

To.

Date: 27th August 2022.

Lavaux Luxury Project Two LLP.

Dear Sir,

#### REPORT ON TITLE

Re: All that plot of land admeasuring 3,900 sq. mts., forming part of the property known as "MAJREM GALLU" and "AFORAMENTO GALLUM", situated at Carona in Aldona Village, within the local limits of Village Panchayat of Aldona, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa, which property is described in the Land Registration Office of the Judicial Division of Bardez under no. 20170 at folio no. 79 of Book No. B-52 new, and found enrolled in the Taluka Revenue Office under Matriz no. 1221, bearing Survey No. 337, Sub-Division No. 1, totally admeasuring an area of 7,600 sq. mts. or thereabouts and bounded as follows:

On the East:

By the remaining part of the property bearing Survey No.

337/1;

On the West:

By the public road;

On the North:

By the public road and the remaining part of the property

bearing Survey No. 337/1;

On the South:

By the property bearing Survey No. 337/2-A.

(hereinafter referred to as the "Said Plot").



#### 1. Location:

All that property known as "MAJREM GALLU" and "AFORAMENTO GALLUM", situated at Carona in Aldona Village, within the local limits of Village Panchayat of Aldona, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa, which property is described in the Land Registration Office of the Judicial Division of Bardez under no. 20170 at folio no. 79 of Book No. B-52 new, and found enrolled in the Taluka Revenue Office under Matriz no. 1221, bearing Survey No. 337, Sub-Division No. 1, admeasuring an area of 3,900 sq. mts. or thereabouts.

#### 2. DOCUMENTS PERUSED:

- Copy of the Deed of Compromise and Settlement dated 27/01/1895
  executed in the village of Aldona and in the House of Sessions of the
  Communidade of Aldona before Gasper Caridade de Souza, Interim
  Notary of the Judicial District of Bardez (in Portuguese along with its
  translation).
- ii. Copy of the Certificate of Description bearing no. 6373 drawn up at folio no. 84 of Book No. B-17 new in the Land Registration Office of the Judicial Division of Bardez (in Portuguese along with its translation).



- iii. Copy of the Certificate of Inscription bearing no. 3857 drawn up at folio no. 73 of Book No. G-6 in the Land Registration Office of the Judicial Division of Bardez (in Portuguese along with its translation).
- iv. Copy of the Certificate of Inscription bearing no. 6081 dated 02/10/1915, drawn up at folio no. 6V of Book No. F-9 in the Land Registration Office of the Judicial Division of Bardez (in Portuguese along with its translation).
- v. Copy of the Certificate of Inscription bearing no. 13480 dated 17/02/1916, drawn up at folio no. 154V of Book No. G-19 in the Land Registration Office of the Judicial Division of Bardez (in Portuguese along with its translation).
- vi. Copy of the Register maintained by the Communidade of Aldona (in Portuguese along with its translation).
- vii. Copy of the Deed of Purchase and Sale dated 22/10/1917 executed before Notary Joao Cupertinho da Caridade Frias, District of Bardez (in Portuguese along with its translation).



- viii. Copy of the Certificate of Description bearing no. 20170 drawn up at folio no. 79 of Book No. B-52 in the Land Registration Office of the Judicial Division of Bardez (in Portuguese along with its translation).
- ix. Copy of the Certificate of Inscription bearing no. 14539 dated 30/10/1917, drawn up at folio no. 194V of Book No. G-20 in the Land Registration Office of the Judicial Division of Bardez (in Portuguese along with its translation).
- x. Copy of the Certificate of Inscription bearing no. 6977 dated 30/10/1917, drawn up at folio no. 167 of Book No. F-9 in the Land Registration Office of the Judicial Division of Bardez (in Portuguese along with its translation).
- Receipt dated 24/12/1917 issued by the Administrator of the Communidade of Bardez to Cezar Pascoal do Rosario Lobo.
- xii. Copy of the Deed of Sale and Acquittance dated 12/10/1932 registered at folio no. 3V of Book No. 310 before the Notary Guilherme Diogo Jose Cenceicao das Dores Lobo of the Judicial District of Bardez.



- xiii. Copy of the Certificate of Inscription bearing no. 28531 drawn up at folio no. 165 of Book No. G-33 in the Land Registration Office of the Judicial Division of Bardez (in Portuguese along with its translation).
- xiv. Copy of the Form III / Index of Lands issued by the office of the Talathi of Aldona, with respect to property bearing Survey No. 337, Sub-Division No. 1, situated at Village Aldona, Bardez Taluka.
- xv. Copy of the Manual Form I & XIV issued by the office of the Talathi of Aldona, with respect to property bearing Survey No. 337, Sub-Division No. 1, situated at Village Aldona, Bardez Taluka, admeasuring 7600 sq. mts.
- xvi. Copy of the Form 9 issued by the office of the Talathi of Aldona, with respect to property bearing Survey No. 337, Sub-Division No. 1, situated at Village Aldona, Bardez Taluka.
- xvii. Copy of the Deed of Gift dated 22/05/1973 bearing Registration No. 6559 and Serial No. 450, issued by the office of the Sub-Registrar of Bardez, Mapusa.



- xviii. Copy of the From X issued by the office of the Talathi of Aldona, with respect to property bearing Survey No. 337, Sub-Division No. 1, situated at Village Aldona, Bardez Taluka.
- xix. Copy of the Will dated 05/01/1994, drawn up at page 85 of Book No.

  180 issued by the Civil Registrar-Cum-Sub Registrar and Notary ExOfficio of Bardez, Mapusa.
- xx. Copy of the Letter issued by the Town & Country Planning Department dated 24/03/1995 bearing Ref. No. 29/1-3/314/95-TCP to Miss. Fabiola Lobo.
- xxi. Copy of the Certificate dated 31/10/1997 issued by Mr. H. R. Goltukar, Mamlatdar and Head Taluka Revenue of Bardez, Mapusa.
- xxii. Copy of the Records and proceedings of the Regular Civil Suit No. 82/2001/X/Addl. filed before the Court of First Additional Civil Judge Junior Division at Mapusa.
- xxiii. Copy of the records and proceedings of the Inventory Proceeding No. 274/2004/C filed before the Court of Civil Judge Senior Division "C" Court at Mapusa.



- xxiv. Copy of the Power of Attorney dated 27/11/2006, executed before V.K. Sharma, Embassy of India, Lisbon.
- xxv. Copy of the Power of Attorney dated 26/09/2008, executed before Advocate Cipriano Fernandes Barreto, Altinho, Goa.
- xxvi. Copy of the Death Certificate dated 25/09/2008 issued by the office of the Village Panchayat of Salvador-Do-Mundo, Bardez, Goa.
- xxvii. Copy of the records and proceedings of the Inventory Proceedings No. 177/2021/F filed before the Court of Civil Judge Junior Division at Mapusa.
- xxviii. Copy of the General Power of Attorney dated 23/01/2021, bearing Reg.
  No. 721/2021, executed before the Notary Surexa P. Lotlecar.
- xxix. Copy of the General Power of Attorney dated 09/03/2021, Apostilled before the Notary Public, Rose Hudson, Ireland.
- xxx. Copy of the General Power of Attorney dated 20/03/2021, Apostilled before the Notary Public, Veninder Dhariwal, England & Wales



- xxxi. Copy of the Form I & XIV dated 30/03/2022, with respect to property bearing Survey No. 337, Sub-Division No. 1, situated at Village Aldona, Bardez Taluka, admeasuring 7600 sq. mts.
- xxxii. Copy of the Zoning Information dated 25/05/2022 bearing Ref No.

