SOMNATH B. KARPE

Advocate

Off: - F-4,5th Floor,
Bhanav Apartments,
Next to Siddharth Bandodkar Bhavan
Near Mahalaxmi Temple,
Panaji- Goa 403001.
Phones: 00-91-9822587373.

TITLE REPORT

To,

Spectrum Developers

A partnership concern of

Mr. Sudhir Lobo and Mr. Rohit Lobo.

Sir,

Subject: Title Report in respect of two seperate portions of land adjoining each other namely an area admeasuring 1,275 square meters, surveyed under survey no. 451/1-B and an area admeasuring 1,275 square meters along with the residential house existing therein surveyed under survey no. 451/1-G of village Anjuna forming part of the larger property known as "LANTEMUNOGA" OR "CANTEMUNGO" OR "SAKHALACHI BHAT", situated at Anjuna.

I. Description of the Property:

ALL THAT part and parcel of two seperate portions of land adjoining each other namely an area admeasuring 1,275 square meters, surveyed under survey no. 451/1-B and an area admeasuring 1,275 square meters along with the residential house registered in the Village Panchayat of Anjuna bearing House No. 1523 comprising of built up area of approximately 256 sq. mts. forming part of the larger property known as "**LANTEMUNOGA**" OR "**CANTEMUNGO**" OR "**SAKHALACHI BHAT**", situated at Anjuna within the Village Panchayat area of Anjuna, Taluka of Bardez, District of North Goa, State of Goa, surveyed in the survey records of the village of Anjuna under survey no. 451/1 and the larger property is bounded as follows :-

EAST: By property bearing survey no 451/2, 451/4, 451/5,

WEST: By property bearing survey no 452,

NORTH: By Public Road,

SOUTH: By Public Road.

The said area admeasuring 1,275 square meters surveyed under survey no. 451/1-G as per the survey records of the Village of Anjuna is bounded as under:-

NORTH : By property bearing survey no. 451/1-E and 451/1-D

SOUTH : By public access road,

EAST : By property bearing survey no. 451/1-B,

WEST : By property bearing survey no. 451/1-F.

The said area admeasuring 1,275 square meters surveyed under survey no. 451/1-B as per the survey records of the Village of Anjuna is bounded as under:-

NORTH : By property bearing survey no. 451/1-E,

SOUTH : By public access road,

EAST : By property bearing survey no. 451/5,

WEST : By property bearing survey no. 451/1-G.

II. Description of Documents :

The Xerox copies of the following documents were submitted for my Perusal which is valid as per the prevailing laws:

i. Certificate of Inscription and Description.

ii. Extract of Inventory Proceeding.

iii. Deed of Gift dated 31/3/1987 registered in the Office of Sub-Registrar Bardez under no. 101,Volume no. 121 dated 11/1/1989.

iv. Order dated 10/1/1992 passed by the Deputy Collector and Sub Divisional Officer Mapusa in case bearing no. 15/14/91-PART/LAND.

v. Deed of Sale 02/04/2016, registered in the Office of the Sub-Registrar of Bardez under No. BRZ-BK1-01676-2016 , CD No. BRZD778 on 04/04/2016.

vi. Deed of Sale 27/01/2016, registered in the Office of the Sub-Registrar of Bardez under No.BRZ-BK1-00467-2016, CD No. BRZD777 on 29/01/2016.

vii. Power of Attorney dated 17/03/2016, executed before Notary Nalini V. Shah and registered in her Register under no.699/2016, dated 17/03/2016.

viii. Deed of Partnership Firm namely "Spectrum Developers".

III. Flow of Title :

A. That there exist a property known as "**LANTEMUNOGA**" OR "**CANTEMUNGO**" OR "**SAKHALACHI BHAT**", situated at Anjuna within the Village Panchayat area of Anjuna, Taluka of Bardez, District of North Goa, State of Goa, surveyed in the survey records of the village of Anjuna under survey no. 451/1 which shall herein after be referred to as the "**said larger property**".

B. That the said larger property originally was owned and possessed by late Cipriano Francisco Jose Bento Pereira alias Frank Pereira.

C. That the said Cipriano Francisco Jose Bento Pereira alias Frank Pereira was married without ante nuptial contract to Alice Julia Leopoldina Noronha Pereira alias Alice Pereira.

D. That the said Cipriano Francisco Jose Bento Pereira alias Frank Pereira expired on 16/07/1956 leaving behind his moiety holder said Alice Julia Leopoldina Noronha Pereira alias Alice Pereira and following children as his sole and universal heirs:

i. Gertrudes Cicilia Pereira
ii. Antonio Vincete Pereira
iii. Rafael Pereira
iv. Maria Felicidade Antoniete Pereira
v. Neville Peter Pereira alias Neville Pedro Pereira
vi. Inacio Oscar Pereira
vii. Maria Welhelmina Nicolette Pereira

E. That upon death of Cipriano Francisco Jose Bento Pereira alias Frank Pereira, inventory proceedings came to be instituted in the Civil Court of Bardez Division and in the said inventory proceedings one of the property listed was the said larger property at item no. 1.

F. That in the said inventory proceedings half of the said larger property came to be allotted to his widow Mrs. Alice Julia

Leopoldina Noronha Pereira alias Alice Pereira and the balance half was allotted to all his legal heirs referred to above in equal proportion.

