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TITLE REPORT

To,
SPECTRUM DEVELOPERS,
A registered Partnership firm,
having its Office at Laxminarayan Villa,
Prof. Almeida Road,
Bandra (West) Mumbai,

Sir,

Subject: Title Report in respect of all that part and parcel of land known as property known as "KATYA MUNAG CHIVARI" alias "BARICHI MUDDI" alias "BORCHI UNDDY" alias "CATEMUNONGA" alias "CANTEMURGA" alias "BORCHY MUDDY" or "CANTEMUNOGA" situated at Anjuna surveyed under Survey No. 444/6 of Village Anjuna, totally admeasuring 2625 sq. mts. along with the residential house bearing Village Panchayat No. 1552 existing therein, situated within the limits of Village Panchayat of Anjuna, Taluka Bardez, District North, State of Goa.

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I. DESCRIPTION OF THE PROPERTY

ALL THAT part and parcel of the property known as "KATYA MUNAG CHIVARI" alias "BARICHI MUDDI" alias "BORCHIUNDDY" alias "CATEMUNONGA" alias "CANTEMURGA" alias "BORCHY MUDDY" or "CANTEMUNOGA" situated at Anjuna, surveyed under Survey No. 444/6 of Village Anjuna, totally admeasuring 2625 sq. mts. along with the residential house bearing Village Panchayat No. 1552 existing therein along with an exclusive and irrevocable right to use 50% of the well, situated within the limits of Village Panchayat of Anjuna, Taluka Bardez, District North, State of Goa, described in the Land Registration Office of Bardez under No. 17549 at page 140 of Book B-45, enrolled in Taluka Revenue Office under Matriz No. 1340 and the house being enrolled under Matriz No. 686, delineated in the Plan annexed hereto in Green hatched lines and is bounded as under:

East: By the road;

West: By land bearing Survey no. 444/2;

North: By the properties bearing Survey No. 444/3 and 444/4;

South: By the property bearing Survey No. 444/8 and Survey No. 444/12 of Village Anjuna.

II. DESCRIPTION OF DOCUMENTS

1. Deed of Gift dated 29/7/1946 drawn by the Notary Public of Bardez Taluka Dr. Guilherme Lobo and recorded at folio 41 reverse onwards of Book no.461.
2. Certificate of Inscription under Inscription No. 40821 at folio 62V of Book G-44.
3. Deed of Sale dated 24/1/1970 duly registered in the Office of Sub Registrar of Bardez Taluka under no. 3269 at pages 64 to 68 Vol. No. 37 dated 27/1/1970.
4. Record of Rights/Form I & XIV (Manuel/handwritten) of survey no. 444/6 of Village Anjuna, Bardez-Goa.
5. Inventory Proceedings in the Court of Civil Judge Senior Division at Mapusa, Goa which came to be registered as Inventory Proceedings No. 317/2010/B.



6. Original Power of Attorney bearing Number executed by Mr. Benjamin and Mrs. Antonette in favour of Ms. Praxie Lobo.
7. Gift Deed dated 25/11/2021, registered before the Sub Registrar of Bardez.
8. Computerised Record of Rights/Form I & XIV of survey no. 444/6 of Village Anjuna, Bardez-Goa.
9. Photocopy of Old Cadastral Survey Plan
10. Registo de Agrimensor
11. Survey Plan of survey no. 444/6 of Village Anjuna, Bardez-Goa.
12. Receipt of House Tax house pertaining to house bearing Village Panchayat No. 1552
13. Receipt of Water connection pertaining to house bearing Village Panchayat No. 1552 .
14. Receipt of Electricity Connection pertaining to house bearing Village Panchayat No. 1552
15. Copy of English News paper Navhind Times dated 15/04/2021 and Marathi News paper Tarun Bharat dated 15/04/2021, containing public Notice of said property.

I. FLOW OF TITLE:

1. There exist property known as "**KATYA MUNAG CHIVARI**" alias "**BARICHI MUDDI**" alias "**BORCHIUNDDY**" alias "**CATEMUNONGA**" alias "**CANTEMURGA**" alias "**BORCHY MUDDY**" or "**CANTEMUNOGA**" situated at Anjuna, surveyed under Survey No. 444/6 of Village Anjuna, totally admeasuring 2625 sq. mts. along with the residential house bearing Village Panchayat No. 1552 existing therein along with an exclusive and irrevocable right to use 50% of the well, situated within the limits of Village Panchayat of Anjuna, , described in the Land Registration Office of Bardez under No. 17549 at page 140 of Book B-45, enrolled in Taluka Revenue Office under Matriz No. 1340 and the house being enrolled under Matriz No. 686, Taluka Bardez, District North, State of Goa. Hereinafter referred to as the **SAID PROPERTY**.



