



ADV. ALISHA SUHAS VERNEKAR
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Dated : 25/04/2024

TITLE INVESTIGATION REPORT

This Title Investigation Report is granted at the request of M/s K K GROUP & COMPANY, having its registered Office at Flat no.1702, C-Teja Signature, Plot no.12, Sector – 31/32, CBD Belapur, Navi Mumbai, Thane - 400614; upon scrutiny of documents that have been placed before me.

A) DESCRIPTION OF THE PROPERTY :

ALL THAT 3/10th part of Urban property known as “PREDIO DE MOLA”, admeasuring an area of 21,025 Sq. mts., as per Survey Records, with an old residential house existing therein, situated Village Cavorim – Chandor, Sub-District & Taluka of Salcete, District of South Goa, State of Goa, not described in Land Registration Office of Salcete but enrolled in Land Revenue Office of Salcete under Matriz no.107, presently surveyed under Survey no.58 with Sub-division no.1 (Survey no.58/1) of Village Survey of Cavorim, Salcete Taluka and is bounded as under :-

On the North : by public road;
On the South : by the property of Francisco Xavier;
On the East : by public road;
On the West : by originally by the property of Joaquim Antonio Henriques;

The above mentioned property shall hereinafter be referred to as “the said property”.

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B) DOCUMENTS SCRUTINIZED :

1. Form No.III of the property bearing Survey no.58/1 of Village Cavorim.
2. Form No.IX of the property bearing Survey no.58/1 of Village Cavorim.
3. Manual Form I & XIV of the property bearing Survey no.58/1 of Village Cavorim.
4. Partition Deed / Orphonological Inventory Proceedings initiated / re-opened on demise of Prisca Eulalia dated 8/4/1918. (2 documents)
5. Partition Deed / Orphonological Inventory Proceedings initiated on demise of Ignacio Caetano Henriques dated 5/6/1916 in favour of all interested parties vide Judgement dated 3/10/1916. (2 documents)
6. Partition Deed / Orphonological Inventory Proceedings initiated on demise of Joaquim Antonio Henriques dated 28/11/1921 in favour of Heroina Henriques vide Judgement dated 8/8/1922.
7. Partition Deed / Orphonological Inventory Proceedings initiated on demise of Joaquim Antonio Henriques dated 28/11/1921 in favour of Maria Filomena Henriques vide Judgement dated 8/8/1922.
8. Certificate extracted from Will drawn on 31/5/1058 by Heroina Esperanca Henriques in favour of Rosa Fermina Henriques.
9. Public Deed of Gift dated 30/7/1940 executed by Maria Clara Henriques in favour of Filomena Henriques.
10. Certificate extracted from the Deed of Sale dated 7th July 1960.



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11. Deed of Succession dated 1/9/2015 recorded at Folio 76 to 77v of Book no.1614 drawn before the Office of the Civil Registrar cum Sub Registrar & Notary Ex-Officio, Salcete, Margao – Goa.
12. Power of Attorney dated 28th December 2015, executed before Notary Adv. Vidhya A. Shet, bearing Registration no.30780/2015 on 28/12/2015.
13. Deed of Sale dated 22nd September 2022, executed before the Sub-Registrar of Salcete under Registration no.MGO-1-3639-2022 of Book 1 Document, Document Serial no.2022-MGO-3731, dated 28th September 2022.
14. Computerized Form I and XIV of the property bearing Survey no.58/1 of Village Cavorim.
15. Survey Plan of the property bearing Survey no.58/1 of Village Cavorim.

C) FLOW OF TITLE :

It has been represented that :-

1. Originally the property belonged to Joaquim Antonio Henriques and his wife Maria Vigilante Deodata da Costa.

The said Maria Vigilante Deodata da Costa predeceased her husband on 16/10/1887 and the said Joaquim Antonio Henriques expired on 31/8/1921.

They both expired leaving behind following legal heirs :-

1. Leandro Eduardo Henriques (Bachelor)
 2. Antoninho Noberto Henriques
- +
- Leopoldina Lobo

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3. Ignacio Caetano Aristotles Henriques
+
Prisca Eulalia De Sa
 4. Pedro Antonio Henriques (Bachelor)
 5. Francis Xavier Henriques (Bachelor)
2. During lifetime of Joaquim Antonio Henriques (original owner) he had gifted some properties to Leandro Eduardo Henriques (Bachelor) vide Deeds dated in 10/3/1911 and 12/1/1912 i.e. 1918 and had also gifted other properties to his other two sons namely, Pedro Antonio Henriques (Bachelor) and Francis Xavier Henriques (Bachelor).

The said Leandro Eduardo Henriques (Bachelor), Pedro Antonio Henriques (Bachelor) and Francis Xavier Henriques (Bachelor) predeceased Joaquim Antonio Henriques in the status of bachelors without making any will or any other disposition of their last wish with related to the properties which was gifted to them and the said properties which was gifted to them by their father reverted back to their father, namely, Joaquim Antonio Henriques, as they expired without any descendants.

3. On demise of said Joaquim Antonio Henriques (original owner) :-
- Partition Deed / Orphonological Inventory Proceedings dated 28/11/1921 were initiated and some of the properties owned by him were allotted to Heroina Esperanca Henriques vide Judgement dated 08/08/1922.
 - Partition Deed / Orphonological Inventory Proceedings dated 28/11/1921 were initiated and some of the other properties owned by him were allotted to Maria Filomena Henriques vide Judgement dated 28/1/1939.


