

# *Anthony D' Silva*

ADVOCATE

3<sup>rd</sup> Floor, Trionora Apts, Above Hotel Navtara, Panaji, Goa, India.

Email: [law\\_wizard07@yahoo.co.in](mailto:law_wizard07@yahoo.co.in)

Off: 91+ (0832) 2421194/9822167784

---

28<sup>th</sup> January, 2021

## TITLE REPORT

THIS TITLE REPORT is prepared at the request of Mr. VENANCIO MARIA DE JESUS GONSALVES, resident of Porvorim, Bardez, Goa, based on the documents produced before me.

### SCHEDULE OF THE PROPERTY:

#### SCHEDULE I

ALL THAT rustic property known as "ONDO FODDO", situated in the village and parish of Pilerne, within the jurisdiction of Gram Panchayat of Pilerne- Marna, Sub District of Bardez and District of Goa, described in the Land Registration Office of Ilhas under no. 22252 of the book B. 60 new, and described in Taluka Revenue Office as a whole under Matriz no. 1102, now bearing survey no.59/2 admeasuring 17,493 sq. meters and Survey no. 60/2 admeasuring 18,943 sq. meters of Village Pilerne and is bounded as under:-

ON THE EAST:- by the property ONDO FODDO of Naraine Naique;

ON THE WEST :- by the second plot,

ON THE NORTH :- by village Serula;

ON THE SOUTH:- by the Comunidade of Pilerne



Hereinafter referred to as the SAID PROPERTY

SCHEDULE II

ALL THAT PLOT No. 24 admeasuring 529 sq. mts. which shall be a distinct plot of land sub-divided of the property described hereinabove in Schedule I, and is bounded as follows:-

ON THE EAST :- by a road;

ON THE WEST :- by Plot No. 22;

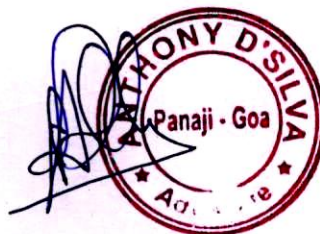
ON THE NORTH :- by the property of Alvaro de Remedio Furtado;

ON THE SOUTH :- by Plot No. 23.

Hereinafter referred to as the SAID PLOT.

DOCUMENTS RELIED UPON:

1. Copy of Inscription and description of the property.
2. Copy of deed of Gift dated 19<sup>th</sup> June 1976 registered under no.515 of Book 1 vol.106 on 22-06-1976
3. Copy of Deed of Gift dated 29<sup>th</sup> June 1976 registered under no.583 of book I Vol. 104 on 19-07-1976.
4. Copy of letter dated 15-04-1980 addressed by the Village Panchayat of Pilerne /Marra.
5. Copy of letter dated 19-09-1980 addressed by the Town and Country Planning Department, Panaji Goa.
6. Copy of letter dated 20-09-1980 addressed by the Village Panchayat of Pilerne /Marra



7. Copy of Approved plan.
8. Copy of Deed of Partition dated 6<sup>th</sup> June 1986 registered under no.94 of Book I vol.11 dated 16-03-1988.
9. Copy of Will dated 18-06-1986 drawn in Book no.63 at page 19 onwards.
10. Copy of Will dated 13-08-1986 drawn in Bok no.63 at page 69v onwards.
11. Copy of deed of gift dated 18th July, 2019
12. Records of Rights (Form I&XIV)
13. Copy of Survey Plan

**TRACING OF TITLE**

IT CAN BE INFERED FROM THE DOCUMENTS PRODUCED BEFORE ME:

1. It is evident from the Inscription certificate that the property described in schedule I herein above came to be originally allotted to Mr. Jeronimo Minguel Jose Lucio De Souza and his wife Mrs. Maria Clara G.A De Souza and two other sisters of the said Mr. Jeronimo Minguel Jose Lucio De Souza namely Julia Josefina I. de Souza and Elvira J.R. De Souza.
2. Vide deed of Deed of Gift dated 29<sup>th</sup> June 1976 duly registered in the Office of the Sub Registrar under no.583 of Book I Vol. 104 on 19-07-1976 the said Julia Josefina I. de Souza gifted her respective undivided right, title and interest in the said property to her nephews namely Mr. Adolfo Jose Eremita Lucas Lumen de Braganza de Santiago e Souza; Mr. Alonzo Celestino Jose Afra de Braganza de Santiago e Souza; Mr. Alirio



Diogo Luis Jose de Braganza de Santiago e Souza; Mr. Augusto Astidio Jose Francisco de Braganza de Santiago e Souza; Mr. Asterio Jose Antonio Maria de Braganza Santiago; Mr. Aureo Fatima Jose Domingos Elias de Braganza de Santiago e Souza;

3. Vide Deed of Gift dated 29<sup>th</sup> June 1976 duly registered in the Office of the Sub Registrar under no.583 of Book I Vol. 104 on 19-07-1976 the said Elvira J.R. De Souza also gifted her respective undivided right, title and interest in the said property to her said nephews namely Mr. Adolfo Jose Eremita Lucas Lumen de Braganza de Santiago e Souza; Mr. Alonzo Celestino Jose Afra de Braganza de Santiago e Souza; Mr. Alirio Diogo Luis Jose de Braganza de Santiago e Souza; Mr. Augusto Astidio Jose Francisco de Braganza de Santiago e Souza; Mr. Asterio Jose Antonio Maria de Braganza Santiago; Mr. Aureo Fatima Jose Domingos Elias de Braganza de Santiago e Souza;
4. The property described in Schedule I came to be sub divided by the said Mr. Jeronimo Minguel Jose Lucio De Souza after obtaining provisional N.O.C issued by the Town and Country Planning Department vide letter no. DB/1072/2635/76-77 dated 14-10-1976 in accordance of the plan which came to be approved vide letter no. DB/1072/176/80 dated 11-04-1980 and further approved and passed vide letter dated 15-04-1980.
5. Vide deed of partition dated 5<sup>th</sup> June 1986 the said Mr. Jeronimo Minguel Jose Lucio De Souza and his wife Mrs. Maria Clara G.A De Souza together with the said Mr. Adolfo Jose Eremita Lucas Lumen de