  TPBZ/ZON/9844/ALD/TCP-2022/3309, issued by the office of the Town

  & Country Planning Department.
- xxxiii. Copy of the Nil Encumbrance Certificate dated 06/07/2022 issued by the office of the Civil Registrar Cum Sub Registrar of Bardez, Mapusa, Goa.
- xxxiv. Copy of the Deed of Sale dated 08/07/2022 bearing Registration No. BRZ-1-3079-2022, duly registered before the Office of the Civil Registrar-cum-Sub Registrar of Bardez, Goa.
- XXXV. Copy of the Survey Plan issued by the Directorate of Settlement and Land Records with respect to the property bearing Survey No. 337, Sub-Division No. 1 situated at Village Aldona, Bardez Taluka.

#### 3. Brief History:

On perusal of the photocopy, scanned copy or electronic copy, as the case may be, of the documents mentioned in Para No. 2 above, we observe as follows:



- i. Vide the Deed of Compromise and Settlement dated 27/01/1895 executed in the village of Aldona and in the House of Sessions of the Communidade of Aldona before Gasper Caridade de Souza, Interim Notary of the Judicial District of Bardez, it is observed as under:
  - a) The said Deed of Compromise and Settlement dated 27/01/1895 was executed between Rosario Pinto, spinster, as the "First Party" therein and Mr. Jose Francisco Pinto and his wife Mrs. Candida de Noronha, as the "Second Party" therein, in the presence of two witnesses namely, Pedro Avelino Lobo and Caetano Francisco Soares.
  - b) Rosario Pinto, Mr. Jose Francisco Pinto and Mrs. Candida de Noronha were jointly in possession of certain common assets left behind by their ancestors namely, (i) Joao Pinto and his wife Piedade de Saldanha; (ii) Luis Pinto married to Angelina Pinto and (iii) Francisco Pinto, being their parents, grandparents, parents-in-law, brother, sister-in-law and uncle. It is stated in the said Deed of Compromise and Settlement dated 27/01/1895 that, Rosario Pinto, Mr. Jose Francisco Pinto and his wife Mrs. Candida de Noronha were the sole and universal heirs of their ancestors.



- c) Rosario Pinto, Mr. Jose Francisco Pinto and Mrs. Candida de Noronha were desirous of resolving their dispute with regards to the possession of the assets left behind by their ancestors and further agreed to amicably settle and compromise the same.
- d) Mr. Jose Francisco Pinto and his wife Mrs. Candida de Noronha were allotted three-fourth (3/4") parts of a plot of land known as 'Domingos Ferraochi Sir' or 'Mestanche Sir', wherein there existed a residential house with a variety of trees, situated in the village and parish of Aldona of ward Santerxetta which was bounded on the East by a plot of land belonging to Cezar Pascoal do Rosario Lobo, Francisco do Rosario Ferrao. heirs of Filippe Baptista Fernandes and his wife and of Joac Lobo, Mariano Lobo and others; on the West with houses and "Sir" belonging to the heirs of Benjamim Diogo Francisco Ferrao; on the North by "Molloi" belonging to the heirs of Sant Anna Caraciolo de Souza and on the South by the public road. As per the details recorded in the said Deed of Compromise and Settlement dated 27/01/1895, it is not known as to whom the remaining 1/4th potion of the said land known as "Domingos Ferraochi Sir" or "Mestanche



Sir" was allotted to. However, as there were no other heirs except the ones mentioned in the said Deed of Compromise and Settlement dated 27/01/1895, we are of the opinion that the remaining 1/4<sup>th</sup> portion of the said plot of land known as "Domingos Ferraochi Sir" or "Mestanche Sir" was allotted to Rosario Pinto.

ii. As per the Certificate of Description bearing no. 6373 drawn up at folio no. 84 of Book No. B-17 new in the Land Registration Office of the Judicial Division of Bardez, it is recorded that the landed property known as "Domingos Ferraochy Sir" or "Mistanchy Sir", wherein there existed a residential house and a variety of trees, was situated in the village and parish of Aldona, of ward Santerxetta. The said property was bounded on the East by molly of paddy cultivation belonging to Cesar Pascoal do Rosario Lobo, Rosario Ferrao and uncultivated land belonging to the heirs of Filipe Baptista Fernandes and others; on the West by houses and uncultivated land Sir belonging to the heirs of Benjamim Diogo Francisco Ferrao; on the North by the field Molloy belonging to the heirs of Sant Anna Caraciolo de Souza and on the South by a public road (hereinafter referred to as the "Said Entire Property").



iii. As per the Certificate of Inscription bearing no. 3857 drawn up at folio no. 73 of Book No. G-6 in the Land Registration Office of the Judicial Division of Bardez, it is recorded that, on 08<sup>th</sup> March, 1895, three-fourth (3/4<sup>th</sup>) parts of the Said Entire Property was inscribed in favour of Jose Francisco Pinto and his wife Candida de Noronha by virtue of a Public Deed dated 27/01/1895 drawn up at folio no. 9V of Book No. 15 (referred to hereinbefore at paragraph no. i) in the Land Registration Office of the Judicial District of Bardez.

It is observed that the Certificate of Inscription bearing No. 3857 confirms the ownership of three-fourth (3/4<sup>th</sup>) parts of the Said Entire Property in the name of Jose Francisco Pinto and his wife Candida de Noronha. We are of the opinion that the remaining one-fourth (1/4<sup>th</sup>) part of the Said Entire Property may have been allotted to Rosario Pinto vide a separate Certificate of Inscription.

iv. As per the Certificate of Inscription bearing no. 6081, dated 02/10/1915, drawn up at folio no. 6V of Book No. F-9 in the Land Registration Office of the Judicial Division of Bardez, it is recorded that, three-fourth (3/4<sup>th</sup>) parts of the Said Entire Property was inscribed in favour of one Pedro Santana de Souza by Candida de Noronha, widow of Late Jose Francisco Pinto by virtue of a conciliation notice dated 20/07/1909 on account of monies borrowed by Candida de Noronha from Pedro



Santana de Souza to the tune of one hundred and twenty four eight tangas (coins of Portuguese currency in India).

- v. As per the Certificate of Inscription bearing no. 13480 dated 17/02/1916, drawn up at folio no. 154V of Book No. G-19 in the Land Registration Office of the Judicial Division of Bardez, it is recorded that, three-fourth (3/4th) parts of the Said Entire Property, was inscribed in favour of Pedro Santana de Souza by virtue of a public judicial auction held in the District Court on 24/12/1915, instituted by Pedro Santana de Souza against Candida de Noronha, widow of Late Jose Francisco Pinto. Upon perusal of the said Certificate of Inscription bearing no. 13480, it is recorded that, a letter of auction dated 16/02/1916 was issued in favor of Pedro Santana de Souza by the District Court.
- vi. We have been furnished with a copy of the Register maintained by the Communidade of Aldona wherein it is observed that, three-fourth (3/4") parts of the Said Entire Property, was recorded in the name of Pedro Santana de Souza on 21/04/1916 by virtue of a letter of auction issued on 16/02/1916.
- vii. Vide the Deed of Purchase and Sale dated 22/10/1917 executed before the Notary Joao Cupertinho da Caridade Frias, District of Bardez, it is observed as under: -



- a) The said Deed of Purchase and Sale was executed between Mr. Pedro Santana de Souza and his wife Mrs. Ana Ditosa Fernandes as the "First Party" therein and Mr. Cezar Pascoal do Rosario Lobo as the "Second Party" therein.
- b) Mr. Pedro Santana de Souza and his wife Mrs. Ana Ditosa Fernandes were the owners of three-fourth (3/4<sup>th</sup>) parts the Said Entire Property and the remaining one-fourth (1/4<sup>th</sup>) part of the Said Entire Property was owned by Mr. Manuel Antonio Pinto and his wife and others.

