

TITLE REPORT IN RESPECT OF THE PROPERTY DESCRIBED IN
SCHEDULE 'II' BELOW.

Schedule - I

Description of Entire property

All that landed property known as PERCONAICALEM COTUMBONA, situated at Fernatalem, village Calata, Salcete taluka, district of South Goa, state of Goa, not described in the land registration office of Salcete but inscribed in the Taluka Revenue Office of Salcete at Margao, under Matriz no.289, in which, the name of the property is inscribed and the same is shown to be bounded as under :-

On the East - with Tepanaicalem of Jose S. Teles da silva;

On the West - with the railway;

On the North - with Percunaicalem of Inacio Francisco Pereira and ditto of Crisostomo Gonsalves;

On the South - with Dumpeachi Xir of Roque Santana Goes;

Schedule 'II'

Description of said property

ALL THAT 1/12th portion admeasuring an area of 1175 square metres, forming part of the property known as PERCONAICALEM COTUMBONA, situated at Fernatalem of Calata, which 1/12th portion is a distinct and independent property, not described in the land Registration office of Salcete but inscribed in the Taluka Revenue Office of Salcete at Margao, under Matriz no.289, and surveyed for the purpose of records of rights of village Calata, under Survey no.15/5; and the same is bounded as under :-



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On the East – by survey no.15/6;

On the West – by survey no.15/4 (part) and survey no.15/9 (part);

On the North – by road;

On the South – by survey no.15/10;

This property is surveyed under Survey No. 15/5 of Village Calata, and shall hereinafter be referred to as the “SAID PROPERTY”.

The following documents have been verified and scrunitized by me for issuing this Title Report:-

1. Form no.III (Index of Lands) issued by the Inspector of Survey and Land Records, Margao Goa.
2. Certificate of Matriz.
3. Ophanological Inventory proceedings bearing no.11/1970 instituted in the Court of the Civil Judge Senior Division, Bicholim.
4. Deed of Succession executed on 03/07/2017, duly recorded in the office of Special Notary, Tiswadi, Goa, drawn at page no.88 onwards of Book no.71 of the Notarial Deeds.
5. Deed of Qualification of Heirship dated 10th June 2021 duly recorded in the Notarial Office of Judicial Division of Salcete (Civil Registrar cum Sub Registrar) at folio 66v to 68 of Deeds book no.1685.
6. Conversion Sanad under no.AC-II/SAL/SG/CONV/83/2017/7572 dated 03/07/2018 from the Office of the Collector of South Goa, Margao;
7. Technical Clearance Order dated 19/09/2019 under no.TPM/29920/Calata/15/5/2019/5376 issued by the Town and Country Planning Department, Margao, Goa;

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8. NOC from Primary Health Centre, Cansaulim, under no.PHCC/NOC/2018-19/242 dated 22/05/2018;
9. Construction licence under no.VP/MUC/CPF-13/TCP/2019-20/21 dated 20/01/2020;
10. Form I & XIV in respect of the SAID PART bearing Survey no.15 sub-division no.5 of village Calata.
11. Survey Plan
12. Public notice in the local daily newspaper HERALD on 23/02/2022
13. Deed of Sale dated 25th April 2022 duly registered in the office of the sub registrar of Salcete at Margao, under reg. no.MGO-1-1541-2022 dated 26th April 2022.

After verification of the above referred documents submitted to me, the tracing of the title is as under –

1. That the SAID PROPERTY described in Schedule 'II' above, which is 1/12th of the entire property, belonged to TOMAS ESTEVAM DE REMEGIO DE MARIANO JESUS GOMES also known as THOMAS GOMES which is equivalent to an area of 1175 square metres.
2. That said Thomas Gomes was married to Maria Luizinha Vas.
3. That said Tomas Estevam de Remegio De Mariano Jesus Gomes also known as Thomas Gomes expired on 4th March 1939 without executing any Will or any disposition of his last wish, but leaving behind as his moiety sharer, his widow, said MARIA LUIZINHA VAS, and as his heirs, only daughter CONSOLACAO MARIA PIA GOMES.



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4. Said Consolacao Maria Pia Goes married Domingos Joao Fenelon Monteiro, who expired on 23/06/1968, intestate, leaving behind, as his widow and moiety sharer, said CONSOLACAO MARIA PIA GOMES, and as his heirs, the following children :-

i) Mrs. Maria Guilhermina Ana do Perpetuo Socorro Gomes Monteiro and her husband, Mr. Newton Dalmia Barros Pereira e Fernandes;

ii) Mrs. Fatima Filomena Noemia Ilda Gomes Monteiro and her husband, Mr. Carlos Mario Jose Antonio de Menezes;

iii) Mr. Evencio Francisco Monteiro and his wife, Mrs. Celia Tereza de Altina Gracias e Monteiro; and

iv) Mr. Emidio Francisco Monteiro and his wife, Mrs. Tereza Perpetua Ferrao;

5. Upon the death of MARIA LUIZINHA VAS, her daughter said Consolacao Maria Pia Gomes instituted Ophanological Inventory proceedings in the Court of the Civil Judge Senior Division, Bicholim, bearing no.11/1970, and in the said Inventory proceedings, said Consolacao Maria Pia Gomes was appointed as Head of the Family i.e. Cabeca de Casal, wherein, the SAID PROPERTY described under Schedule 'II' above was enlisted under ITEM no.6; and in the final Judgement and Order, said Consolacao Maria Pia Gomes was allotted among other properties, the SAID PROPERTY.

