

Anthony D' Silva

ADVOCATE

3rd Floor, Trionora Apts, Above Hotel Navtara, Panaji, Goa, India.

Email: law_wizard07@yahoo.co.in

Off: 91+ (0832) 2421194/6643420/9822167784

22nd August, 2019

TITLE REPORT

THIS TITLE REPORT is prepared at the request of Mr. Nitin George, r/o Porvorim, Bardez, Goa, based on the documents placed before me.

SCHEDULE OF THE PROPERTY:

SCHEDULE

ALL that immovable property known as "DHUPE" or "DACTEM RAN" or "CHAMARACHI VOL" or "CHAMARACHI VALIE" situated at ward Mardungo of the Village Assagao, Bardez Taluka, registration Sub District of Bardez, District of North Goa State of Goa described in the Land Registration Office of Bardez under no. 35334 at page 128 of Book 90 not enrolled in the Taluka Revenue Office and presently surveyed under survey no. **99/15** in the survey records for the Village Assagao, Bardez Taluka, admeasuring an area of **2100 sq. meters**, and bounded:

ON THE EAST: by common boundary wall belonging to the Vendor Lesli Olymio Antonio Lobo and Mr. Edwin Fonseca (property surveyed under no.99/6 and 99/16;



ON THE WEST: by water drain (property surveyed under no.99/14);

ON THE NORTH: by foot path (property surveyed under no.99/12);

ON THE SOUTH: by public road;

hereinafter referred to as the SAID PROPERTY for brevity

DOCUMENTS RELIED UPON:

1. Copy of the judgment passed by the Civil Judge in the Inventory proceedings.
2. Copy of certificate of the Land Registration Office of the Judicial Division of Bardez on 20th April, 1939 at page 128 B.90
3. Copy of Deed of Succession dated 3rd March 1943
4. Copy of Deed of Succession dated 31st March 1947
5. Copy of Deed of Succession dated 29th May 1951
6. Copy of sale deed dated 09-10-1985
7. Copy of Deed of sale dated 11th October 1985
8. Copy of Deed of declaration dated 27-05-2019
9. Copy of Record of Rights (Form I & XIV)
10. Public notice dated 17th April 2019
11. Sale Deed dated 17-06-2019



TRACING OF TITLE

IT CAN BE INFERED FROM THE DOCUMENTS PRODUCED BEFORE
ME:

1. As per the order passed by the Civil Judge in the inventory proceedings it can be gathered that the aforesaid property was originally owned and possessed by Mr. Franklin Antonio Lobo and his wife Clementina Lobo and that the said Clementina Lobo had predeceased her husband Mr. Franklin Antonio Lobo and on the death of the said Mr. Franklin Antonio Lobo inventory proceedings were initiated in the Court of the Civil Judge Judicial Division of Bardez and on the culmination of the said Inventory Proceedings and on the basis of the order dated 12th October 1938 passed in the said Inventory proceedings the said property came to allotted to his daughter in law Blanche Ezilda Basta Fonseca widow of Ubaldo Antonio Lobo and their three heirs namely:
 - a. Mr. Estanislau Antonio Berriardo Lobo,
 - b. Mr. Lesli Olimpico Antonio Lobo and
 - c. Mr. Henrique Antonio Lobo.

2. In pursuance to the order dated 12th October 1938 passed in the Inventory proceedings the said property came to be inscribed in the Land Registration Office of the Judicial Division of Bardez on 20th April, 1939 at page 128 B.90 in favour of the said Blanche Ezilda Basta Fonseca widow of Ubaldo Antonio Lobo and the said Estanislau Antonio Bernardo Lobo, Lesli Olimpico Antonio Lobo and Henrique Antonio Lobo.



3. The said Mr. ESTANISLAU ANTONIO BERNADO LOBO expired as a Bachelor on 4th May 1941 at Karachi without leaving any Will nor any other disposition, and since the said Mr. ESTANISLAU ANTONIO BERNADO LOBO had no descendents but however since he was survived by his mother the said Mrs. BLANCHE EZILDA BASTA FONSECA, vide Deed of Succession dated 31st March 1947 his mother the said Mrs. BLANCHE EZILDA BASTA FONSECA became the sole successor to the estate of the said Mr. ESTANISLAU ANTONIO BERNADO LOBO.

4. The said Mr. HENRIQUE ANTONIO LOBO alias ERIC ANTHONY LOBO expired as a Bachelor on 24th July 1941 at Karachi without leaving any Will nor any other disposition, and since the said Mr. HENRIQUE ANTONIO LOBO had no descendents but however since he was survived by his mother the said Mrs. BLANCHE EZILDA BASTA FONSECA, vide Deed of Succession dated 3rd March 1943 his mother the said Mrs. BLANCHE EZILDA BASTA FONSECA became his sole successor to the estate of the said Mr. HENRIQUE ANTONIO LOBO.