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4. The said Joaquim Antonio Henriques, during his lifetime, had also gifted other properties including the said property in favour of his third son, namely, Ignacio Caetano Aristotles Henriques and wife, Prisca Eulalia De Sa.
5. That Ignacio Caetano Aristotles and his wife, Prisca Eulalia De Sa, both expired leaving behind their seven (7) legal heirs, namely :-
- a. Maria Vigilante Henriques
b. Constancio Henriques
+
Maria Sacramento Barros e Henriques
↓
i. Lina Prisca Maria Micaela Henriques
+
Luis Miguel Henriques
c. Maria Augusta Luciana Henriques (Spinster)
d. Miguel Joaquim Henriques
+
Maria Francisca Xavierinha Circumcisao Dias E Henriques
e. Heroina Esperanca Henriques
f. Maria Clara Henriques
g. Maria Filomena Henrique alias Rosa Fermina Henriques
6. Vide Partition Deed / Orphonological Inventory Proceedings dated 5/6/1916 initiated on demise of Ignacio Caetano Aristotles Henriques, the said property listed under Item nos.12 and 30 of the said proceedings, was partitioned and allotted to the said above seven (7) children, thus each having 1/14th share and being half sharer and moiety holder of the said Ignacio, Mrs. Prisca De Sa was allotted half of the said property.



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Again on demise of Mrs. Prisca De Sa, the same inventory was re-opened on 8/4/1918 by the brother - in - law of the said Prisca and her share was again partitioned and distributed to their seven (7) children, thus each of them accruing 1/14th Share each as confirmed vide order dated 28/7/1919 passed at the disposal of the said Inventory Proceedings before the Civil Judge Senior division of Salcete, Margao.

7. That as per the Deed of Sale dated 7/7/1960, as mentioned therein, Maria Augusta Luciana Henriques, expired, in the status of spinster, without making any will or any other disposition of her last wish, all her properties including her 1/7th share in the said property devolved upon her brother and sisters, since she expired without any descendants.
8. Also as per the Deed of Sale dated 7/7/1960, as mentioned therein, one of the son of late Ignacio Caetano Aristotles Henriques, namely, Constancio Henriques, expired, leaving behind his widow and half sharer Maria Sacramento Barros e Henriques and his sole daughter Lina Prisca Maria Micaela Henriques who is married to Luis Miguel Henriques, as his share after his demise devolved unto his only daughter.
9. By the Certificate extracted through a Will dated 31/5/1058, Heroína Esperanca Henriques, in the status of spinster, gifted all her rights and share in the properties allotted to her, including her entire share in the said property, to her sister, Maria Filomena Henrique alias Rosa Fermina Henriques.
10. Vide Public Deed of Gift dated 30/7/1940, Maria Clara Henriques, gifted all her properties, in the status of spinster, including her share in the said property, irrevocably, to her sister, Maria Filomena Henrique alias Rosa Fermina Henriques.

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11. The said property thus, devolved unto :-

- Maria Vigilante Henriques
- Maria Sacramento Barros e Henriques
- Lina Prisca Maria Micaela Henriques
- Luis Miguel Henriques
- Miguel Joaquim Henriques
- Maria Francisca Xavierinha Circumcisao Dias e Henriques
- Maria Filomena Henriques alias Rosa Fermina Henriques.

12. Vide Deed of Sale dated 7/7/1960, the said Maria Vigilante Henriques, Maria Sacramento Barros e Henriques, Lina Prisca Maria Micaela Henriques and Luis Miguel Henriques, Miguel Joaquim Henriques and Maria Francisca Xavierinha Circumcisao Dias e Henriques, sold their entire rights and shares from the said property to Maria Filomena Henriques alias Rosa Fermina Henriques.

13. The said Maria Filomena Henriques alias Rosa Fermina Henriques and her husband, Francis Xavier Fernandes, both expired on 8/7/1975 and 12/5/1971 leaving behind their legal heirs, vide Deed of Succession dated 1/9/2015, as follows :-

o Esperance Benedicta or Bernadette Esperance Verdes

+

Miguel Fronton Verdes - Expired on 5/5/2010



a) Elvina Josefina Verdes

+

Glen Savio do Carmo Quiterio e Souza


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- Jesus Victor Reginaldo Fernandes
+
Judith Anna Vaz
- Agnelo Joao Remedios Fernandes - Expired on 31/5/2006
+
Joanita Venicia Amy Fernandes
↓
a) Kevin Frank Fernandes

The following :-

- Esperance Benedicta or Bernadette Esperance Verdes.
- Jesus Victor Reginaldo Fernandes and wife,
- Judith Anna Vaz
- Joanita Venicia Amy Fernandes
- Kevin Frank Fernandes
- Elvina Josefina Verdes and husband,
- Glen Savio do Carmo Quiterio e Souza;

were the owners in possession of the said property which is the subject matter and being the absolute owners in possession of the said property, they sold the said property vide Deed of Sale dated 22nd September 2022, executed before the Sub-Registrar of Salcete under Registration no.MGO-1-3639-2022 of Book 1 Document, Document Serial no.2022-MGO-3731, dated 28th September 2022, to **M/s K K GROUP & COMPANY.**


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D) LEGAL OPINION / CERTIFICATE OF TITLE :

I have scrutinized the documents listed hereinabove and have come to the conclusion that the documents presented before me are found to be the correct presentation of the flow of title from the erstwhile owners to the now existing owner, **M/s K K GROUP & COMPANY**, having its registered Office at Flat no.1702, C-Teja Signature, Plot no.12, Sector – 31/32, CBD Belapur, Navi Mumbai, Thane - 400614; since there are no claims of minors or any other person and the said property is free hold. Also there are no prior mortgage / charges / encumbrances whatsoever, on the said property as could be traced out from the documents presented to me and therefore I do hereby certify that the said **M/s K K GROUP & COMPANY**, have a valid, clear and marketable title of ownership to “the said property”, surveyed under Survey no.58/1 of Village Survey of Cavorim, Salcete – Goa.

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