We have not been furnished with any documentary evidence stating the ancestors of Mr. Manuel Antonio Pinto, however, we are of the opinion that Mr. Manuel Antonio Pinto was the heir of Rosario Pinto who was allotted one-fourth (1/4<sup>th</sup>) portion of the Said Entire Property.

c) Mr. Pedro Santana de Souza and his wife Mrs. Ana Ditosa Fernandes as well as Mr. Manuel Antonio Pinto and his wife and others were desirous of partitioning the Said Entire Property. It is further recorded in the said Deed of Purchase and Sale dated 22/10/1917 that, by virtue of a special petition presented before the Court of the District of Bardez, the Said Entire Property was



partitioned between Mr. Pedro Santana de Souza and his wife Mrs. Ana Ditosa Fernandes as well as Mr. Manuel Antonio Pinto and his wife and others.

d) The Said Entire Property was divided in two portions, one vertical and the other horizontal, which were separated by a village road and the partition of the Said Entire Property was approved by virtue of a Judgement dated 12/09/1917.

We have not been furnished with a copy of the said Judgement dated 12/09/1917.

- e) Mr. Pedro Santana de Souza and his wife Mrs. Ana Ditosa Fernandes were allotted the horizontal portion, being the three-fourth (3/4") parts of the Said Entire Property known as "Domingos Ferraochi Xir" or "Mestanchi Xir", situated in the Village and Parish of Aldona, of ward Santerxeta, described in the Land Registration Office in the Judicial Division of Bardez under no. 6373 at pages 84 of Book B-17 new.
- f) Mr. Pedro Santana de Souza and his wife Mrs. Ana Ditosa Fernandes sold three fourth (3/4<sup>th</sup>) parts of the Said Entire Property to Mr. Cezar Pascoal do Rosario Lobo for a valuable consideration mentioned therein.



g) The three-fourth (3/4<sup>th</sup>) parts of the Said Entire Property sold by Mr. Pedro Santana de Souza and his wife Mrs. Ana Ditosa Fernandes to Mr. Cezar Pascoal do Rosario Lobo did not belong to the Communidade of Village Aldona, by virtue of a certificate issued by the Communidade of Village Aldona.

We have not been furnished with a copy of the Certificate issued by the Communidade of Aldona, however, it is stated in the said Deed of Purchase and Sale dated 22/10/1917 that the Said Entire Property does not belong to the Communidade.

viii. As per the Certificate of Description bearing no. 20170 drawn up at folio no. 79 of Book No. B-52 in the Land Registration Office of the Judicial Division of Bardez, it is recorded that, the landed property known as "Domingos Ferraochi Xir" or "Mistanchy Xir", was situated in the ward "Santerxetta" in the Village and Parish of Aldona, being three-fourth (3/4<sup>th</sup>) part of the property previously described under no. 6373 at folio no. 84 of Book No. B-17 new and separated from the remaining one-fourth (1/4<sup>th</sup>) part of the same, was bounded on the East by the plot belonging to Cezar Pascoal do Rosario Lobo, on the West by the rest of the one-fourth (1/4<sup>th</sup>) plot belonging to Manoel Antonio Pinto and others, on the South by the public road and on the north by the village road.



which connects from east to west and south of the houses of Manoel

Antonio Pinto and other villagers (hereinafter referred to as the "Said

Larger Property").

- As per the Certificate of Inscription bearing no. 14539 dated 30/10/1917, drawn up at folio no. 197V of Book No. G-20 in the Land Registration Office of the Judicial Division of Bardez, the Said Larger Property was inscribed in favour of Cezar Pascoal do Rosario Lobo having purchased the same from Pedro Santana de Souza and his wife Anna Ditosa Fernandes by virtue of the said Deed of Purchase and Sale dated 22/10/1917 (referred to hereinbefore at paragraph no. vii).
- As per the Certificate of Inscription bearing no. 6977 dated 30/10/1917, drawn up at folio no. 167 of Book No. F-9 in the Land Registration Office of the Judicial Division of Bardez, it is recorded that, the Said Larger Property was inscribed in the name of Cezar Pascoal do Rosario Lobo by the Communidade of Aldona upon receiving payment of foro with respect to the Said Larger Property.

Based upon the facts stated in the Certificate of Inscription bearing No. 6977, we are of the opinion that foro was paid to the Communidade of Aldona for obtaining permission to transfer the



Said Larger Property in the name of Cezar Pascoal do Rosario Lobo.

xi. As per the Receipt dated 24/12/1917 issued by the Administrator of the Communidade of Bardez to Cezar Pascoal do Rosario Lobo, it is recorded that, the Said Larger Property was registered in the Archives in the name of Cezar Pascoal do Rosario Lobo having purchased the same from Pedro Santana de Souza and his wife, on a payment made by Pedro Santana de Souza to the Communidade of Aldona.

Based on the facts stated in the Receipt dated 24/12/1917, we are of the opinion that the Pedro Santana de Souza duly obtained permission from the Communidade of Aldona to sell the Said Larger Property to Cezar Pascoal do Rosario Lobo and register his name with respect to the same in the register maintained by the Communidade of Aldona.

Aldona (referred to hereinbefore at paragraph no. vi), it is observed that, the Said Larger Property was recorded in the name of Cezar Pascoal do Rosario Lobo on 27/01/1918 by virtue of the said Deed of Purchase and Sale dated 22/10/1917 (referred to hereinbefore at paragraph no. vii).



- viii. Vide the Deed of Sale and Acquittance dated 12/10/1932 registered at folio no. 3V of Book No. 310 before the Notary Guilherme Diogo Jose Cenceicao das Dores Lobo of the Judicial District of Bardez, it is recorded as under:
  - a) The said Deed of Sale and Acquittance dated 12/10/1932 was executed between Miss. Beatriz Maria Quiteria Lobo, spinster, as the "First Party" therein and her brother Mr. Jose Filipe das Augustias Xavier Lobo, bachelor, as the "Second Party" therein, in the presence of two witnesses namely, Joao Santana Benedicto Ferrao and Basilio Caetano Filipe Dias.
  - b) The Said Larger Property which was described in the Land Registration Office in the Judicial Division of Bardez under no. 20170 did not belong to the corpus fund of the Village Communidade of Aldona.
  - c) The Said Larger Property was inherited by Miss. Beatriz Quiteria Lobo by virtue of an Orphanological Inventory Proceedings instituted before the Court of the District of Bardez upon the death of her father Cezar Pascoal do Rosario Lobo.



We have not been furnished with a copy of the said Orphanological Inventory Proceedings mentioned in the said Deed of Sale and Acquittance dated 12/10/1932.

