

ADV. MANOJ M. NAIK

Off. 313, 3RD Floor, Cosmos Centre, Morod, Mapusa Goa
MOBILE NO: 8010095040-9764245544

Date: 23/4/2021

SEARCH REPORT

At the request of Mr. Mario Cypriano Baretto, r/o H. No. 145/C, Novangully, Varca, Salcette, Goa and as instructed by him and upon submission of the documents mentioned herein below, I have carried out a search and investigation into the title documents in respect of property known as Novangully bearing Survey No. 12 sub. Div. 3-A, comprising an area of 773 sq.mts, alongwith house in it which is presently disclosing the name of Mrs. Maria Terezinha Catarina Barretto alias Maria Terezinha Catarina Cruz e Barretto, in the Form I and XIV situated in the Village of Varca, Salcete- Goa, within the limits of Village Panchayat of Varca, in the South District of Goa in the state of Goa, described in Land Registration Office of the Judicial Sub- Div. of Salcete Under No. 29,517 of the Book B. No. 76 and enrolled in the Matriz records the rustic part under Matriz No. 251 and house part under No. 31 and Surveyed for the purpose of Records of Rights under Survey No. 12/3-A of Village Varca.

Sr. No.	TOPIC
I	Documents scrutinized
II	Description of the property
III	Origin Of Title
V	Legal Opinion / Final Certificate

I DOCUMENTS SCRUTINIZED

For the purpose of ascertaining the title in respect of the property bearing surveyed under Survey No. 12 sub. Div. 3-A, of Village Varca, Salcete, Goa, the following documents have undergone my scrutiny:

- Copy of Form I & XIV of Survey No. 12 sub. Div. 3-A, of Village Varca, Salcete, Goa,
- Copy of the Survey plan in respect of property Surveyed under Survey No. 12 sub. Div. 3-A, of Village Varca, Salcete, Goa.



c. Deed of Partition dated 18/5/1976, registered in the office of Civil cum Sub registrar Salcete under registration no. 619 at pages 155 to 160 of Book - I , Vol. No.159 dated 11/6/1976 alongwith translation.

d. Application for initiation of Inventory Proceeding and Statement on oath in the Inventory proceedings bearing I.P. No. 106/2020/D filed by Mr. Mario Cypriano Baretto before the Civil Judge Senior Division Court at Margao.

II DESCRIPTION OF THE PROPERTY

That the property bearing surveyed under Survey No. 12 sub. Div. 3-A, of Village Varca, Salcete, Goa is described in the Land Registration Office of the Judicial Sub- division of Salcete under no. 34,513 of the Book B 89, new and enrolled in Matriz records under the said no. 251.

III ORIGIN OF TITLE

From the Deed of Partition dated 18/5/1976, it is seen that originally there existed two properties adjoining to each other i.e., **Property A** described in the Land Registration Office of the Judicial Sub- Division of Salcete under no.29,517 of the Book B. No. 76 and enrolled in Matriz Records the rustic part under no. 251 and house part under no. 31 and bounded on the east by the property of heirs of Jacob Francisco Alemao, on the West by Property of Adolfo Saturnino Martins, on the North by the property Novangully, described under no. 34,513 new and by the property of Genesio Baracho and ditch and on the South by the property of Custodio da Costa at present of Neves Vaz and **Property B** described in the Land Registration Office of the Judicial Sub- division of Salcete under no. 34,513 of the Book B 89, new and enrolled in Matriz records under the said no. 251 and bounded on the East by property of Genesio Baracho, on the West by property of Lourdes Da Costa, on the North by ditch and on the South by the property Novangully described under No. 29,517 new.

That the said property originally belonged to Antonio Jose do Rosario da Cruz and his wife Candida etelvina Rebello who had expired leaving behind their three children 1) Gloria Jacob Xavier Do Rosario Da Cruz alias Gloria Da Cruz married to Ana Maria Filomena De Souza e Cruz, 2) Maria Terezinha Catarina Da Cruz married to Cipriano do Rosario Barreto and 3) Maria Esperanca Filomena Oliveira Da Cruz alias Maria Esperanca Da Cruz, spinster and the said parties executed the said Deed of Partition and the said property was allotted to Mrs. Maria Terezinha Chatarina Cruz e Barreto married to Cipriano do Rosario Barreto.

