

Laxmi P. Mahatme
Advocate

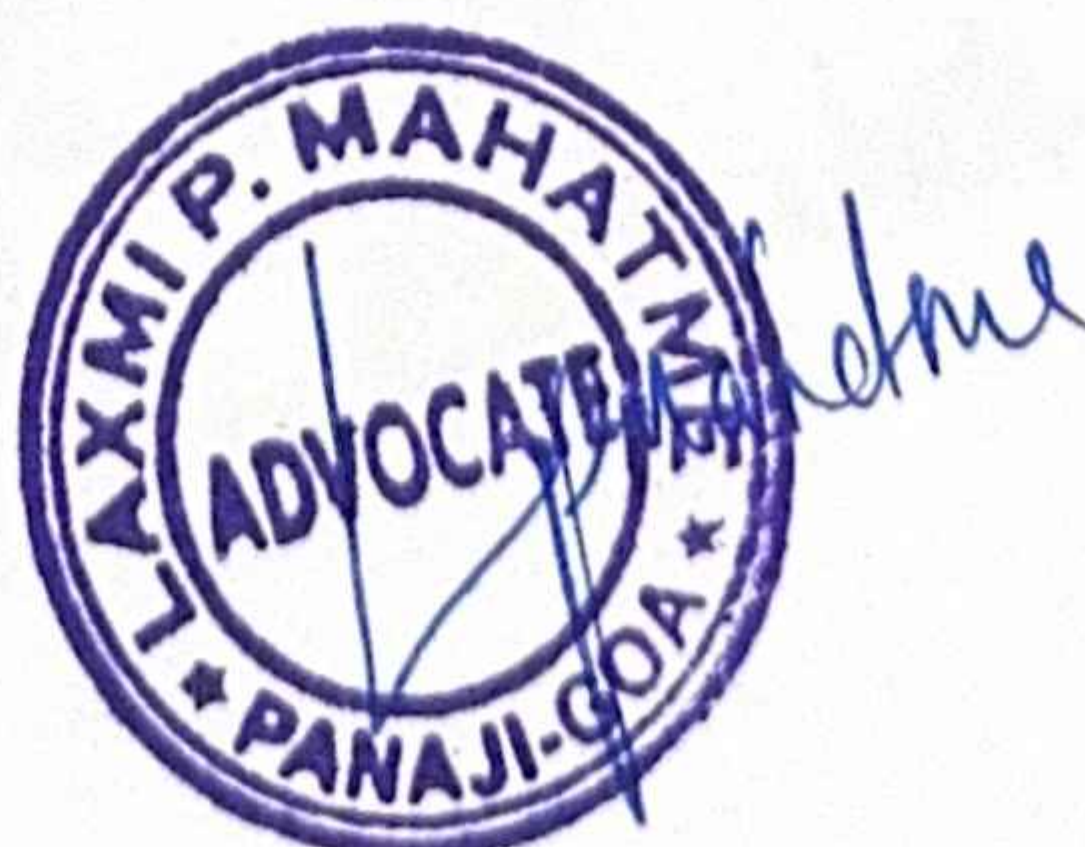
Off:-
564/2Durgawadi,
Taleigao Goa
Mob:9881257580

THE TITLE VERIFICATION REPORT

DESCRIPTION OF THE PROPERTY

All that Property known as **"CAREM AUCHIT WADO"** or **"CUMBLOCHO SORVO"** or **"SORVENTIL XIR"**, which is surveyed under Survey no. 338/1 of Village Tivim, admeasuring 4625 sq. mts, in area situated at Auchitvaddo, TivimBardez, Goa, within the limits of Village Panchayat Tivim-Sirsaim and which property is found described in the land registration office of the Judicial Division of Bicholim at page 114 of Book B 39-new, under no. 15260, Not found enrolled in Taluka Revenue office and which is bounded as under:-

North: By the Properties bearing survey nos: 344/1-A, 339/8, 339/9 of Village Tivim and by Road.



South: By the Properties bearing survey nos: 344/4, 338/3 and 338/1-A of Village Tivim.

