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Date:15/9/2023

REPORT OF TITLE OF THE PROPERTY SURVEYED UNDER NO.122/5 OF VILLAGE MOIRA SURVEY RECORDS

DOCUMENTS INSPECTED & SCRUTINIZED

I have perused the following documents:

1. Survey Records of survey no.122/5 of Village Moira

a. Computerised Form I and XIV (Issued by Directorate of Survey and Land Records, Government of Goa)

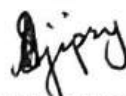
b. Handwritten Form I and XIV (Issued by Talathi)

c. Form III

d. Form 9

2. Survey plan of survey no.122/5 of Village Moira

3. Deed of Succession and Partition dated 1st October, 1942 registered in the book of the Notary Jose Joaquim Filipe Pinto de Menezes under No.144 at pages 91 overleaf to page ninety seven overleaf of Book number four hundred and eighty (Portuguese alongwith English Translation)



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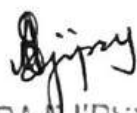
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4. Deed of Sale dated 30/08/1978 which Deed of Sale is duly registered before the Office of the Sub Registrar of Bardez at Mapua under No.777, Book I, Volume No.127 dated 10/11/1978 (DEED OF SALE I)
5. Deed of Sale dated 19/9/1978 duly registered before the office of the Sub Registrar of Bardez at Mapusa under No.756 at pages 166 to 169 of Book No.1 volume No.125 on 8/11/1978 (DEED OF SALE II)
6. Deed of Sale dated 12/12/1983 duly registered before the office of the Sub Registrar of Bardez at Mapusa under No.596 at pages 107 to 113 of book No.1 Volume No.189 on 12/12/1983 (DEED OF SALE III)
7. Deed of Gift dated 28th December, 2018 duly registered before the Office of the Sub Registrar of Bardez.

DESCRIPTION OF THE PROPERTY:

The present Title Report pertains to the property as follows:

The property known as "CODDY" also known as "PIRZONA", wherein exists the house bearing V.P. No.169 situated in the ward Pirazona of the


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Village Moira, Taluka and Registration Sub-District of Bardez, District of North Goa, State of Goa. The entire property is presently surveyed under No.122/5 of Village Moira Survey Records, admeasures 2,075 square meters and is hereinafter referred to as "the said property". The said property is not found described in the Land Registration Office nor found enrolled in the Taluka Revenue Office.

The said property is bounded as under:

NORTH: By the property of the Comunidade surveyed under no.122/4;

SOUTH : By the property of the Comunidade surveyed under no.122/6;

EAST : By the property Floriano Conceicao Lobo and Rita Vera Lobo surveyed under no.122/15;

WEST : By the road of the Village Panchayat of Moira.

BACKGROUND OF TITLE OF THE SAID PROPERTY

That the said property originally belonged to Joao Baptista Lobo alias Joao Batista Lobo alias Joao Baptista Caitano Lobo married to Idalina



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Piedade Correia by virtue of ownership Lease (aforado) granted in his favour by the Comunidade of Moira, and accordingly the property came to be inscribed in favour of said Joao Baptista Caitano Lobo under number two hundred and eighty three at page one hundred and eighty five overleaf of book "Tombo" (register of comunidades) second b, number three. Upon the death of Joao Baptista Lobo alias Joao Batista Lobo and his wife Idalina Piedade Correia the Deed of Succession and Partition dated 1st October, 1942 was executed and registered in the book of the Notary Jose Joaquim Filipe Pinto de Menezes under No.144 at pages 91 overleaf to page ninety seven overleaf of Book number four hundred and eighty, and accordingly the said property was allotted as follows:

1. Southern half of the said property to Rosario Custodio Lobo, married to Josefina Virginia Fernandes, (father and mother of Floriano Conceicao Lobo) wherein exists a house named Villa RC Lobo bearing V.P. No.169 and;
2. Northern half of the said property to Conceicao Sebastiao Lobo, bachelor, who went missing for a considerable amount of time and has been presumed to be dead and around the year 1941.

The said Conceicao Sebastiao Lobo expired leaving behind four brothers as his legal heirs to succeed to his estate namely:



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1. Angelo Maria Lobo married to Raquel Maria Alvares;
2. Antonio Caetano Acacio Lobo married to Maria Concecao Isabel Carvalho alias Isabel Carvalho;
3. Jose Arcanjo Rafael Lobo married to Ana Conceicao Siqueira;
4. Rosario Custodio Lobo married to Josefina Virginia Fernandes alias Virginia Josefina Lobo Fernandes e Lobo (father and mother of Floriano Conceicao Lobo;

That there is a presumption of title having devolved in favour of the said four brothers on the demise of the said Conceicao Sebastiao Lobo, and their title has been cemented by the lack of challenge to the same over the years and to date and accordingly the title in respect of the northern half of the said property has devolved onto the said four brothers of the said Conceicao Sebastiao Lobo and their wives by virtue of positive prescription.