- d) Miss Beatriz Maria Quiteira Lobo sold the Said Larger Property to her brother Dr. Jose Filipe das Augustias Xavier Lobo for a valuable consideration mentioned therein.
- xiv. As per the Certificate of Inscription bearing no. 28531 dated 11/11/1937, drawn up at folio no. 165 of Book No. G-33 in the Land Registration Office of the Judicial Division of Bardez, it is recorded that, the Said Larger Property was inscribed in favour of Jose Filipe das Augustias Xavier Lobo having purchased the same from his sister Miss. Beatriz Maria Quiteria Lobo by virtue of the said Deed of Sale and Acquittance dated 12/10/1932 (referred to hereinbefore at paragraph no. xiii).
- In the year 1971, the property known as "MAJREM GALLU" came to be surveyed in the survey records under Survey No. 337, Sub-Division No. 1, admeasuring 7,600 sq. mts., situated at Village Aldona, within the local limits of Village Panchayat of Aldona, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa (hereinafter referred to as the "Said Property").



xvi. Vide the Form III / Index of Lands issued by the office of the Talathi of Aldona, with respect to the Said Property, it is observed that, the name of Mr. Jose Filipe Lobo was recorded under the Occupants column vide mutation entry no. 929. It is further recorded in the said Form III / Index of Lands that, the Said Property was reserved for cultivation of Rice.

xvii. Vide the Manual Form I & XIV issued by the office of the Talathi of Aldona, with respect to the Said Property, it is observed that, the name of Jose Filipe Lobo, was recorded in the Occupants column vide mutation entry no. 929.

viii. Upon further perusal of the said Manual Form I & XIV issued by the office of the Talathi of Aldona, it is observed that, the name of Mr. Jose Filipe Lobo was recorded under the Cultivators column with respect to the Said Property.

vix. Vide the Form 9 issued by the office of the Talathi of Aldona, with respect to the Said Property it is observed that, the name of Mr. Jose Filipe Lobo was recorded therein vide mutation entry no. 929, as the Occupant since before survey.



- vx. Vide the Deed of Gift dated 22/05/1973 bearing Registration No. 6559 and Serial No. 450, issued by the office of the Sub-Registrar of Bardez, Mapusa it is observed as under:
  - a) The said Deed of Gift dated 22/05/1973 was executed between,

    (i) Mr. Jose Felipe das Angustias Xavier Lobo alias Jose Felipe
    Lobo alias Felipe Lobo, son of Late Cesar Pascoal do Rosario
    Lobo; (ii) Mrs. Maria Epifania Florinda Lourdes Lobo, wife of Mr
    Jose Felipe das Angustias Xavier Lobo alias Jose Felipe Lobo
    alias Felipe Lobo; and (iii) Rev. Fr. Alberto da Graca Lobo, son
    of Late Cesar Pascoal do Rosario Lobo, as the "Donors"
    therein and (i) Mr. Cesar Pascoal Filomeno Lobo, son of Mr.
    Jose Felipe das Angustias Xavier Lobo alias Jose Felipe Lobo
    alias Felipe Lobo, represented through his lawful attorney Mr.
    Adriano Fernandes, appointed by virtue of a Power of Attorney
    dated 09/05/1973 executed before the Taluka Magistrate,
    Dharangadhra, as the "Donee" therein.

We have not been furnished a copy of the said Power of Attorney dated 09/05/1973 executed before the Taluka Magistrate, Dharangadhra.

b) The Donors therein i.e. (i) Mr. Jose Felipe das Angustias Xavier Lobo alias Jose Felipe Lobo alias Felipe Lobo; (ii) Mrs. Maria



Epifania Florinda Lourdes Lobo and (iii) Rev. Fr. Alberto da Graca Lobo were the sole owners and in possession of the Said Property. It is recorded in the said Deed of Gift dated 22/05/1973 that Mr. Cesar Pascoal Filomeno Lobo was the son of Mr. Jose Felipe das Angustias Xavier Lobo alias Jose Felipe Lobo alias Felipe Lobo married to Mrs. Maria Epifania Florinda Lourdes Lobo and the nephew of Rev. Fr. Alberto da Graca Lobo.

We are unable to ascertain as to why Rev. Fr. Alberto da Graca Lobo was added as a Donor in the said Deed of Gift dated 22/05/1937. As per the Deed of Sale and Acquittance dated 12/10/1932, Miss. Beatriz Maria Quiteria Lobo inherited the Said Property by virtue of the Orphanologocal Inventory Proceedings initiated upon the death of her father Cezar Pascoal do Rosario Lobo and further sold the Said Property to her brother Mr. Jose Filipe das Augustias Xavier Lobo. However, we are of the opinion that Rev. Fr. Alberto da Graca Lobo was added in the said Deed of Gift dated 22/05/1937 in case he had any residual interest in the Said Property.

c) The Donors therein i.e. (i) Mr. Jose Felipe das Angustias Xavier Lobo alias Jose Felipe Lobo alias Felipe Lobo; (ii) Mrs. Maria



Epifania Florinda Lourdes Lobo and (iii) Rev. Fr. Alberto da Graca Lobo gifted the Said Property to Mr. Cesar Pascoal Filomeno Lobo.

- xxi. Upon perusal of the said Manual Form I & XIV issued by the office of the Talathi of Aldona, with respect to the Said Property, it is observed that, the name of Jose Filipe Lobo was deleted therefrom and the name of Cesar Pascoal Filomeno Lobo was entered in the Occupants column vide mutation no. 2956.
- Aldona, it is observed that, the name of Mr. Cesar Pascoal Filomeno
  Lobo was entered therein vide mutation entry no. 2956 with respect to
  the Said Property by virtue of the Gift Deed dated 25/05/1973 bearing
  Registration No. 6559 and Serial No. 450 (referred to hereinbefore at
  paragraph no. xx).
- vxiii. Upon perusal of the copy of the From X dated 01/05/1987 issued by the office of the Talathi of Aldona, with respect to the Said Property it is observed that, a notice under the said Form X was issued to the interested parties for raising any objections with respect to the mutation entry no. 2956 pertaining to the inclusion of Mr. Cesar Pascoal Filomeno Lobo's name with regards to the Said Property by virtue of the



said Deed of Gift dated 25/05/1973 bearing Registration No. 6559 and Serial No. 450 (referred to hereinbefore at paragraph no. xx).

executed before the Civil Registrar-Cum-Sub Registrar and Notary ExOfficio of Bardez, Mapusa, Mrs. Luisa Maria Fernandes, it is observed that the said Will was executed by Mr. Jose Filipe das Angustias Xavier Lobo, son of Late Cesar Pascoal Rosario Do Lobo, in the presence of three witnesses namely, (1) Alfredo Jose Eleuterio Godinho de Mira; (2) Leslie D'Cunha; and (3) Siurama Chodancar.

Very Line of the said Will dated 05/01/1994, it is observed that Mr. Jose Filipe das Angustias Xavier Lobo, bequeathed his full disposable share with respect to all his movable and immovable properties to his son Mr. Cezar Pascoal Filomeno Lobo.

Department dated 24/03/1995 bearing Ref. No. 29/1-3/314/95-TCP to Miss. Fabiola Lobo, Power of Attorney holder of Mr. Cezar Pascoal Filomeno Lobo, it is observed that, they have granted a provisional permission to convert the Said Property from Cultivated Land to Settlement.



Upon perusal of the Certificate dated 31/10/1997 issued by Mr. H. R. Goltukar, Mamlatdar and Head Taluka Revenue of Bardez, Mapusa, it is observed that, the Said Property was registered in the Matriz Book of Aldona Village, 3<sup>rd</sup> Cir. Volume II, in the name of Gasper Caridade De-Souza and Cesar Pascoal do Rozario Lobo.

XXVIII. Upon perusal of the Records and proceedings of the Regular Civil Suit No. 82/2001/X/Addl. filed before the Court of First Additional Civil Judge Junior Division at Mapusa, it is observed that, the said Suit was filed by Mr. Cesar Pascoal Filomeno Lobo as the Plaintiff therein against the unknown heirs of (i) Gasper Caridade de Souza and (ii) Ceasar Pascoal do Rosario Lobo.