East: By Road

West: By the Property bearing survey no. 344/1 of Village Tivim.

The property shall herein after be referred to as the SAID PROPERTY.

DOCUMENTS INSPECTED.

1. Form I & XIV
2. Survey plan
3. **Death Certificate of** Pedrinho Francisco Belarmino Lobo
4. **Death Certificate of** Elfreda Julia.
5. Deed of Succession was drawn on 15/12/2011, before the Office of the Notary Ex Officio Canacona and is recorded in the Book of Deeds bearing no. 33 at Pages 25 to 27.
6. Documents regarding Special Civil Suit No. 31/2007/A, consent terms recorded in the said



Special Civil Suit No. 31/2007/A and

Judgment/order passed on 7th February 2017.

7. Nil Encumbrance Certificate.
8. Zoning Certificate
9. Conversion Sanad dated 28/11/2024 bearing no. 4/317/CNV/AC-III/2024/1820.
10. Technical Clearance dated 25/09/2024 bearing no. TPB/8870/TIV/TCP-2024/7946.
11. Construction License dated 3-11-2024 bearing no. VP/TIV/BAR/F-37/2024-25/1829.
12. Agreement for Sale and Development dated 12/02/2025 registered before the Sub-Registrar of Bardez at Mapusa registered under No BRZ-1-1159-2025 dated 6/09/2025

OFFICE SEARCHES:-

I have Given searches in the office of the Land Registrar/Sub-Registrar Bardez/Director of Archives/Land Revenue.



Amhathne

TITLE REPORT

That, the SAID PROPERTY was originally found inscribed in favour of Pedrinho Francisco Belarmino Lobo under no. 11098 at page 123 of Book G-15 and Described under no. at page 114 of Book b 39-New under number 15260 in the records of the Land registration office of the Judicial Division of Bicholim, Goa.

That, the said late Pedrinho Francisco Belarmino Lobo was married in his one and only nuptial to late Elfreda Julia Gomes or Elfreda Julia Lobo.

That, the said Pedrinho Francisco Belarmino Lobo expired on 15/06/1988 and the said Elfreda Julia Lobo expired on 27/11/2007, leaving behind their only daughter, **MRS. CORINNE LOBO alias CORINNE DOROTHY MARY LOBO**, married to **MR. GREGORY LOBO alias GREGORIO VELENTINO CLARA LOBO**



That, upon the death of the said Pedrinho Francisco Belarmino Lobo and the said Elfreda Juilia Gomes E lobo a Deed of Succession was drawn on 15/12/2011, before the Office of the Notary Ex Officio Canacona and is recorded in the Book of Deeds bearing no. 33 at Pages 25 to 27.

That, upon the death of the said Pedrinho Francisco Belarmino lobo, the said Elfreda Julia Lobo who was living at the time instituted a civil suit before the civil court at Bicholim and which was registered as Special Civil Suit No. 31/2007/A, against Annie Pereira and others as mentioned therein in the said suit, for deletion of the names recorded in the Occupants column of Form I & XIV bearing survey no. 338/1 of Village Thivim.

That, the aforesaid Civil Suit came to be decreed by the Honourable Civil Court by considering the



Consent terms filed by the Contesting parties in the said Civil Suit vide Judgment/order passed on 7th February 2017, whereby said **MRS. CORINNE LOBO alias CORINNE DOROTHY MARY LOBO** and her husband **MR. GREGORY LOBO alias GREGORIO VELENTINO CLARA LOBO** were declared to be the owners in possession of the SAID PROPERTY.

That, vide the consent terms recorded in the said Special Civil Suit No. 31/2007/A, a part of the Said Property admeasuring 800 sq. mts. came to be allotted to the family of Shri. Chandrakant Pednekar in the said Special Civil Suit and by virtue of the said consent terms, the balance area of the Said Property admeasuring 4625 sq. mts. was retained by **MRS. CORINNE LOBO alias CORINNE DOROTHY MARY LOBO,** and **MR. GREGORY LOBO alias GREGORIO VELENTINO CLARA LOBO.**



pmahatma

Consent terms filed by the Contesting parties in the said Civil Suit vide Judgment/order passed on 7th February 2017, whereby said **MRS. CORINNE LOBO alias CORINNE DOROTHY MARY LOBO** and her husband **MR. GREGORY LOBO alias GREGORIO VELENTINO CLARA LOBO** were declared to be the owners in possession of the SAID PROPERTY.

