



Office : C/o. Cine Alankar, MAPUSA - GOA. Phone : 2262202 / 2254573

Residence : "MANGUIRISH", Near Electricity Dept., Ansabhat, MAPUSA - GOA. E-mail : satishrao\_office@yahoo.co.in

Dated:- 8/2/2016

TO WHOMSOEVER IT MAY CONCERN

THIS TITLE REPORT is prepared at the request of Happy Realtors, who has placed in my hands the desired documents and after careful perusal, scrutiny and apparent tenor of documents, my opinion is as follows:-

OPINION

1. DESCRIPTION OF THE PROPERTY:-

ALL THAT Property known as "MIXTO", surveyed under No. 368/1 of village Tivim, situated in Poxnem of Tivim, Taluka of Bardez, Sub-District of Bicholim, District of North Goa, State of Goa, not described in the Land Registration Office, but enrolled in the Taluka Revenue Office under No. 337 of first circumscription, bounded as follows:-

EAST:- by Borvom of the heirs of Joaquim Lobo.

WEST:- by road.

NORTH:- by property of the heirs of Joaquim Lobo.

SOUTH:- by the property of the heirs of Florinda Lobo.

Boundaries as per Survey:-

(b) Survey Form No. IX and Form No. III shows the name of Lucas Lobo. The exercise of survey began in 1966-1967 and survey promulgated in or about 1975. Since then name of Lucas Lobo and his successors appear in Occupant's Column as owners for last about 50 years.

(a) That the property originally belonged to Smt. Lucas Lobo D'Souza alias Lucas Lobo who had gifted the same to Smt. Mary Athaide.

3. TRACING OF TITLE:-

- (a) Agreement dated 19/11/1977.
- (b) Deed of Sale dated 20/11/1978.
- (c) Form No. IX.
- (d) Form No. III.
- (e) Survey Form I and XIV (Manual as well as Computerized)
- (f) Affidavit dated 30/1/2016 of Cyril Cajetan George.

2. DOCUMENTS RELIED:-

- EAST :- By property bearing survey No. 368/2.
- WEST :- By Road.
- NORTH :- By Road.
- SOUTH :- By property bearing survey No. 368/10 & 11

(c) By Agreement dated 19/11/1977 Mary Athaide agreed to sell the property in question to Cyril Cajetan George.

This Agreement is duly Notarized before Notary Public.

(d) By Deed of Sale dated 20/11/1978 Mary Athaide sold the property described above to Cyril Cajetan George and Katheren Gilbert George.

The said Sale Deed is duly registered in the Office of Sub-Registrar of Bicholim.

(e) I have perused survey Form I and XIV i.e Manual as well as Computerized form and name of Lucas Lobo is bracketed and name of Cyril Cajetan George and Katheren Gilbert George appears in Occupant's Column, fulfilling requirement of law, laid down in Land Revenue Code, applicable to the state of Goa. Other columns are blank, thereby showing no tenants or encumbrances on the property

(f) It appears that Mr. Cyril Cajetan George misplaced/lost the original Gift given to him by Mary Athaide and hence an Affidavit dated 30/1/2016 is sworn by Cyril Cajetan George before Notary Public at Mumbai stating on oath that Kathleen Gilberta George died on 31/12/2014 survived by only one legal heir i.e daughter namely Smt. Audrey Jeanette George Fernandes also known as Audrey J. G. Fernandes married to Melvil Luis Fernandes.

SATISH RAO  
ADVOCATE HIGH COURT  
(MADRAS 1604)

This Opinion is subject to upto date Nil Encumbrance Certificate from the Office of Sub-Registrar.

Happy Realtors can proceed to purchase the said property. They shall derive Marketable title.

In the premises, I certify title of Mr. Cyril Cajetan George and his wife Katherine Gilbert George to the property described above is CLEAN, CLEAR AND MARKETABLE.

1)

CERTIFICATE

Mr. Cyril Cajetan George has also stated that he is unable to trace the document i.e Gift Deed as it is misplaced. He has further stated that he is unable to obtain certified copies because of lack of details.