That accordingly, the names of Requel Maria Alvares alias Requel Maria Alvaris, Maria Concecao Isabel Carvalho alias Maria Concecao Isabel Carvalho, Ana Conceicao Sequeira alias Ana Conceicao Sequiro, Virginia Lobo as being the heirs of Conceicao Sebastiao Lobo; and further the name of Floriano Conceicao Lobo are appearing in the occupants column of survey no.122/5 of Village Moira, Bardez, Goa on carrying out mutation proceedings.



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That the said Virginia Lobo alias Virginia Josefina Fernandes e Lobo alias Virginia Josefina Lobo, purchased from the said Ana Conceicao Sequeira, widow of Rafael Jose Arcanjo Lobo, her 1/4th undivided share in the northern half of the said property vide Deed of Sale dated 30/08/1978 which Deed of Sale is duly registered before the Office of the Sub Registrar of Bardez at Mapua under No.777, Book I, Volume No.127 dated 10/11/1978 (DEED OF SALE I);

That the said Virginia Lobo alias Virginia Josefina Fernandes e Lobo alias Virginia Josefina Lobo, purchased the 1/4th undivided share of late Angelo Maria Lobo and his wife Raquel Maria Alvares in the northern half of the property from the children of the said Angelo Maria Lobo to whom the said share had devolved, i.e. from Ciriaco Baptista Lobo(bachelor), Quintino Xavier Lobo, and his wife Maria Lobo, Eusebio Conceicao Lobo(bachelor) by virtue of the Deed of Sale dated 19/9/1978 duly registered before the office of the Sub Registrar of Bardez at Mapusa under No.756 at pages 166 to 169 of Book No.1 volume No.125 on 8/11/1978 (DEED OF SALE II);

That the said Virginia Josefina Lobo alias Virginia Lobo, widow of Rosario Custodio Lobo, alongwith her children, (i)Alexander Baptista Lobo, and his wife Joan Laura Lobo, (ii)Eleuterio Marcus Lobo and his wife Alba


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Maria D'Souza Lobo, and (iii) Atanasio Francisco Lobo(bachelor) have sold their share of the said property (northern and southern half) amounting to $5/8^{\text{th}}$ undivided share of Virginia Josefina Lobo alias Virginia Lobo, and $1/32$ undivided share of each child of Rosario Custodio Lobo at Serial No.(i), (ii) and (iii) respectively which include their respective shares, in the undivided shares purchased by Virginia Josefina Lobo alias Virginia Lobo by virtue of DEED OF SALE I and DEED OF SALE II; in favour of Floriano Conceicao Lobo by virtue of Deed of Sale dated 12/12/1983 duly registered before the office of the Sub Registrar of Bardez at Mapusa under No.596 at pages 107 to 113 of book No.1 Volume No.189 on 12/12/1983 (DEED OF SALE III); and accordingly the said Floriano Conceicao Lobo became owner of $3/4^{\text{th}}$ undivided share in the said property;

The balance $1/4^{\text{th}}$ undivided share in the northern half of the property was gifted to Floriano Conceicao Lobo by virtue of Deed of Gift dated 28th December, 2018 duly registered before the Office of the Sub Registrar of Bardez by Conceicao Sebastiao A. Lobo alias Canceicao Lobo and his wife Bela Lobo alias Bela Nazareth, who are the heirs to the $1/4^{\text{th}}$ undivided share



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in the northern half of the property of late Antonio Caetano Acacio Lobo, married to Maria Concecao Isabel Carvalho.

Accordingly, the said Floriano Conceicao Lobo has obtained exclusive rights, title and interest in the northern half of the said property and the southern half of the said property;

It is stated that no succession/ inventory proceedings have been carried out other than the Deed of Succession and Partition dated 1st October, 1942 from which the present title flows. However there is a strong presumption of title in favour of Floriano Conceicao Lobo alongwith his wife Rita Vera Lobo in as much as any defect in title if any has been cured by the passage of time and the positive prescription in their favour, alongwith their continuous and uninterrupted possession of the said property which has been open and unopposed.

Also the aforesaid transfers are good, valid and clear because mutation has taken place in the name of Floriano Conceico Lobo and it is well known in law that no mutation takes place without public notice and notices being served on concerned parties and no objections were received as to the heirship.



