

*Amey A. Shetye*

BGL., L.L.B.

ADVOCATE



1ST FLOOR, MELQUIEDES BLDG.,  
FR. JOSEPH VAZ ROAD,  
VASCO-DA-GAMA, GOA - 403 802.  
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Date: 12/10/2020

## TITLE REPORT

This Title Report is submitted at the request of SIDDHARTH CONSTRUCTIONS, proprietorship concern of MR. MILIND SUBHEDAR, residing at Housing board Colony, Baina, Vasco Da Gama, Goa

### SUBJECT MATTER

The property admeasuring an area of 3325 sq meters surveyed under survey no 112/4 of Chicalim Village and is described in schedule hereinbelow written. The said property is bounded as under

North: by bridge of the canal and others

South: by the Comunidade and others

East: by the property of the Cofre of the Church of Chicalim and others

West: by properties of Caetano Jose Flores and drain

### DESCRIPTION OF THE LARGER PROPERTY

All that property known as "NOVO- AGOR or PELLA also known as FORDUL or ATMACHO AGOR" admeasuring an area of 3325 sq meters situated at Chicalim Village, within the limits of Village Panchayat of Chicalim, Mormugao Taluka, South Goa District, State of Goa described in the Land Registration office under no 4030 at folio 26 reverse of Book B no 11 of new series, surveyed under survey no 112/4 of Chicalim Village and is bounded as under:-

North: by bridge of the canal and others

South: by the Comunidade and others

East: by the property of the Cofre of the Church of Chicalim and others

West: by properties of Caetano Jose Flores and drain



## DERIVATION OF TITLE

The said property originally belonged to Julio Fabio Sebastiao daCosta .  
Julio Fabio Sebastiao daCosta married to Clara Olivia Rita Aurora Baracho e Costa by prenuptial Deed of Separation of properties. Julio Fabio Sebastiao daCosta made a will dated 8/11/1901 at folio 53 to folio 54 of book no 184 before Silva Coelho where in as per his will he gave his estate of Cosme Damiao de Araujo and hence the property is inscribed in his name at no 4030 at folio 26 reverse of Book no B11 of new series .

By Deed of Sale and discharge dated 17/5/1938 Cosme Damiao de Araujo and his wife Esmeralda Doroteia da Piedade Viegas e Costa Araujo sold the said Joaquim Vincente Licurgo da Concenciao Cabral .

Said Joaquim Vincente Licurgo da Concenciao Cabral expired on 13/10/78 and his wife i.e. Ana Maria e Beatriz G Noronha expired on 17/1/99 leaving behind said Cesar Cabral, Vilma Sofia de Sousa e Cabral & Pamela Aiyar Cabral as their legal heirs which is confirmed by Deed of Succession and Qualification of heirs dated 24/10/2008 .

Thus the title of property bearing survey no 112/4 of Chicalim vests in Cesar Cabral, Vilma Sofia de Sousa e Cabral & Pamela Aiyar Cabral whose title to the said plot is clear and marketable.

## ENCUMBRANCE IF ANY

After carrying out a due search in the office of the Sub-registrar of Mormugao, and the Land Registration Office at Mormugao for last 30 years I did not find any recorded encumbrances affecting the said property. Therefore I find is that the said property is free from encumbrances.

## DOCUMENTS EXAMINED: \_

1. Copy survey plan of the property bearing survey no 112/4 of Chicalim Village
2. Copy of Form I & XIV of the property bearing survey no 112/4 of Chicalim Village
3. Copy of Deed of Sale and discharge dated 17/5/1938
4. Copy of Description certificate along with English translation
5. Copy of Deed of Succession and Qualification of Heirs dated 24/10/2008
6. Copy of Power of Attorney dated 30/4/88
7. Copy of Power of Attorney dated 1/6/2006
8. Copy of Will dated 8/11/1901 at folio 53 to folio 54 of book no 184 before Silva Coelho

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**OPINION:-**

**Subject to the documents perused, I certify that Cesar Cabral, Vilma Sofia de Sousa e Cabral & Pamela Aiyar Cabral have got clear and marketable title to property surveyed under 112/4 of Village Chicalim .**

**I further certify that urban land ceiling Act is not applicable in the State of Goa & there is no legal bar to mortgage the said property.**

**Adv Amey Shetye**