Civil Suit No. 82/2001/X/Addl. that, he is the owner and in possession of the Said Property by virtue of the said Deed of Gift dated 22/05/1973 bearing Registration No. 6559 and Serial No. 450. It was further stated by Mr. Cesar Pascoal Filomeno Lobo that he was the sole owner and in possession of the Said Property and no other person had any claim whatsoever with regards to the same; however, the Said Property was erroneously registered in the Matriz Book under the name of Gasper Caridade de Souza and Ceasar Pasocal do Rosario Lobo.



vxx. Upon perusal of the said Regular Civil Suit No. 82/2001/X/Addl., it is observed that, the heirs of Gasper Caridade de Souza and Ceasar Pasocal do Rosario Lobo were served by a publication, however, they failed to appear and the said Regular Civil Suit No. 82/2001/X/Addl. was accordingly proceeded ex-parte.

vxxi. Upon perusal of the said Regular Civil Suit No. 82/2001/X/Addl., it is observed that, as per the Order dated 10/09/2001, the Said Property was declared in favour of Mr. Cesar Pascoal Filomeno Lobo by the First Additional Civil Judge Junior Division at Mapusa.

It is observed that the Deed of Purchase and Sale dated 22/10/1917 (referred to hereinbefore at paragraph no. vii), which was executed between Mr. Pedro Santana de Souza and his wife Ana Ditosa Fernandes as the "First Party" therein and Mr. Cezar Pascoal do Rosario Lobo, as the "Second Party" therein, was executed in the presence of two witnesses and one translator. It is recorded in the said Deed of Purchase and Sale dated 22/10/1917 that one of the Vendor therein namely, Ana Ditosa Fernandes stated that she was unable to sign the and requested one Gasper Caridade de Souza to sign the said Deed of Purchase and Sale dated 22/10/1917 on her behalf. Based on the facts mentioned above, we are of the opinion that name of Gasper Caridade de Souza was erroneously recorded in the Matriz Book with respect to the Said Property.



Pursuant to the above, an Inventory Proceeding No. 274/2004/C was filed before the Court of Civil Judge Senior Division C-Court at Mapusa, wherein it is observed as follows: -

- a) The said Inventory Proceeding No. 274/2004/C was initiated by Maj. Cezar Pascoal Filomeno Lobo upon the death of his grandfather Mr. Cezar Pascoal Do Rosario Lobo married to Mrs. Maria Arcangela Fernandes alias Maria Arcangela Fernandes e Lobo.
- b) Mr. Cezar Pascoal Do Rosario Lobo expired in the year 1945 and his wife Mrs. Maria Arcangela Fernandes alias Maria Arcangela Fernandes e Lobo expired on 17/02/1950.

  We have not been furnished with a copy of the Death Certificates of Mr. Cezar Pascoal Do Rosario Lobo and Mrs. Maria Arcangela Fernandes alias Maria Arcangela Fernandes e Lobo. However, it is observed that certain Affidavits have been sworn in the said Inventory Proceedings No. 274/2004/C stating that the Death Certificates of Mr. Cezar Pascoal Do Rosario Lobo and Mrs. Maria Arcangela Fernandes alias Maria Arcangela Fernandes e Lobo were unable to be obtained.



- c) Mr. Cezar Pascoal Do Rosario Lobo and his wife Mrs. Maria Arcangela Fernandes alias Maria Arcangela Fernandes e Lobo expired leaving behind them the following heirs:-
  - Mr. Jose Filipe Das Angustias Xavier Lobo alias Jose Filipe Lobo married to Mrs. Maria Epifania Florinda Lourdes Fernandes e Lobo alias Lourdes Lobo.
  - ii. Mr. Joaquim Silvestre Saturnino Lobo alias Sylvestre Lobo. It is recorded in the said Inventory Proceedings No. 274/2004/C that Mr. Joaquim Silvestre Saturnino Lobo alias Sylvestre Lobo expired on 08/04/1975 as a bachelor.

We have been furnished with a copy of the Death Certificate of Joaquim Silvestre Saturnino Lobo issued by the Office of the Village Panchayat of Aldona, Goa, wherein it is recorded that Mr. Joaquim Silvestre Saturnino Lobo expired on 19/04/1973 at Goa. It appears that the date of death of Mr. Joaquim Silvestre Saturnino Lobo recorded in the Inventory Proceedings No. 274/2004C is a typographical error.



iii. Fr. Alberto Francisca Da Graca Lovo alias Alberto Da Graca Lobo. It is recorded in the said Inventory Proceedings No. 274/2004/C that Fr. Alberto Francisca Da Graca Lovo alias Alberto Da Graca Lobo expired on 17/12/1984 as a bachelor.

It is observed by the averments of the Deed of Sale and Acquittance dated 12/10/1932 (referred to hereinbefore at paragraph xiii) that Miss Beatriz Maria Quiteria Lobo was the daughter of Late Cezar Pascoal Do Rosario Lobo, however, Miss Beatriz Maria Quiteria Lobo was erroneously not made a party to the said Inventory Proceedings No. 274/2004/C. However, as per the Deed of Sale and Acquittance dated 12/10/1932 and the Certificate of 28531 (referred to Inscription bearing no. hereinbefore at paragraph nos. xiii and xiv respectively), it is observed that, Miss Beatriz Maria Quiteria Lobo sold the Said Property, along with all her rights, title and interest in the same to her brother Mr. Jose Filipe das Augustias Xavier Lobo.



- d) Mrs. Maria Epifania Florinda Lourdes Fernandes e Lobo alias Lourdes Lobo and Mr. Jose Filipe Das Angustias Xavier Lobo alias Jose Filipe Lobo expired on 06/08/1990 and 18/05/1995 respectively, leaving behind them the following legal heirs: -
  - 1. Mrs. Maria Lidia Guiomar Lobo married to Gilberto Sacadura:
  - 2. Mr. Jose Artur De Presentação Lobo married to Mrs. Patricia Lobo:
  - 3. Mrs. Maria Arcangela Ester Lobo e Noronha married to Mr. Alan Noronha:
  - 4. Mr. Victor Antonio Lobo, bachelor, and
  - 5. Mr. Cezar Pascoal Filomeno Lobo (Applicant of the said Inventory Proceedings No. 274/2004/C) married to Mrs. Maria Da Fatima Mascarenhas alias Sofia Maria de Fatima Mascarenhas.

We have not been furnished with a copy of the Death Certificates of Mr. Jose Filipe Das Angustias Xavier Lobo alias Jose Filipe Lobo and Mrs. Maria



Epifania Florinda Lourdes Fernandes e Lobo alias Lourdes Lobo.

- e) We have been furnished with a copy of the Power of Attorney dated 27/11/2006, executed before V.K. Sharma, Embassy of India, Lisbon, wherein it is observed that Mrs. Maria Lidia Guimor Lobo Cabral Sacadura alias Maria Lidia Guimor Lobo married to Gilberto Teles Cabral Sacadura alias Gilberto Sacadura and daughter of Jose Filipe Das Angustias Xavier Lobo, has executed the same in favour of Dr. Fernando Jorge Colaco and Dr. Teresa Maria Andrea Sa Colaco to represent her in the said Inventory Proceedings No. 274/2004/C.
- f) The Said Property was recorded under Item No. 4 of the Description of Assets in addition to the other properties left behind by Late Cezar Pascoal Rosario Do Lobo and his wife Late Maria Arcangela Fernandes Lobo.
- g) An auction of the properties mentioned in the Description of Assets took place between the Interested Parties of the said Inventory Proceeding No. 274/2004/C on 12/03/2008. It is recorded in the Minutes of Auction dated 12/03/2008 that the Said Property was kept reserved as the same was gifted to Maj.