Braganza de Santiago e Souza and his wife Maria Tereza de Menino Jesus Silveira e Souza , Mr. Alonzo Celestino Jose Afra de Braganza de Santiago e Souza and his wife Mrs. Ereminia Nicolette Filomena de Sevilha e Souza; Mr. Alirio Diogo Luis Jose de Braganza de Santiago e Souza and his wife Mrs. Maria do Ceu Nina de Baganza e Souza; Mr. Augusto Astidio Jose Francisco de Braganza de Santiago e Souza and his wife Mrs. Maria Adelaide Jorge e Souza; Mr. Asterio Jose Antonio Maria de Braganza Santiago e Souza and his wife Mrs. Maria Ana Vitoria Anastasia Dias e Souza; and Mr. Aureo Fatima Jose Domingos Elias de Braganza de Santiago e Souza and his wife Mrs. Maryann Theresa lopes e Souza, partitioned the said property by allotting 1/3<sup>rd</sup> of the said property to the said Mr. Jeronimo Minguel Jose Lucio De Souza and his wife Mrs. Maria Clara G.A De Braganza Santiago e Souza and the other 2/3<sup>rd</sup> to the said Mr. Adolfo Jose Eremita Lucas Lumen de Braganza de Santiago e Souza and his wife Maria Tereza de Menino Jesus Silveira e Souza , Mr. Alonzo Celestino Jose Afra de Braganza de Santiago e Souza and his wife Mrs. Ereminia Nicolette Filomena de Sevilha e Souza; Mr. Alirio Diogo Luis Jose de Braganza de Santiago e Souza and his wife Mrs. Maria do Ceu Nina de Baganza e Souza; Mr. Augusto Astidio Jose Francisco de Braganza de Santiago e Souza and his wife Mrs. Maria Adelaide Jorge e Souza; Mr. Asterio Jose Antonio Maria de Braganza Santiago e Souza and his wife Mrs. Maria Ana Vitoria Anastasia Dias e Souza; and Mr. Aureo Fatima Jose Domingos Elias de Braganza de Santiago e Souza and his wife Mrs. Maryann Theresa lopes e Souza. In terms of the said Deed of partition the said Plot 24 more particularly described in schedule II hereinabove came



ANTHONY D'SILVA  
Panaji - Goa  
Advocate

to be allotted to Mr. Jeronimo Minguel Jose Lucio De Souza and his wife Mrs. Maria Clara G.A De Braganza Santiago e Souza.

6. The said Mrs. Maria Clara G.A De Braganza Santiago e Souza vide Will dated 18-06-1986 drawn in Book no.63 at page 19 onwards bequeathed the said Plot no.24 to her son Mr. Adolfo Jose Eremita Lucas Lumen de Braganza de Santiago e Souza and his wife Maria Tereza de Menino Jesus Silveira e Souza. The said Mr. Jeronimo Minguel Jose Lucio De Souza also vide Will dated 13-08-1986 drawn in Bok no.63 at page 69v onwards bequeathed the said Plot no.24 to her son Mr. Adolfo Jose Eremita Lucas Lumen de Braganza de Santiago e Souza and his wife Mrs. Maria Tereza de Menino Jesus Silveira e Souza.
7. In pursuance to the said Deed of partition dated 5<sup>th</sup> June 1986 and the Wills dated 18-06-1986 and 13-08-1986 the said Mr. Adolfo Jose Eremita Lucas Lumen de Braganza de Santiago e Souza and his wife Mrs. Maria Tereza de Menino Jesus Silveira e Souza have entered their names in the records of rights Form I&XIV of the said property.
8. The said Mr. Adolfo Jose Eremita Lucas Lumen de Braganza de Santiago e Souza and his wife Mrs. Maria Tereza de Menino Jesus Silveira e Souza do not have any ascendants nor descendants and vide deed of gift dated 18th July, 2019 duly registered in the Office of the Sub Registrar of Bardez at Mapusa under no. BRZ-1-2454-2019 on 02-08-2019 the said Mr. Adolfo Jose Eremita Lucas Lumen de Braganza de Santiago e Souza and his wife Maria Tereza de Menino Jesus Silveira e Souza gifted the said



  


**PLOT No. 24** admeasuring **529 sq. mts.** to their nephew **Mr. Venancio Maria De Jesus Gonsalves.**

9. On the basis of the said deed of gift dated 18th July, 2019 the said Mr. **Mr. Venancio Maria De Jesus Gonsalves** claims to be exclusive owner in possession of the said Plot 24 admeasuring 529 sq. meters more particularly described in schedule II forming part of the larger property described in schedule I.

CONCLUSION

Based on the aforesaid documents produced before me, I am of the opinion that the said **Mr. Venancio Maria De Jesus Gonsalves** has right, title and interest to the said **PLOT 24** admeasuring **529 sq. meters** described in schedule II hereinabove and that the said title is marketable.

Adv. Anthony D' Silva