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EVIDENCE OF POSSESSION

The Form I and XIV issued by the Talathi of village Moira reveals the name of the original Occupants as Requel Maria Alvares alias Requel Maria Alvaris, Maria Concecao Isabal Carvalho alias Maria Concecao Idabel Carvalho, Ana Conceicao Sequeira alias Ana Conceicao Sequiro, Virginia Lobo and Floriano Conceicao Lobo; in the computerized version of the Form I and XIV the names of Floriano Conceicao Lobo/ Floriano Conceicao maximo Lobo alias Floriano Lobo is reflecting and this corroborates with the devolution of title as spelt out herein above, and which further establishes the possession of the present owners;

The other columns in the Survey Records do not reflect any other form of possession or any title in favour of any third party, no names of mundkars or tenants are reflecting in the survey records.

The Form III reflects the name of Raquel Maria Alvares and the Form 9 reflects the name of Roquel Maria Alwaris as the Occupant since before survey.

In view of the above mentioned survey records there is a presumption that the title spelt out herein above is the correct position of facts and title.



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In view of the above, I am of the opinion that the title of Floriano Conceicao lobo and his wife Rita Vera Lobo, in respect of the said property is clear and marketable, free of encumbrances.

CERTIFICATE

From the documents produced from my scrutiny, I hereby certify that Floriano Conceicao lobo and his wife Rita Vera Lobo have clear and marketable title in respect of the SAID PROPERTIES.

➤ General Qualifications and Assumptions

- This report on title is prepared solely on the basis of documents furnished to me as more particularly set out above.

- For the purpose of issuing this report on title:

(a) I have not carried out a negative search in respect of litigations in relation to the said properties; and

(b) For the purpose of issuing this report on title, I have assumed:



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- (i) that the documents of title set out in the report above are valid, subsisting and remain in force today;
- (ii) that all the documents relating to the said properties and furnished to me have been validly executed and delivered by the parties to them;
- (iii) that all documents are within the capacity and powers of each party and have been validly authorized by each party;
- (iv) that there are no pending litigations in respect of the said property; and
- (v) that names of persons spelt differently in different documents in respect of the said properties are the same person;
- This report of title is confined to the said property only.
 - The availability/existence of access on site to the SAID PROPERTIES is not within the scope of this report.

Calangute

15/9/2023



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Date:15/9/2023

REPORT OF TITLE OF THE PROPERTY SURVEYED UNDER NO.122/15 OF VILLAGE MOIRA SURVEY RECORDS

DOCUMENTS INSPECTED & SCRUTINIZED

I have perused the following documents:

1.Survey Records of property bearing survey no.122/15 of Village Moira:

a. Computerised Form I and XIV(Issued by Directorate of Survey and Land Records, Government of Goa)

b. Handwritten Form I and XIV (Issued by Talathi)

c. Form III Index of Lands

d. Form 9

2. Survey plan of property bearing survey no.122/15 of Village Moira

3. Description Certificate No.29036 of Book B-74 at folio 175v (Portuguese alongwith English translation)

4. Inscription Certificate No.42089 of Book G-45 folio 77v (Portuguese alongwith English translation)



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5. Deed of Gift dated 26th July, 1973 which Deed of Gift is duly registered in the Office of the Sub Registrar of Bardez under No.6731 of Book No.1 Volume 35 at pages 239 to 242 on 26th July, 1973 executed by Maria Elisa Soares in favour of Rita Lourdina Carvalho.

6. Deed of Sale dated 19th July, 1978 which Deed of Sale is duly registered in the Office of the Sub Registrar of Bardez under No.189 of Book No.1 Volume 127 at pages 16 to 20 on 18th October, 1978 executed by Rita Lourdina Carvalho and her husband Antonio Xavier Pedro Teotonio de Souza in favour of Floriano Conceicao Lobo, alongwith the Deed of Rectification dated 31st January, 1983 registered before the Sub Registrar of Bardez under No.640 at pages 76 to 79 of Book No.1 Volume No.191 on 29th December, 1983.

DESCRIPTION OF THE PROPERTY:

The present Title Report pertains to the property as follows:

The property presently known as "CODDI" also known as "PIRZONA", situated in the ward Pirazona of the Village Moira, Taluka and Registration of the Sub-District of Bardez, District of North Goa, State of Goa. The entire



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property is presently surveyed under No.122/15 of Village Moira Survey Records, admeasures 1,950 square meters and is hereinafter referred to as "the said property". The said property is found described in the Land Registration Office of Bardez under No.29036 of Book B-74 at folio 175v, and enrolled in the Taluka Revenue Office of Bardez at Mapusa under No.2045.

The said property is bounded as under:

NORTH: By the property of the Comunidade surveyed under no.122/4;

SOUTH : By the property of the Comunidade surveyed under no.122/6;

EAST : By the property of the Comunidade surveyed under no.122/6;

WEST : By the property which earlier belonged to Joao Baptista Lobo, presently belonging to Floriano Conceicao Lobo and his wife Rita Vera Lobo surveyed under no.122/5.