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6. Said Consolacao Maria Pia Gomes expired on 25/01/1989, and upon her death, and as per the Deed of Succession executed on 03/07/2017, it is confirmed that said Consolacao Maria Pia Gomes expired leaving behind the following as the universal heirs of late Consolacao Maria Pia Gomes and her husband late Domingos Joao Fenelon Monteiro :-

- 1) Mrs. Maria Guilhermina Ana do Perpetuo Socorro Gomes Monteiro alias Meena Fernandes; widow of late Newton Dalmia Barros Pereira e Fernandes, r/o Dona Paula, Ilhas Goa;
 - 1a) Mrs. KARISHMA NAZIA FERNANDES and her husband Mr. JEAN PAUL ANTONELLO COSTA CARDOSO; both r/o Dona Paula, Ilhas Goa;
 - 1b) Mrs. KRISHA NAARAH FERNANDES and her husband Mr. PAUL ROBERT HEARMON, both r/o Dona Paula, Ilhas Goa;

- 2) Mrs. Fatima Filomena Noemia Ilda Gomes e Monteiro widow of late Carlos Mario Jose Antonio Menezes, both r/o Alto Porvorim, Bardez, Goa;
 - 2a) Mrs. KARLA MENEZES and her husband Mr. ROYDON ADRIANO ALPHONSO, both r/o Caranzalem, Tiswadi, Goa;
 - 2b) Miss KATIA MARIA MENEZES, spinster, r/o Alto Porvorim, Bardez, Goa;
 - 2c) Mr. CRAIG ANTHONY MENEZES, bachelor, r/o Alto Porvorim, Bardez, Goa;



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3) Mr. Evencio Francisco Monteiro and his wife, Mrs. Celia Tereza de Altina Gracias e Monteiro, both r/o Caranzalem, Tiswadi, Goa;

4) Mr. Emidio Francisco Monteiro and his wife, Mrs. Tereza Perpetua Ferrao alias Tereza Perpetua Monteiro, both r/o St. Estevam, Ilhas, Goa;

(all hereinafter jointly referred to as the "ORIGINAL OWNERS")

7. The above referred Original Owners subsequently sold the SAID PROPERTY to CECILIA DAMASCIANA D'SOUZA E BAPTISTA and her husband late PIEDADE ASSUMPCAO BAPTISTA, who obtained permissions and approvals from the concerned authorities such as Conversion Sanad, Technical Clearance Order, NOC and Construction licence as mentioned above, for the development of the SAID PROPERTY.

However, before they could start the development, said Mr. Piedade Assumpcao Baptista expired on 04th September, 2020 at Victor Hospital, Malbhat, Margao, Goa, without executing any gift or will or any other disposition of his last wish, leaving behind his widow, said Mrs. CECILIA DAMASCIANA SOUZA alias CECILIA DAMASCIANA D'SOUZA E BAPTISTA alias CECILIA BAPTISTA, as his moiety sharer and as his sole and universal heirs, his children namely - (i) Mr. AARON AGNELO BAPTISTA, bachelor, and (ii) Miss VANIA VALANKANI BAPTISTA, single; which is confirmed vide Deed of Qualification of Heirship dated 10th June 2021 referred above.

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8. That subsequently said Mrs. CECILIA DAMASCIANA SOUZA alias CECILIA DAMASCIANA D'SOUZA E BAPTISTA alias CECILIA BAPTISTA, along with her two children namely – (i) Mr. AARON AGNELO BAPTISTA, bachelor, and (ii) Miss VANIA VALANKANI BAPTISTA, sold the SAID PROPERTY to (1) Mrs. MARIA LUCIA PIEDADE RODRIGUES and her son (2) Mr. IVAN RODRIGUES, both residents of Gogol Margao, Salcete Goa, vide a Deed of Sale dated 25th April 2022 referred above, who had published a public notice through their Advocate, before the purchase of the SAID PROPERTY, in the local daily newspaper HERALD on 23/02/2022 inviting objections if any from the public, in respect of the purchase of the SAID PROPERTY from the erstwhile Owners, however, no such objections were received.

9. That the present owners have already applied to the office of the Mamlatdar of Salcete, for mutation of the SAID PROPERTY in their name, which is still pending.

Considering all the above documents, I am of the considered opinion that said Mrs. MARIA LUCIA PIEDADE RODRIGUES and Mr. IVAN RODRIGUES have clean, clear, legal and marketable title to the SAID PROPERTY and that they are in exclusive possession and enjoyment of the same, and are entitled to deal with the SAID PROPERTY in any manner they deem fit and proper.

This Certificate of Title has been issued by me, at the request of Mrs. Maria Lucia Piedade Rodrigues.

Dated : 05th September, 2022.
Place : Margao Goa.


Sanjay Shirodkar
Advocate.