5. The said Mrs. BLANCHE EZILDA BASTA FONSECA expired on 25th December 1948 at Bombay without leaving any Will nor any other disposition, but however leaving behind her sole and universal heir her only surviving son Mr. LESLIE OLIMPIO ANTONIO LOBO and vide Deed of Succession dated 29th May 1951 the said Mr. LESLIE OLIMPIO ANTONIO




LOBO became the sole successor to the estate left behind by his mother the said Mrs. BLANCHE EZILDA BASTA FONSECA which included the share of the late Mr. ESTANISLAU ANTONIO BERNADO LOBO and Mr. HENRIQUE ANTONIO LOBO alias ERIC ANTHONY LOBO.

6. The said Mr. LESLIE OLIMPIO ANTONIO LOBO in terms of the said order dated 12th October 1938 passed in the Inventory proceedings and by virtue of the deeds of successions dated 31st March 1947, 3rd March 1943 and 29th May 1951 was the exclusive owner in possession of the SAID PROPERTY.
7. The said Mr. LESLIE OLIMPIO ANTONIO LOBO was married to Mrs. JOYCE PHILOMENA LOBO and from their wedlock they had only one daughter Miss. BLANCHILDA HENRIETA LOBO which has been confirmed by virtue of the averments made in the registered sale deeds dated 09-10-1985 and 11-10-1985 has been further confirmed vide deed of declaration dated 27th May 2019 duly notarized n 28th May 2019.
8. The said Mrs. JOYCE PHILOMENA LOBO expired leaving behind her moiety holder the said Mr. LESLIE OLIMPIO ANTONIO LOBO and their only daughter Miss. BLANCHILDA HENRIETA LOBO.
9. The said Mr. LESLIE OLIMPIO ANTONIO LOBO vide sale deed dated 09-10-1985 duly registered in the Office of the



- Sub Registrar of Bardez at Mapusa under no. 938 at pages 92 to 100 book I volume 249 dated 16-10-1987, conveyed his half share in the said property to Mr. FRANCISCO AGNELO JOHN D'SILVA and his wife Mrs. SUSANNA ROSIE D' SILVA.
10. The said Miss. BLANCHILDA HENRIETA LOBO vide deed of sale dated 11th October 1985 duly registered in the Office of the Sub Registrar of Bardez at Mapusa under no. 939 at pages 100 to 108 Book I volume 249 dated 16-10-1987, conveyed her balance half share of the SAID PROPERTY to Mr. FRANCISCO AGNELO JOHN D'SILVA and his wife Mrs. SUSANNA ROSIE D' SILVA.
 11. By virtue of the said deed of sale dated 09-10-1985 and deed of sale dated 11th October 1985 the said Mr. FRANCISCO AGNELO JOHN D'SILVA and his wife Mrs. SUSANNA ROSIE D' SILVA entered their names in the records of rights (Form I & XIV).
 12. That by virtue of the deed of said deed of sale dated 09-10-1985 and deed of sale dated 11th October 1985 the said Mr. FRANCISCO AGNELO JOHN D'SILVA and his wife Mrs. SUSANNA ROSIE D' SILVA are claiming absolute title to the said property.
 13. A Public Notice dated 17-04-2019 was issued in the English daily "THE NAVHIND TIMES" and the "HERALD" dated 18-04-2019 calling on members of the public for objections, if any, to the present transaction and no objection has been received with respect thereto.



14. That vide deed of sale dated 17th June 2019 duly registered in the office of the Sub Registrar of Bardez at Mapusa under no. BRZ-1-2160-2019 dated 15th July 2019 the said Mr. FRANCISCO AGNELO JOHN D'SILVA and his wife Mrs. SUSANNA ROSIE D' SILVA conveyed the said property to M/s Rainforest Estates a partnership firm having office at Flat no. CG, Casa Del Sol, Survey no. 530/8, Anjuna Bardez Goa .

CONCLUSION

Based on the aforesaid documents produced before me, I arrive at the following conclusion:

- a. I am of the opinion that by virtue of Inventory proceedings initiated on the death of Mr. Franklin Antonio Lobo and the order dated 12th October 1938 passed therein the said property came to be allotted to Blanche EzildaBasta Fonseca widow of Ubaldo Antonio Lobo and their three heirs Mr. Estanislau Antonio Bernardo Lobo, Mr. Lesli Olimpico Antonio Lobo and Mr. Henrique Antonio Lobo and the same came to be inscribed in the Land Registration Office of the Judicial Division of Bardez on 20th April, 1939 at page 128 B.90.
- b. The said Mr. ESTANISLAU ANTONIO BERNADO LOBO expired as a Bachelor on 4th May 1941 at Karachi so also Mr.