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BACKGROUND OF TITLE OF THE SAID PROPERTY

That the said property is found inscribed under No.42089 of Book G-45 folio 77v in favour of Maria Elisa Soares, widow of Antonio Xavier Pedro Teotonio de Souza alias Antonio Xavier Teotonio de Souza having been allotted the same (as per said Inscription Certificate) in the Inventory proceedings filed on the death of the said Antonio Xavier Pedro Teotonio de Souza alias Antonio Xavier Teotonio de Souza by virtue of the order dated 14th April, 1962.

As per the Description Certificate the said property is found described in the Land Registration Office of Bardez under No.29036 of Book B-74 at folio 175v;

Inscription and Description Certificates are records maintained during the Portuguese regime wherein the title of record was maintained.

The said property has then been gifted by Maria Eliza Soares alias Maria Elisa Soares alias Maria Eliza Soares e Souza to Rita Lourdina Carvalho, her daughter in law by virtue of the Deed of Gift dated 26th July, 1973 which Deed of gift is duly registered in the Office of the Sub Registrar



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of Bardez under No.6731 of Book No.1 Volume 35 at pages 239 to 242 on 26th July, 1973.

Subsequently, Rita Lourdina Carvalho alongwith her husband, sold the property Coddi surveyed under survey no.122/15 by virtue of Deed of Sale dated 19th July, 1978 which Deed of Sale is duly registered in the Office of the Sub Registrar of Bardez under No.189 of Book No.1 Volume 127 at pages 16 to 20 on 18th October, 1978 executed by Rita Lourdina Carvalho and her husband Antonio Xavier Pedro Teotonio de Souza in favour of Floriano Conceicao Lobo and his wife Rita Vera Lobo, which Deed of Sale is to be read alongwith the Deed of Rectification dated 31st January, 1983 registered before the Sub Registrar of Bardez under No.640 at pages 76 to 79 of Book No.1 Volume No.191 on 29th December, 1983. In the Deed of Sale dated 19th July, 1978 the survey number of the said property has been erroneously mentioned as 118/4 instead of 122/15 and accordingly the said Deed of Rectification has been executed to rectify the said Deed of Sale.

It is seen that from the date of execution of the Deed of Sale dated 19th July, 1978 the said Floriano Conceicao Lobo and his wife Rita Vera



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Lobo have been the owners in title of the said property, and have been in exclusive and uninterrupted possession as owners thereof with good and valid title free from encumbrances.

Hence I am of the opinion that said Floriano Conceicao Lobo and his wife Rita Vera Lobo who is enjoying the property peacefully openly and without any interruption from anybody whosoever and without any claim from anybody whomsoever for upwards of 45 years and accordingly their title in respect of the said properties is clear and marketable.

EVIDENCE OF POSSESSION

The Form I and XIV issued by the Talathi of village Moira reveals the name of the original Occupant as Maryeliz Soares (presumably Maria Elisa Soares) and subsequently the names of Floriano Concicao Lobo and his wife Rita Vera Lobo are entered; in the computerized version of the Form I and



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XIV the names of Floriano Concicao Lobo and Rita Vera Lobo are reflecting and this corroborates with the devolution of title as spelt out herein above, and which further establishes the possession of the present owners;

The other columns in the Survey Records do not reflect any other form of possession or any title in favour of any third party, no names of mundkars or tenants are reflecting in the survey records.

The Form III reflects the name of Maryalij Soares and the Form 9 reflects the name of Maryelis Sorres as the occupant since before survey.

In view of the above mentioned survey records, there is a presumption that the title spelt out herein above is the correct position of facts and title.

CERTIFICATE

From the documents produced from my scrutiny, I hereby certify that Floriano Conceicao Lobo and his wife Rita Vera Lobo have clear and marketable title in respect of the SAID PROPERTY.



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General Qualifications and Assumptions

- This report on title is prepared solely on the basis of documents furnished to me as more particularly set out above.

- For the purpose of issuing this report on title:

(a) I have not carried out a negative search in respect of litigations in relation to the said properties; and

(b) For the purpose of issuing this report on title, I have assumed:

(i) that the documents of title set out in the report above are valid, subsisting and remain in force today;

(ii) that all the documents relating to the said properties and furnished to me have been validly executed and delivered by the parties to them;

(iii) that all documents are within the capacity and powers of each party and have been validly authorized by each party;

(iv) that there are no pending litigations in respect of the said property; and



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(v) that names of persons spelt differently in different documents in respect of the said properties are the same person;

- This report of title is confined to the said property only.
- The availability/existence of access on site to the SAID PROPERTIES is not within the scope of this report.

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