G. That by Deed of Gift dated 31/3/1987 registered in the Office of Sub-Registrar Bardez under no. 101,Volume no. 121 dated 11/1/1989, said Alice Julia Leopoldina Noronha Pereira alias Alice Pereira gifted her share in the said larger property unto:

i. Smt. Gertrudescecilia Rosa Mc Mahon Nee Pereira
ii. Shri. Antonio Vicente Pereira
iii. Smt. Hildegard Pereira Nee Hoeing
iv. Smt. Maria Felicidade Antoniete D'Costa Nee Pereira
v. Shri. Neville Peter Pereira alias Neville Pedro Pereira
vi. Shri. Inacio Oscar Pereira
vii. Smt. Maria Welhelmina Nicolette Pereira

H. That pursuant to the said Deed of Gift dated 31/3/1987 the afore referred persons who were Donees in the said Deed of Gift dated 31/3/1987 became absolute owners in possession in respect of the said larger property.

I. That in pursuance of mutual understandings arrived between the said parties, the said larger property was agreed to be partitioned between the heirs of late Cipriano Francisco Jose Bento Pereira and Alice Julia Leopoldina Noronha Pereira dividing the said property in seven plots each plot admeasuring 1275 sqmts and in pursuance of the mutual understanding arrived between them, each of the legal heirs referred to above was allotted distinct and independent subdivided plots of the said larger property two of the plots being allotted to Smt. Hildegard Kornelia Pereira and Mr. Neville Peter Pereira alias Neville Pedro Pereira.

J. That by Deed of Gift dated 24/1/2005 executed in the office of Sub Registrar Bardez and registered under no. 291 at pages 270 to 278 of Book-1, Volume 1212 on 10/02/2005, said Smt. Hildegard Kornelia Pereira gifted her plot namely an area admeasuring 1,275 square meters in favour of Mr. Neville Peter Pereira alias Neville Pedro Pereira.

K. That the said larger property came to be partitioned in the survey records pursuant to the order dated 10/1/1992 passed by the Deputy Collector and Sub Divisional Officer Mapusa in

case bearing no. 15/14/91-PART/LAND under the provisions of Land Revenue Code and independent survey holdings were carved in the survey records of the Village of Anjuna by allotting independent survey numbers to the plots allotted to each of the Parties.

L. That pursuant to the orders passed in the said partition proceedings two seperate portions of land adjoining each other namely an area admeasuring 1,275 square meters, came to be surveyed under survey no. 451/1-B and an area admeasuring 1,275 square meters along with the residential house registered in the Village Panchayat of Anjuna bearing House No. 1523 comprising of built up area of approximately 256 sq. mts. land admeasuring 1275 sq. mts. came to be surveyed under survey no. 451/1-G and thus the two plots were earmarked as an independent and distinct unit, separate from the larger property and the said two seperate portions of land adjoining each other shall jointly herein after be referred to as the "**said property**".

M. That the said Mr. Neville Peter Pereira alias Neville Pedro Pereira is married to Mrs. Leslie Sandra Pereira under the

regime of communion of assets as per the Portuguese Civil Code and as such the said Mr. Neville Peter Pereira alias Neville Pedro Pereira and Mrs. Leslie Sandra Pereira became the absolute owners in possession in respect of the said property.

N. That on 10.03.2016, said Mr. Neville Peter Pereira alias Neville Pedro Pereira and Mrs. Leslie Sandra Pereira with an intention to sell the said property had issued a Public Notice in the local dailies namely The Navhind Times and the Gomantak inviting any objections, claim and/or right of whatsoever nature over the said property by any person and or financial institution. However, there were no objections and or claims from any persons within the time stipulated in the said Public Notices dated 10.03.2016 as such it is revealed that said Mr. Neville Peter Pereira alias Neville Pedro Pereira and Mrs. Leslie Sandra Pereira were the absolute owners in possession of the said property.

O. That by Deed of Sale dated 27/01/2016, registered in the Office of the Sub-Registrar of Bardez under No.BRZ-BK1-00467-2016, CD No. BRZD777 on 29/01/2016, said Mr.

Neville Peter Pereira alias Neville Pedro Pereira and Mrs. Leslie Sandra Pereira sold and or conveyed an area admeasuring 1,275 square meters surveyed under survey no. 451/1-B to Mr. Sudhir Lobo and Mr. Rohit Lobo.

P. That by Deed of Sale dated 02/04/2016, registered in the Office of the Sub-Registrar of Bardez under No. BRZ-BK1-01676-2016, CD No. BRZD778 on 04/04/2016, said Mr. Neville Peter Pereira alias Neville Pedro Pereira and Mrs. Leslie Sandra Pereira sold and or conveyed an area admeasuring 1,275 square meters along with the residential house registered in the Village Panchayat of Anjuna bearing House No. 1523 comprising of built up area of approximately 256 sq. mts., surveyed under survey no. 451/1-G to Mr. Sudhir Lobo and Mr. Rohit Lobo.

Q. By virtue of afore referred two Sale Deeds namely Deed of Sale dated 27/01/2016 and Deed of Sale dated 02/04/2016, said Mr. Sudhir Lobo and Mr. Rohit Lobo became the absolute owners in possession in respect of the said property along with the house existing thereon.

R. That said Mr. Sudhir Lobo and Mr. Rohit Lobo with an intention to develop the said property by constructing thereon villas/houses/apartments/units etc. have constituted a partnership firm in the name and style of "Spectrum Developers" on 19.01.2017.

IV. OPINION:

The perusal of the documents referred to above, makes it very clear and apparent that by virtue of Deed of Sale dated 27/01/2016 and Deed of Sale dated 02/04/2016, the said Spectrum Developers are the absolute owners in possession in respect of the said property and having acquired right to the said property by virtue of the Deed of Sale dated 27/01/2016 and 02/04/2016 respectively, referred to above, said Spectrum Developers have a clear, absolute and marketable title in respect to the said property along with the house existing therein.

Place: Panaji-Goa.

Date: 05.10.2017

Somnath B. Karpe

(Advocate)

SOMNATH B. KARPE
ADVOCATE
Off. No. 4, 5th Floor, Bhanav Appt
Near Mahalaxmi Temple
Panaji - Goa 403001