Cezar Pascoal Filomeno Lobo by virtue of a Gift Deed dated 22/05/1973 bearing Registration No. 6559 and Serial No. 450 and the remaining properties were auctioned between the heirs of Late Cezar Pascoal Do Rosario Lobo and his wife Late Maria Arcangela Fernandes Lobo.

It is observed by the averments of the said Deed of Sale and Acquittance dated 12/10/1932 (referred to hereinbefore in paragraph no. xiii) that Miss Beatriz Maria Quiteria Lobo had inherited the Said Property vide an Orphanological Inventory initiated upon the death of her father Late Cezar Pascoal Rosario Do Lobo and further sold the Said Property to her brother Mr. Jose Filipe Das Angustias Xavier Lobo. Subsequently, (i) Mr. Jose Filipe Das Angustías Xavier Lobo; (ii) Mrs. Maria Epifania Florinda Lourdes Lobo, wife of Mr. Jose Felipe das Angustias Xavier Lobo alias Jose Felipe Lobo alias Felipe Lobo; and (iii) Rev. Fr. Alberto da Graca Lobo gifted the Said Property to Cezar Pascoal Filomeno Lobo by virtue of the Deed of Gift dated 22/05/1973 bearing Registration No. 6559 and Serial No. 450 (referred to hereinbefore at paragraph no. xx). It can be concluded that the Said Property was inherited by Mr. Cezar Pascoal Filomeno and kept reserved in the auction.

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- h) An Additional Statement on Oath dated 21/11/2008 was filed by Mrs. Maria Da Fatima Mascarenhas alias Maria Da Fatima Mascarenhas e Lobo alias Sofia Maria de Fatima Mascarenhas, wife of Mr. Cezar Pascoal Filomeno Lobo in the said Inventory Proceeding No. 274/2004/C.
- Mrs. Maria Da Fatima Mascarenhas alias Maria Da Fatima Mascarenhas e Lobo alias Sofia Maria de Fatima Mascarenhas stated that during the pendency of the said Inventory Proceedings No. 274/2004/C, Maj. Cezar Pascoal Filomeno Lobo (Applicant of the said Inventory Proceedings No. 274/2004/C) expired leaving behind his widow Mrs. Maria Da Fatima Mascarenhas alias Sofia Maria de Fatima Mascarenhas as his moiety holder and the following sole and universal heirs:
  - Mrs. Fabiola Maria Da Graca Lobo married to Mr. Liam Cotter;
  - Mrs. Christine Maria de Graca Lobo married to Mr. Vicente Sebastiao dos Milagres Estibeiro Junior alias Vicente Estibeiro; and

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 Mrs. Maria Manuela De Graca Lobo e Alvares married to Mr. Erlic Rosario Torrado Alvares.

We have been furnished with a copy of the Death Certificate issued by the office of the Village Panchayat of Salvador-Do-Mundo, Bardez, Goa, wherein it is recorded that, Maj. Cezar Pascoal Filomeno Lobo expired on 20/09/2008 at Porvorim, Goa.

- j) We have been furnished with a copy of the Power of Attorney dated 26/09/2008, executed before Advocate Cipriano Fernandes Barreto, Altinho, Goa, wherein it is observed that, Mrs. Fabiola Maria Da Graca Lobo and Mrs. Christine Maria De Graca Lobo, daughter of Late Maj. Cezar Pascoal Filomeno Lobo, executed the same in favour Mrs. Ana Paula Sanches, daughter of Late Jose Antonio de Souza to represent them in the said Inventory Proceedings No. 274/2004/C.
- k) An auction of the Said Property was held on 22/06/2011 between the Interested Parties of the said Inventory Proceedings No. 274/2004/C.



- The Said Property which was recorded under Item No. 4 of the Description of Assets was taken in auction by. (i) Mrs. Maria Da Fatima Macarenhas alias Sofia Maria de Fatima Mascarenhas; (ii) Mrs. Fabiola Maria Da Graca Lobo; (iii) Mrs. Christine Maria de Graca Lobo; and (iv) Mrs. Maria Manuela Da Graca Lobo e Alvares i.e. the heirs of Late Cezar Pascoal Filomeno Lobo.
- m) The Said Property was allotted in the following manner as per the Final Chart of Allotment:
  - i. Mrs. Maria Da Fatima Mascarenhas alias Sofia Maria de Fatima Mascarenhas, widow of Late Maj. Cezar Pascoal Filomeno Lobo, was allotted ½ (half) share in the Said Property.
  - Mrs. Fabiola Maria Da Graca Lobo, daughter of Late Maj. Cezar Pascoal Filomeno Lobo, married to Mr. Liam Cotter, was allotted 1/6<sup>th</sup> (one-sixth) share in the Said Property.
  - Mrs. Christine Maria de Graca Lobo, daughter of Late
     Maj. Cezar Pascoal Filomeno Lobo, married to Mr.



Vincente Sebastiao dos Milagres Esitbeiro Junior, was allotted 1/6th (one-sixth) share in the Said Property.

- iv. Mrs. Manuela Da Graca Lobo e Alvares, daughter of Late Maj. Cezar Pascoal Filomeno Lobo, married to Mr. Erlic Rosario Torrado Alvares, was allotted 1/6<sup>th</sup> (onesixth) share in the Said Property.
- n) As per the order dated 31/01/2012 passed by the Civil Judge Senior Division C-Court at Mapusa in the said Inventory Proceedings No. 274/2004/C, the allotment of the said Property was confirmed and made absolute as per the Final Chart of Allotment.
- vxxiii. Upon perusal of the Death Certificate dated 25/09/2008 issued by the office of the Village Panchayat of Salvador-Do-Mundo, Bardez, Goa, it is observed that, Maj. Cezar Pascoal Filomeno Lobo expired on 20/09/2008 at Porvorim, Goa.
- xxxiv. In the year 2021, an Inventory Proceedings bearing No. 177/2021/F
  was filed before the Court of Civil Judge Junior Division at Mapusa,
  upon the death of Late Cezar Pascoal Filomeno Tome De Santa
  Teresinha Do Menino Jesus Lobo alias Cezar Pascoal Filomena Tome



De Santa Teresinha Do Menino Jesus alias Cezar Pascoal Filomeno Tome Terezinha De Menino Jesus Lobo alias Cezar Pascoal Filomena Tome Terezinha Do Menino Jesus Lobo alias Maj Cezar P.F. Lobo alias Cesar Pascoal Filomeno Lobo.

vxxv. Upon perusal of the said Inventory Proceedings No. 177/2021/F, it is observed that, the same was initiated by Mrs. Maria Da Fatima Mascarenhas alias Sofia Maria de Fatima Mascarenhas, as the Petitioner / Head of the Family therein and the following Interested parties: -

- Mrs. Fabiola Maria Da Graca Lobo, daughter of Late Cezar Pascoal Filomena Tome De Santa Teresinha Do Menino Jesus Lobo;
- Mrs. Christine Maria De Graca Lobo, daughter of Late Cezar Pascoal Filomena Tome De Santa Teresinha Do Menino Jesus Lobo;
- Mr. Vicente Sebastiao Dos Milagres Estibeiro Junior, husband of Mrs. Christine Maria De Graca Lobo;



- Mrs. Maria Manuela De Graca Lobo alias Maria Manuela De Graca Lobo E Alvares, daughter of Late Cezar Pascoal Filomena Tome De Santa Teresinha Do Menino Jesus Lobo; and
- Mr. Erlic Rosario Torrado Alvares, husband of Mrs. Maria Manuela De Graca Lobo alias Maria Manuela De Graca Lobo E Alvares.

vxxvi. Upon perusal of the said Inventory Proceedings No. 177/2021/F, it is observed that, Late Cezar Pascoal Filomeno Tome De Santa Teresinha Do Menino Jesus Lobo alias Cezar Pascoal Filomena Tome De Santa Teresinha Do Menino Jesus alias Cezar Pascoal Filomeno Tome Terezinha De Menino Jesus Lobo alias Cezar Pascoal Filomena Tome Terezinha Do Menino Jesus Lobo alias Maj Cezar P.F. Lobo alias Cesar Pascoal Filomeno Lobo expired on 20/09/2008 at Porvorim, Goa, without any will or gift or any other testamentary disposition of his assets, leaving behind the following heirs: -

- a) Mrs. Maria Da Fatima Mascarenhas alias Sofia Maria de Fatima Mascarenhas, widow and moiety sharer;
- b) Ms. Fabiola Maria Da Graca Lobo, daughter.