That, vide the consent terms recorded in the said Special Civil Suit No. 31/2007/A, a part of the Said Property admeasuring 800 sq. mts. came to be allotted to the family of Shri. Chandrakant Pednekar in the said Special Civil Suit and by virtue of the said consent terms, the balance area of the Said Property admeasuring 4625 sq. mts. was retained by **MRS. CORINNE LOBO alias CORINNE DOROTHY MARY LOBO,** and **MR. GREGORY LOBO alias GREGORIO VELENTINO CLARA LOBO.**



P. Mahabhar

That, thereafter partition proceedings were initiated before the Court of the Deputy Collector of Bardez whereby the said area 4625 sq. mts. forming part of the Said Property was partitioned from remaining the area of Said Property admeasuring 800 sq. mts. and a new survey holding bearing survey no:338/1-A of village Tivim was created for the said remaining the area of 800 sq. mts.

That, said **MRS. CORINNE LOBO alias CORINNE DOROTHY MARY LOBO,** and **MR. GREGORY LOBO alias GREGORIO VELENTINO CLARA LOBO,** entered into a Memorandum of Understanding dated 02/07/2022, for development of the SAID PROPERTY, with one Mr. Bradley Fernandes.

That, the SAID PROPERTY, is classified under Settlement



Zone (S2,80FAR) as per Zoning Certificate issued by Department of Town and Country Planning, Bardez, Goa.

That, vide Technical Clearance dated 25/09/2024 bearing no. TPB/8870/TIV/TCP-2024/7946, the Department of Town and Country Planning, Bardez, Goa, issued Development permission for the Construction of residential building consisting of Multi Family Dwelling units in the SAID PROPERTY.

That, Village Panchayat Thivim, issued Construction License dated 3-11-2024 bearing no. VP/TIV/BAR/F-37/2024-25/1829, for Construction of residential building consisting of Multi Family Dwelling units in the SAID PROPERTY.

That, the Office of the Additional Collector III, issued Conversion Sanad dated 28/11/2024 bearing no. 4/317/CNV/AC-III/2024/1820 to the SAID PROPERTY.

That, vide Agreement for Sale and Development dated 12/02/2025 registered before the Sub-