5/6/21



That the said property composed of two plots designated as sub-Plot I and sub-Plot II. The sub-plot I forming by itself a distinct property which is bounded on the east by the property of heirs of Jacob Francisco Alemao, on the West by Genesio Baraco and by sub-plot II which is allotted to Mrs. Maria Terezinha and her husband, on the North by the ditch and by Genesio Baracho and on the South by the property of Custodio da Costa. The said sub-plot represents half of the property enrolled under the said matriz number. That the sub-plot II forming by itself a distinct property which is bounded on the east by the sub plot I of Gloria Rosario da Cruz and his wife and by Genesio Baracho, on the West by the property of Adolfo Saturnino Martins, by that of Lourdes da Costa, on the North by Genesio Baracho and by ditch and on the South by the property of Custodio da Costa. The said sub-plot represents half of the property enrolled under the said matriz number.

That the sub-plot I was allotted to Gloria Rosario da Cruz and sub-plot II was allotted to Mrs. Maria Terezinha Catarina Barretto alias Maria Terezinha Catarina Cruz e Barretto married to Cipriano do Rosario Barreto.

That by Order dated 18/07/2001 passed in the Partition Case bearing No. LRC/PART/48/2001 filed by Mr. Gloria Jacob Xavier de Rosario de Cruz and Mrs. Maria Terezinha Chatarina Cruz e Barreto, said property was partitioned into two plots, survey No. 12 sub. Div. 3 was allotted to Mr. Gloria Jacob Xavier de Rosario de Cruz and Survey No. 12 sub. Div. 3-A was allotted to Mrs. Maria Terezinha Chatarina Cruz e Barreto married to Cipriano do Rosario Barreto.

That upon the death of Cipriano do Rosario Barreto, Inventory Proceeding bearing No. 106/2020 has been filed by all the legal heirs before the Hon'ble Civil Court Senior Division of Margao and notices has been issued and the same is in process.

That from the statement on oath filed by the Head of the family, it is clear that following are the legal heirs:

a) Mrs. Maria Terezinha Catarina Barretto
alias Maria Terezinha Catarina Cruz e Barretto,

b) Mrs. Socerina Mario Barretto,
w/o Mr. Mario Cypriano Barretto,
age years, married, housewife,
both r/o H. No. 145/C, Novangully,
Varca, Salcette, Goa,

c) Mrs. Liz Heraquabe Barretto,
alias Mrs. Liz Heraquabe Fernandes,
w/o Mr. Joseph Benjamin Fernandes,
age 52 years, married,

Dr. J.



d) Mr. Joseph Benjamin Fernandes,
s/o Pascoal Camilo Fernandes,
age 52 years, married, service,
both R/o H. no. 460, Panzorconi,
Cuncolim, South Goa.

e) Mr. Leroy Benjamin Marques,
s/o Mr. Allwyn John Marques,
age 25 years, unmarried,

f) Mrs. Jennifer Ubelina Marques,
w/o Mr. Allwyn John Marques,
age 48 years, married, Housewife,

g) Mr. Vailner Mario Marques,
s/o Mr. Allwyn John Marques,
age 20 years, unmarried,
all r/o 405, Ulhas Apartment,
Near, Zen Garden, Kandarpada,
Dahisar, West, Mumbai.

VI LEGAL OPINION / FINAL CERTIFICATE

Subject to the documents produced for my perusal, I certify that the said Mr. Mario Cypriano Baretto, r/o H. No. 145/C, Novangully, Varca, Salcette, Goa has clear and marketable to the above said property bearing Survey No. 12 sub. Div. 3-A, of Village Varca, Salcete, Goa, having an area of 773 sq. mts..

In the above Circumstances I confirm that the said property, bearing Survey No. 12 sub. Div. 3-A, of Village Varca, Salcete, Goa, having an area of 773 sq. mts. it appears that upon the completion of said Inventory Proceedings the above said property shall have clean and clear marketable title.

This opinion has been given by me on the basis of documents produced and in anticipation that there are no other documents whereby any other encumbrances have been created for which a representation made by the parties in the said Documents has been relied upon.

I am returning the documents given for perusal.

Yours faithfully,



(Adv. Manoj M. Naik)

Manoj M. Naik

ADVOCATE B.SC., LL.B.

Off.: 313, 3rd floor, Cosmos Centre,
Morod, Mapusa - Goa.