- c) Mrs. Christine Maria De Graca Lobo, daughter, married;
- d) Mr. Vicente Sebastiao Dos Milagres Estibeiro Junior, husband of Mrs. Christine Maria De Graca Lobo;
- e) Mrs. Maria Manuela De Graca Lobo alias Maria Manuela De Graca Lobo E Alvares, daughter, married; and
- f) Mr. Erlic Rosario Torrado Alvares, husband of Mrs. Maria Manuela De Graca Lobo.
- xxxvii. Upon perusal of the said Inventory Proceedings No. 177/2021/F, it is observed that, the Said Property was recorded under Item No. 1 of the Final List of Assets.
- xxxviii. Upon perusal of the said Inventory Proceedings No. 177/2021/F, it is observed that, the Said Property was allotted to the Interested Parties as per the final chart of partition in the following manner: -
  - Mrs. Maria Da Fatima Mascarenhas alias Sofia Maria de Fatima Mascarenhas was allotted ½ (half) share in the Said Property.



- Ms. Fabiola Maria Da Graca Lobo was allotted to 1/6<sup>th</sup> (on-sixth) share in the Said Property.
- Mrs. Christine Maria De Graca Lobo and her husband Mr.
   Vincente Sebastiao Dos Milagres Estibeiro Junior were allotted
   1/6<sup>th</sup> (one-sixth) share in the Said Property.
- Mrs. Maria Manuela De Graca Lobo E Alvares and her husband Mr. Erlic Rosario Torrado Alvares were allotted 1/6<sup>th</sup> (one-sixth) share in the Said Property.
- Vide the order dated 10/11/2021 passed by the Civil Judge Junior Division F Court at Mapusa in the said Inventory Proceedings No. 177/2021/F, the allotment of the Said Property was confirmed and made absolute as per the Final Chart of Allotment.
  - xI. We have been furnished with a copy of the General Power of Attorney dated 23/01/2021, bearing Reg. No. 721/2021, executed before the Notary Surexa P. Lotlecar, wherein it is observed that Mr. Erlic Rosario Torrado Alvares executed the same in favour of his wife Mrs. Mana Manuela De Graca Lobo E Alvares to represent him with regards to any / all matters with respect to the Said Property.



- xii. We have been furnished with a copy of the General Power of Attorney dated 09/03/2021, Apostilled before the Notary Public of Ireland, Ms Rose Hudson, bearing no. 8237862021 on 26/03/2021, wherein it is observed that, Ms. Fabiola Maria Da Graca Lobo executed the same in favour of her sister, Mrs. Maria Manuela De Graca Lobo E Alvares to represent her with regards to any / all matters with respect to the Said Property.
- xlii. We have been furnished with a copy of the General Power of Attorney dated 20/03/2021, Apostilled before the Notary Public of England & Wales, Mr. Veninder Dhariwal, bearing no. APO-2298425, on 25/03/2021, wherein it is observed that, Mrs. Christine Maria De Graca Lobo and her husband Mr. Vicente Sebastiao Dos Milagres Estibeiro Junior executed the same in favour of their sister and sister-in-law, Mrs. Maria Manuela De Graca Lobo E Alvares to represent them with regards to any / all matters with respect to the Said Property.
- xliii. Upon perusal of the copy of the Form I & XIV dated 30/03/2022, with respect to the Said Property, it is observed that, the name of Cesar Pascoal Filomeno Lobo is recorded in the Occupants column vide mutation entry no. 2956.



- xliv. Upon perusal of the Zoning Information dated 25/05/2022 bearing Ref. No. TPBZ/ZON/9844/ALD/TCP-2022/3309, issued by the office of the Town & Country Planning Department, it is observed that, the Said Property falls under "Settlement Zone (VP-2) with FAR 50" as per the Regional Plan for Goa 2021.
- xlv. Upon perusal of the Nil Encumbrance Certificate dated 06/07/2022 issued by the office of the Civil Registrar Cum Sub Registrar of Bardez, Mapusa, Goa, it is observed that, there are no encumbrances on the Said Property for the period of 01/10/2021 till 05/07/2022.
- xIvi. Vide the Deed of Sale dated 08/07/2022 bearing Registration No. BRZ-1-3079-2022, duly registered before the Office of the Civil Registrarcum-Sub Registrar of Bardez, Goa, it is observed as under:
  - a) The said Deed of Sale dated 08/07/2022 bearing
    Registration No. BRZ-1-3079-2022 was executed between,
    (i) Mrs. Sofia Maria de Fatima Mascarenhas alias Maria De
    Fatima Lobo, widow of Late Cezar Pascoal Filomeno Lobo;
    (ii) Mrs. Fabiola Maria Da Graca Lobo, daughter of Late
    Cezar Pascoal Filomeno Lobo; (iii) Mrs. Christine Maria De
    Graca Lobo alias Christine Lobo, daughter of Late Cezar
    Pascoal Filomeno Lobo; (iv) Mr. Vicente Sebastiao Dos



Milagres Estibeiro Junior, husband of Mrs. Christine Maria
De Graca Lobo alias Christine Lobo; (v) Mrs. Maria
Manuela De Graca Lobo E Alvares alias Maria Alvares,
daughter of Late Cezar Pascoal Filomeno Lobo; and (vi) Mr.
Erlic Rosario Torrado Alvares alias Erlic RT Alvares,
husband of Mrs. Maria Manuela De Graca Lobo E Alvares,
as the "Vendors" therein and Lavaux Luxury Project Two
LLP, represented through its Designated Partner, viz. Mr.
Aditya Naik, as the "Purchaser" therein.

b) The Vendor No. 2 namely, Mrs. Fabiola Maria Da Graca
Lobo was represented by her sister Mrs. Maria Manuela De
Graca Lobo E Alvares by virtue of a General Power of
Attorney dated 09/03/2021 (referred to hereinbefore at
paragraph no. xli); the Vendor No. 3 namely, Mrs.
Christine Maria De Graca Lobo was represented by her
sister Mrs. Maria Manuela De Graca Lobo E Alvares by
virtue of a General Power of Attorney dated 20/03/2021
(referred to hereinbefore at paragraph no. xlii); the
Vendor No. 4 namely, Mr. Vicente Sebastiao Dos Milagres
Estibeiro Junior was represented by Mrs. Maria Manuela De
Graca Lobo E Alvares by virtue of a General Power of
Attorney dated 20/03/2021 (referred to hereinbefore at



paragraph no. xiii); and the Vendor No. 6 namely, Mr. Erlic Rosario Torrado Alvares alias Erlic RT Alvares was represented by his wife Mrs. Maria Manuela De Graca Lobo E Alvares by virtue of a General Power of Attorney dated 23/01/2021 (referred to hereinbefore at paragraph no. xi).

