, Verodiana Felicia Valois Gonsalves e Baracho as "FIRST PARTY" and Antonio Francisco do Espirito Santo Baracho and his wife, Maria Joana Lira Vitoria Sacramento Sousa e Baracho as "SECOND PARTY", for exchanging the properties among themselves, said property which was enlisted under Item no.9 was allotted exclusively to Antonio Francisco do Espirito Santo Baracho and his wife, Maria Joana Lira Vitoria Sacramento Sousa e Baracho, among other properties. In view of this, they became the exclusive owners in possession of the SAID PROPERTY.

4. As per the document of Form I & XIV, the names of said Antonio Francisco do Espirito Santo Baracho and his wife, Maria Joana Lira Vitoria Sacramento Sousa e Baracho are appearing in the column 'Name of Occupant' of Form I & XIV, in respect of the said property.



Sanjay A. Shirodkar

ADVOCATE & NOTARY

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5. As per document of two Deeds of Sale, both dated 27th February 2013, said Antonio Francisco do Espirito Santo Baracho and his wife, Maria Joana Lira Vitoria Sacramento Sousa e Baracho as 'Vendors' sold the said property i.e. portion admeasuring 3492 square metres described under Schedule 'II' above and the portion admeasuring 1,133 square metres described under Schedule 'III' above, to M/s. WE BUILDERS & REALTORS, a partnership firm, having its registered office at House no.435/D, Guneawaddo, Varca, Salcete, Goa.

In view of the above, I am of the opinion that M/s. WE BUILDERS & REALTORS, a partnership firm are now the exclusive owners of the said entire property described in Schedule 'I' above and they are entitled to deal in any manner with the said property as they deem fit and proper

This Certificate of Title has been issued by me, at the request of Mr. Antonio Martinho Teotonio Pinto Partner of M/s. WE BUILDERS & REALTORS

Dated : 30th May, 2018
Place : Margao Goa.



Sanjay Shirodkar
Advocate.