

U. K. PARWAR
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OFFICE
Savitri Apts.
Chaudi, Canacona, Goa

Date:- 03/08/2023

TITLE REPORT

This title report pertains to property Surveyed bearing Survey No. 225/2-H of Village Nagorcem-Palolem, Taluka Canacona Goa situated at Sheller, Canacona Taluka District South Goa, State of Goa.

I have been given following documents;

a. Deed of sale dated 28/06/2013 registered before the Sub Registrar of Canacona under registration no. 281 at pages 192 to 208, book no. I, volume 271 dated 14/08/2013.



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b. Portuguese copy along with its English transaction of land description of the property under No. 10215 along with inscription No. 17735 along with English translation.

c. Portuguese copy along with its English of Matriz No. 1513 and 1759 along with English translation of the property known as "XELLER" or XELER.

d. Form I and XIV Survey No. 225/2-H of Village Nagorcem-Palolem, Taluka Canacona Goa.



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e. Survey plan of the property under survey
No. 225/2-H of Village Nagorcem-Palolem,
Taluka Canacona Goa .

f. Deed of Succession dated 03/11/2009
recorded in the office of civil Registrar cum sub
Registrar and Notary ex-officio Canacona Goa
recorded at pages 21 to 23 reverse of notarial
book for deed No. 26.

g. Order dated 01/03/2017 passed by the
Deputy Collector and Sub Divisional Officer
Canacona in case no.
A2/LRC/PART/21/14/961 for correct the
survey record.



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I have examined the above mentioned documents and the following are the facts which emerge out from the examination of the said documents;

1. As per the deed of sale dated 28/06/2013 registered before the Sub Registrar of Canacona Shri. Venkatesh infrastructure Private Limited, a private limited Company registered under the Companies Act, 1956, having its registered office at 1, Amit Apartment, 1098, Model Colony, Shivajinagar, Pune, 411016, Maharashtra and having its branch office at 1315, Agalli, Fatorda Goa, purchased the plot having an area 1646 sq.mts.



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known as XELLER or SHELER, SHETCANE situated at Sheller Canacona Goa , Taluka and Sub-District of Canacona, District of South Goa, State of Goa, forming the part of the property described in the land registration office at Quepem under No. 10215, at folios 126 at Book No. 29 and enrolled under Matriz No. 1513 and 1759 forming the part of the property 225/2 of village Nagorcem-Palolem Taluka Canacona which is bounded as under:

On the East: by remaining property surveyed under No. 225/2.

On the West: by property surveyed under No. 225/3.



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On the North : by property acquired by
ministry of surface Transport
Towards highway setback.

On the South : by property surveyed under No.
225/8.

And the same can be better identified on plan
attached to the sale deed

2. As per land documents No. 10215 there
exist a property know as "XELLER" and as per
the inscription documents No. 17735 the
property under registration No. 10215 which is
described at pages 126 of Book 29 is inscribe in
the name of Juvenal Barreto.



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3. As per Matriz certificate of the property known as "XELER" and SHELER and enrolled in the Revenue Office of Canacona under nos. 1513 and 1759 issued by Mamlatdar of Canacona is enrolled in the name of Juvenal Barreto for 28/30 and 31/66 share respectively.

4. As per Deed of succession dated 03/11/2019 recorded in the office of civil Registrar cum sub Registrar and Notary ex-officio Canacona Goa recorded at pages 21 to 23 reverse of notarial book of deeds no. 26, it is recorded upon the death of late Joanal Barreto by other name Javenal Barreto, also known as Joao Manuel



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Barreto, Juvenat Barreto, late D, carlos Antonio clemente Maria desouza e Manazes by other name carlos Antonio clemente Maria Desouza e manazes. Late Minguelina by other name Minguelina Gracias Barreto or Minguelina Barreto late Valeriana Caitaninha Barreto by other names Valeriana Barreto expired leaving behind their sole universal heirs Mrs. Artemisa Carmelina Barreto by other names Artimissia Carmelina Barreto and her son namely Mr. Don Jose Carlos Joaquim Maria Desouza e Manezes.



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5. As per Order dated 01/03/2017 passed by the Deputy Collector and Sub Divisional Officer Canacona in case no. A2/LRC/PART/21/14/961 the area 1646 sq.mts purchase by Shri Venkatesh Infrastructure Limited from the property survey No. 225/2 is partition new survey No. 225/2-H of village Nagorcem-Palolem Taluka Canacona .

6. As per Form I & XIV of the property under survey no. 225/2-H of Village Nagorcem-Palolem, Taluka Canacona Goa names of Shri Venkatesh Infrastructure Private Limited is recorded in the occupant column as a owners.



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OPINION:

As per documents verified referred above it is seen that property purchased by Shri Venkatesh Infrastructure Limited by Deed of sale dated 26/12/1979 registered before the Sub Registrar of Canacona in the registration no. 281 at pages 192 to 208, book no. I, volume 10 dated 14/08/2013 from the property surveyed No. 225/2 of village Nagorcem-Palolem, Taluka, forming the part of the property under describe under land registration No. 10215 enrolled under Matriz No. 1513 and 1759 Canacona Goa situated at Sheller Canacona Taluka is presently



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surveyed under no. 225/2-H of village
Nagorcem-Palolem, Taluka Canacona.



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