

TITLE REPORT

1. Documents Produced by: Mr. Sammit Wagle

Panaji Goa

2. Documents Examined:


- 1) Description of the property
- 2) Index of Land
- 3) Deed dated 2/3/1895
- 4) Extract of Inventory
Proceeding No. 64/95
- 5) Extract of Inventory
Proceeding No. 50/97/A
- 6) survey plan
- 7) Form I & XIV of survey record
- 8) Deed of Succession
dated 21/02/2023

3. Offices Searched : 1. Office of the Sub Registrar of Ilhas

at Panaji

2. Taluka Revenue Office.
3. Land Survey Department .
4. Department of Archive .
5. The village Panchayat of Taleigao.

4. Description of Property : All that part of the property known as "Bragancalem morod", admeasuring an area of 1054m², situated at Taleigao, within the jurisdiction of village Panchayat of Taleigao, Taluka Tiswadi and sub Registration District of Ilhas, North Goa District, State of Goa, described in the land Registration under No. No.2855 at page 58 of the Book B-8 (New) and enrolled in the Taluka Revenue Office No. 865 surveyed under survey No. 71/16 of village Taleigao, and is bounded as under:-


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North:- By property bearing
survey No. 71/14, 71/19
and 71/20;

East:- By property bearing
survey No. 71/10 and
71/19;

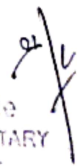
South:-By the property
bearing survey No. 69/1;

West:-By property bearing
survey No. 70/1 and 70/7;

This property is hereinafter
called" the said property "

5. Flow of Title : I have examined the documents
mentioned at para (2) above.


From the documents examined and
the searches carried out it
transpires that the said property
formed part of the larger property
was originally owned and
possessed by Ana Felicia
Gounsaves. Vide Deed dated


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2/3/1895 executed at Book No. 92
before Notary Joao Paulo Teles. The
said property which formed one
third western portion of the said
larger property was acquired by
Eugenio Joao Machado alias Higino
Machado

Eugenio Joao Machado alias Higino
Joao Machado and wife Smt. Ana
Paulina Velho both expired on
15/12/1930 and on 12/01/1929
respectively, leaving behind as
their sole and universal heir Diogo
Machado and his wife Candida
Machado. They both expired
leaving behind their following
three children namely :-1) Joao
Sebastiao Machado married to
Jasmelina Araujo e Machado. Said
Jasmelina expired leaving behind
her widower said Joao Sebastiao


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Machalo and her sons (i) Thadeus Machado married to Valencia Machado ii) Antonio Camilo Machado married to Leucadia Camilo Machado.

Said Thadeus Machado expired leaving behind his widow Valencia Machado and as his heirs two children namely. (I) Francisquinho Diogo Machado married to Francisca Machado (II) Filomena Machado e Paes married to Jose Piedade Paes.

Subsequently Jose Piedade Paes expired leaving behind his widow Filomena and three minor children namely:-

- a) Savio Mariano Francisco Paes
- b) Standford Blaise Paes
- c) Selvin Paes



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(III) Franciquinho Dionisio Machado was married to Maria Francisca Machado. Said Francisquinho expired leaving behind him his widow said Maria Machado and five children namely:-

- a) Eugenio Domnic Machado married to Milagrina Machado
- b) Agnelo Machado married to Pelegrina Machado
- c) Cesar Machado, unmarried
- d) Teresa Machado e Afonso married to Manuel Filipe Afonso.

Inventory Proceedings bearing Inventory Proceeding No. 64/95 were instituted as regards the estate of late Eugenio Joao Machado and his wife Ana Paulina Velho in the court of the civil Judge Senior Division at Panaji in which the said property was auctioned and in the


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said auction the same was purchased jointly by the following persons:-

(a) Leocadia Camilo e Machado (b) Francisco Machado alias Francisquinho Diego Machado (c) Filomena Machado (d) Savio Mariano Francisco Paes (minor) (e) Stanferd Blaze Paes (minor) (f) Selvin Paes (minor) and the said allotment in their favour was confirmed vide order dated 30/09/1995 made by said court.

Subsequently, Inventory Proceeding No. 50/97/A was taken up as regards the estate of Antonio Camilo Machado, in the court of the Civil Judge Senior Division at Panaji in which the said property was enlisted at item no. I.



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In the auction which was held in the said Inventory Proceedings, the said property was purchased by Mrs. Francisquinho Diago Machado.

The chart of Allotment consequently drawn up in the said proceedings was confirmed vide order dated 31/03/98 made by the said court. Thus Francisquinho Diago Machado became the owner in possession of the said property.

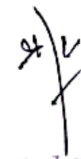
Said Francisquinho Diago Machado died, leaving behind as his widow Francisca Machado and his heirs the following children namely, Miss Veronica Deborah Machado alias Veronica Lilian Deborah Gayle Machado, Mr. Frazier Antonio Canute Machado alias Frazier Machado, Mrs. Deidree Anne Machado and her husband Baptist John D Cunha, Mrs, Desiree Valerie

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Machado and her husband Mr. Ashley Luis Fernandes. The aforesaid persons who thus acquired absolute ownership to the said property have under an Agreement dated 21/12/2022 allowed the development of the said property described above to M/S WAGLE'S on the terms set out therein;


M/S WAGLE'S will acquire clean, clear and marketable title upon execution of proper sale deed in their favor by Francisca Machado, Miss Veronica Deborah Machado alias Veronica Lillian Deborah Gayle Machado, Mr. Frazier Antonio Canute Machado alias Frazier Machado, Mrs. Deidree Anne Machado and her husband Baptist John D Cunha, Mrs. Desiree Valerie Machado and her husband Mr. Ashley Luis Fernandes ;


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I tried to carry out searches in the Office of the Sub-Registrar of Ilhas at Panaji. However, since the indexes in the said office have not been maintained upto date it was not possible to carry out a detailed search. Therefore, there is no other alternative but to rely on the Nil Certificate of Encumbrance on Property issued by the Sub-Registrar of Ilhas at Panaji certifying that there are no encumbrances registered in the said Department in respect to the said property.

6. Legal Opinion : I have therefore, to opine that, Francisca Machado, Miss Veronica Deborah Machado alias Veronica Lilian Deborah Gayle Machado, Mr. Frazier Antonio Canute Machado alias Frazier Machado, Mrs. Deidree Anne Machado and her husband Baptist John D Cunha, Mrs, Desiree Valerie Machado and her husband Mr. Ashley Luis Fernandes are


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the owners in possession of the said property described above and their title thereto is clean, clear and marketable. Their agreement with M/S WAGLE'S is valid and enforceable.

Place:-Panaji - Goa

Date:-06/05/2023

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