- c) The Vendors therein were desirous of selling all that plot of land known as "MAJREM GALLU" and "AFORAMENTO GALLUM" admeasuring 3,900 sq. mts., forming part of the Said Property, situated at Carona in Village Aldona, Bardez Taluka (hereinafter referred to as the "Said Plot"), and which is more particularly described in the Schedule II of the said Deed of Sale dated 08/07/2022 bearing Registration No. BRZ-1-3079-2022.
- d) The Vendors therein sold the Said Plot to the Purchaser therein for a valuable consideration mentioned in the said Deed of Sale dated 08/07/2022 bearing Registration No. BRZ-1-3079-2022.
- Form I & XIV / Revenue Records of Survey No. 337, Sub-Division No. 1 of Aldona Village, Bardez, Taluka:



- It appears from the manual Form I & XIV with respect to property bearing Survey No. 337, Sub-Division No. 1, admeasuring 7600 sq. mts., that the name of Jose Filipe Lobo was recorded in the Occupants Column vide mutation entry no. 929.
- ii. It appears from the manual Form I & XIV with respect to property bearing Survey No. 337, Sub-Division No. 1, admeasuring 7600 sq. mts., that the name of Jose Filipe Lobo was deleted therein and subsequently the name of Cesar Pascoal Filomeno Lobo was entered in the Occupants column vide mutation no. 2956.
- iii. It appears from the Form I & XIV dated 30/03/2022 with respect to Said Property bearing Survey No. 337, Sub-Division No. 1, admeasuring 7600 sq. mts., that the name of Cesar Pascoal Filomeno Lobo was recorded in the Occupants Column vide mutation entry no. 2956.

# 5. QUALIFICATIONS / VERIFICATIONS:

- We have not carried out any independent searches, unless otherwise specifically mentioned herein.
- ii. We have perused through the aforementioned documents as mentioned in Clause 2.



## 6. CRITICAL OBSERVATIONS:

#### 7. CONCLUSION:

In view of what is stated herein above, we are of the opinion that the title of,

Lavaux Luxury Project Two LLP is clear and marketable with respect to the

Said Plot.

#### 8. GENERAL:

- a. This Title Report merely certifies the matters expressly dealt with in the Report. The Title Report does not consider or certify any other questions not expressly answered in the Report.
- b. This Title Report is issued solely on the basis of the documents you have provided to date, as specifically mentioned in this Title Report, and we are under no obligation to update this Title Report with any information, replies or documents we receive after this date.
- c. Save as specifically stated in this Title Report, we have not inspected or reviewed the original documents in respect of the Said Property.
- d. We have not been provided with any plans or photocopies of plans [including as annexures to any documents] except as specifically mentioned in this Title Report.
- We have not verified whether appropriate stamp duty has been paid on the various documents referred to in this Title Report.



- In accordance with our scope of work and our qualifications.
  - We have not visited the site on which the Property is situated.
  - ii. We have not independently verified the area or boundaries of the Property. We have referred to and retained the measurements in hectares, acres and square meters, and the boundaries, of the Property, as we have found them in various documents.
  - We also do not express our opinion on matters related to actual physical use of the Property.
  - iv. We have not verified the market value of the Property or/and we do not express any opinion on this issue.
  - We do not express an opinion relating to plan permissions, approvals or development potential of the Property.
- g. We express no view about the zoning, user, reservations or FSI of the Property.
- Save as otherwise stated in this Title Report, we express no view with respect to any structures or buildings standing on the Said Property.
- i. We have been informed by you that you have not been served with or received any notice from the government or any other local body or authority with respect to the Said Property or any portion of it, including with respect to the acquisition, requisition, reservation or setback of the Property or any portion of it. We have assumed the genuineness of these assertions and have not verified issues relating to acquisition.



requisition, reservation or setback of the Property or any portion of the Property by governmental authorities.

- j. We have not independently validated the taxes / cess / duties / charges payable in respect of the Property and make no comment with respect to these.
- k. We have not carried out a search of the registers or records maintained with the concerned offices or websites of the Registrar / Sub-Registrar of Assurances or any other authorities.
- We have not carried out any searches at the offices or websites of the Registrar of Companies.
- m. We have not carried out any searches on any websites or in the records of any courts or governmental or regulatory agencies, authorities or bodies and have accepted based on your assertions that there are no pending litigations, proceedings, enquiries etc. before any court of law, tribunal, authority etc. in respect of the Said Property.
- n. We have not conducted any searches with respect to the information available with the Goa Real Estate Regulatory Authority (RERA) or on the website of the Goa RERA relating to the Said Property.
- We have not independently verified the information submitted to the Goa RERA or displayed on the website of the Goa RERA in relation to the Property.
- p. For the purpose of this Title Report, we have assumed:



- the legal capacity of all-natural persons, genuineness of all signatures, and authenticity and completeness of all documents submitted to us as certified or photocopies;
- ii. that the persons executing documents have the necessary authority to execute them;
- that wherever any minors' rights are involved, these have been dealt with by their right / natural guardian for legal necessity and have not been challenged by such minors upon their attaining majority;
- iv. that all amounts required to be paid to landowners under sale deeds / development agreements have been paid;
- that there have been no amendments or changes to the documents we have examined;
- vi. that all prior documents have been adequately stamped and duly registered;
- vii. that each document binds the parties intended to be bound by it;
- that the photocopies provided to us are accurate photocopies of originals;
- ix. that all translations of documents provided to us are complete and accurate;
- the accuracy and completeness of all the factual statements and representations made in the documents;



- that all of the information (including the documents) supplied to
  us was, when given, and remains true, complete, accurate and
  not misleading;
- xii, that any statements in the documents, authorisation or any Reports or confirmations that we have relied upon to issue this Title Report are correct and otherwise genuine;
- q. For the purposes of this Title Report, we have relied upon:
  - Photocopies / typed copy of documents where original documents were not available.
    - Photocopies of the documents provided to us as enlisted in clause 2 above.
- r. For the purpose of this Title Report, we have relied upon information relating to lineage as available in the revenue records and as provided by you.
- s. A Report, determination, notification, opinion or the like provided by any professional will not be binding on an Indian court or any arbitrator or judicial or regulatory body, which would have to be independently satisfied, despite any provision to the contrary in such a document.
- t. Even though this document is titled "Title Report", it is in fact an opinion based on the documents we have reviewed. This Title Report has been provided at the request of the client to whom it is addressed.



- u. This Title Report is limited to matters related to Indian law alone (as on the date of this Title Report) and we express no opinion on laws of any other jurisdiction.
- 9. This opinion is addressed to Lavaux Luxury Project Two LLP alone. This opinion may not be disclosed, furnished, quoted or relied on by any person or entity other than Lavaux Luxury Project Two LLP alone, for any purpose without our prior written consent. It may however be disclosed or furnished by Lavaux Luxury Project Two LLP as may be required in connection with any transaction or legal process or in relation to an inquiry or demand by any Indian governmental or regulatory authority.
- 10. Our liability relating to the services provided in connection with the preparation of this opinion on title shall not exceed fifty percent (50%) of the professional fees paid by Lavaux Luxury Project Two LLP for these services. In no event shall we be liable for any consequential, special, incidental or punitive loss, damage or expense, even if we have been advised of the possibility of such loss, damage or expense.

JRD Legal

Managing Partner

Ms. Sujai Joshi