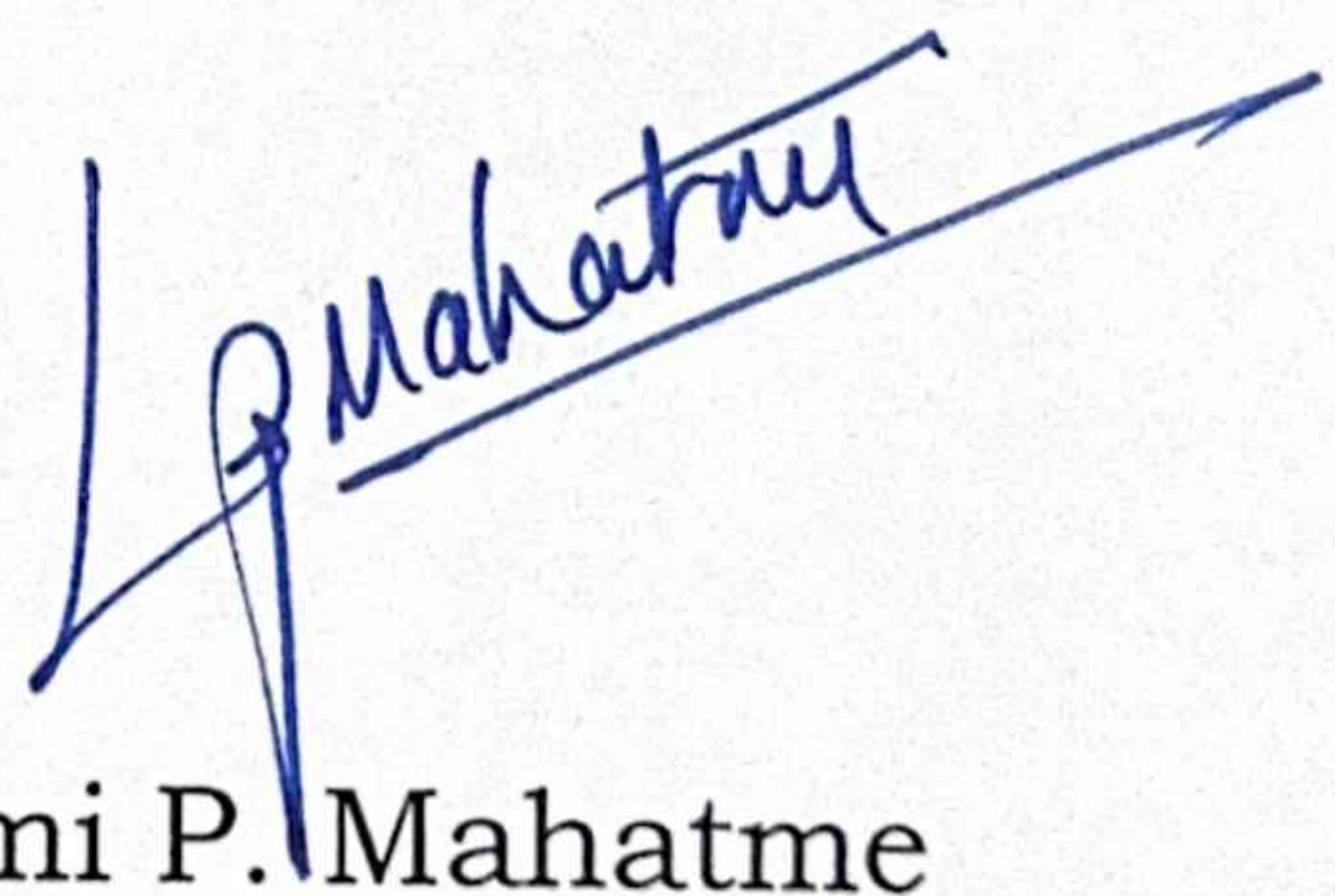
Registrar of Bardez at Mapusa registered under No BRZ-1-1159-2025 dated 6/09/2025, said **MRS. CORINNE LOBO** alias **CORINNE DOROTHY MARY LOBO** and **MR. GREGORY LOBO** alias **GREGORIO VELENTINO CLARA LOBO**, entered into an Agreement for sale and Development with one **M/S. CRESCENT DEVELOPERS**, represented by Mr. Bradley Fernandes as a Managing Partner, to develop the SAID PROPERTY, on the Terms and Conditions as set out therein.

Therefore, in my opinion and in pursuance to the aforesaid documents said said **MRS. CORINNE LOBO** alias **CORINNE DOROTHY MARY LOBO** and **MR. GREGORY LOBO** alias **GREGORIO VELENTINO CLARA LOBO**, has clear marketable title over the the SAID PROPERTY.

Issued without prejudice.

Place: Panaji, Goa.

Date : 26/06/2025


Laxmi P. Mahatme

(Advocate)



Member Name*	Corinne Dorothy Mary Lobo	Member Type*	Promoter
Mobile No*	9011171459	email Address*	crescentdevelopers@gmail.com
Address line 1*	191/3, Araddi	Address line 2*	Siolim Bardez, Oxel
State*	Goa	District*	North Goa
Pincode*	403517	Photograph*	Attached

Member Name*	Gregory Valentine Clara Lobo	Member Type*	Promoter
Mobile No*	9011171459	email Address*	crescentdevelopers@gmail.com
Address line 1*	191/3, Araddi	Address line 2*	Siolim Bardez, Oxel
State*	Goa	District*	North Goa
Pincode*	403517	Photograph*	Attached

Corinne Dorothy Mary Lobo



Gregory Valentine Clara Lobo