The block contains a handwritten signature in black ink, which appears to be 'Anthony D' Silva'. Below the signature is a circular stamp. The text within the stamp is partially obscured but clearly shows 'ANTHONY' at the top and 'Goa' at the bottom. The center of the stamp contains some illegible text, possibly 'Advocates Association of Goa'.

HENRIQUE ANTONIO LOBO alias ERIC ANTHONY LOBO expired as a Bachelor on 24th July 1941 at Karachi without leaving any Will nor any other disposition, and since they both had no descendents but however since he was survived by their mother the said Mrs. BLANCHE EZILDA BASTA FONSECA, and accordingly vide Deed of Succession dated 31st March 1947 and 3rd March 1943 their mother Mrs. BLANCHE EZILDA BASTA FONSECA became the sole successor to their estate.

- c. The said Mrs. BLANCHE EZILDA BASTA FONSECA expired on 25th December 1948 at Bombay without leaving any Will nor any other disposition, but however leaving behind her sole and universal heir her only surviving son Mr. LESLIE OLIMPIO ANTONIO LOBO and vide Deed of Succession dated 29th May 1951 the said Mr. LESLIE OLIMPIO ANTONIO LOBO became the sole successor to the estate left behind by his mother the said Mrs. BLANCHE EZILDA BASTA FONSECA which included the share of the late Mr. ESTANISLAU ANTONIO BERNADO LOBO and late Mr. HENRIQUE ANTONIO LOBO alias ERIC ANTHONY LOBO.
- d. The said Mr. LESLIE OLIMPIO ANTONIO LOBO was married to Mrs. JOYCE PHILOMENA LOBO. The said Mrs. JOYCE PHILOMENA LOBO expired leaving behind her moiety holder the said Mr. LESLIE OLIMPIO ANTONIO LOBO and their only daughter Miss. BLANCHILDA HENRIETA LOBO and vide deed of sale dated 09-10-1985 the said Mr. LESLIE



OLIMPIO ANTONIO LOBO conveyed his half share and vide deed of sale dated 11-10-1985 the said Miss. BLANCHILDA HENRIETA LOBO conveyed her half share to the Mr. FRANCISCO AGNELO JOHN D'SILVA and his wife Mrs. SUSANNA ROSIE D' SILVA {but however apart from the averments in the sale deeds dated 09-10-1985 and 11-10-1985 there is no other document such as a deed of succession/Inventory proceedings}. The said Mr. FRANCISCO AGNELO JOHN D'SILVA and his wife Mrs. SUSANNA ROSIE D' SILVA have executed a deed of declaration confirming that the said Miss. BLANCHILDA HENRIETA LOBO was the sole and universal heir of the said Mr. LESLIE OLIMPIO ANTONIO LOBO and Mrs. JOYCE PHILOMENA LOBO.

- e. By virtue of the said deed of sale dated 09-10-1985 and deed of sale dated 11th October 1985 the said Mr. FRANCISCO AGNELO JOHN D'SILVA and his wife, Mrs. SUSANNA ROSIE D' SILVA entered their names in the records of rights (Form I & XIV).
- f. Vide deed of sale dated 17th June 2019 duly registered in the office of the Sub Registrar of Bardez at Mapusa under no. BRZ-1-2160-2019 dated 15th July 2019 the said Mr. FRANCISCO AGNELO JOHN D'SILVA and his wife Mrs. SUSANNA ROSIE D' SILVA conveyed the said property to M/s Rainforest Estates a partnership firm having office at Flat no. CG, Casa Del Sol, Survey no. 530/8, Anjuna Bardez Goa .



- g. On the basis of the order in Inventory proceedings, Inscription certificate, deeds of succession, deeds of sale and deed of declaration referred to above and the said deed dated 17th June 2019 executed by the said Mr. FRANCISCO AGNELO JOHN D'SILVA and his wife Mrs. SUSANNA ROSIE D' SILVA in favour of M/s Rainforest Estates, the said M/s Rainforest Estates has right, title and interest in the aforementioned property bearing survey no. 99/15 in the survey records for the Village Assagao, Bardez Taluka, admeasuring an area of 2100 sq. meters.

NOTE

THIS REPORT has been given by me on the basis of the documents produced before me and on the assumption that the copies are true extracts and that the documents are the copies of the original documents.

I am also returning the documents handed over to me for the purpose of preparing the present report.



Adv. Anthony D' Silva