2. The **SAID PROPERTY** was originally owned and possessed by one Natalina Faustina da Rocha widow of late Pascoal de Souza who by a Deed of Gift dated 29/7/1946 drawn by the Notary Public of Bardez Taluka Dr. Guilherme Lobo and recorded at folio 41 reverse onwards of Book no.461, said Natalina Faustina da Rocha, gifted the **SAID PROPERTY** to her brother Mr. Diogo Lourenco da Rocha.
3. After acquiring right to the **SAID PROPERTY** by virtue of the afore referred Gift Deed dated 29/7/1946, the said property came to be inscribed the name of said Mr. Diogo Lourenco da Rocha in the Land Registration office under Inscription No. 40821 at folio 62V of Book G-44.
4. That said Mr. Diogo Lourenco da Rocha was married to Maria Elizabeth Virginia Saturnina Pelagia Branganca alias Pelagia Rocha under the regime of communion of assets prevalent in the state of Goa.
5. By a Deed of Sale dated 24/1/1970 duly registered in the Office of Sub Registrar of Bardez Taluka under no. 3269 at pages 64 to 68 Vol. No. 37 dated 27/1/1970, said Mr. Diogo Lourenco da Rocha and his wife Maria Elizabeth Virginia Saturnina Pelagia Branganca alias Pelagia Rocha sold and or transferred the said property described in Schedule I hereto along with an exclusive right to use 50% of the Well situated on the property bearing Survey No. 444/12 admeasuring 2625 square meters in favour of one Mr. Luis Lobo alias Luis Agostino Lobo alias Luis Abu Lobo alias Luies A. Lobo alias L. Lobo and his wife Mrs. Pascoela Franco alias Pascuela Lobo alias Pascoela Franco Lobo alias Pascoela Lobo alias Pascuela Lobo, both residents of Anjuna.
6. That upon purchase of the **SAID PROPERTY** said Mr. Luis Lobo alias Luis Agostino Lobo alias Luis Abu Lobo alias Luies A. Lobo alias L. Lobo effected mutation and got his name entered in the occupant's column of Form I & XIV in respect of the said Property.

7. That said Mr. Luis Lobo alias Luis Agostino Lobo alias Luis Abu Lobo alias Luies A. Lobo alias L. Lobo expired on 27/9/1999, without any Will and or disposition of his last wish and upon his death his son Mr. Santan Luis Lobo alias Santan Lobo instituted an Inventory Proceedings in the Court of Civil Judge Senior Division at Mapusa, Goa which came to be registered as Inventory Proceedings No. 317/2010/B, in the said Inventory Proceedings, said Mr. Santan Luis Lobo alias Santan Lobo came to be appointed as Cabeça da Casal (Head of the Family) who declared on oath that late Mr. Luis Lobo alias Luis Agostino Lobo alias Luis Abu Lobo alias Luies A. Lobo alias L. Lobo expired on 27/9/1999 leaving behind his half sharer and widow Mrs. Pascoela Franco alias Pascuela Lobo alias Pascoela Franco Lobo alias Pascoela Lobo alias Pascuela Lobo and as his sole and universal heirs the following children namely:

- I. Sr. Rosa Lobo (spinster);
- II. Sr. Pauline Lobo (spinster);
- III. Mr. Santan Luis Lobo alias Santan Lobo i.e., the Vendor at serial no. 1 married to Mrs. Amy Lobo alias Amy Vera Lobo i.e., the Vendor at serial no.2 herein;
- IV. Mr. Benjamin Lobo alias Mr. Benjamin alias Mr. Benjamin Louis Lobom married to Mrs. Antoinetta Lobo;
- V. Ms. Praxie Lucy alias Praxie Lobo alias Praxie Lucy Lobo (spinster) i.e., the Vendor at Serial No. 3 herein.

8. That in the auction held on 21/12/2010 in the said Inventory proceedings, the **SAID PROPERTY** along with 50% right to use the Well, which was listed in the list of assets under item No. 1, was bought in auction by the Vendors herein in proportion of 1/3rd equal share and by virtue of the Chart of Allotment, the **SAID PROPERTY** came to be exclusively allotted to the Vendors herein and Mr. Benjamin Lobo alias Mr. Benjamin alias Mr. Benjamin Louis Lobo and Mrs. Antoinetta Lobo.

9. By an Order dated 31/01/2011, the Court of Civil Judge Senior Division at Mapusa Goa confirmed the Chart of allotment and as such the VENDORS herein along with Mr. Benjamin Lobo alias Mr. Benjamin alias Mr. Benjamin Louis Lobo and Mrs. Antoinetta Lobo, by virtue of allotment made vide Order dated 31/01/2011 passed in the said Inventory Proceedings No. 317/2010/B, became the absolute owners in possession of the **SAID PROPERTY** better described in Schedule - I hereto along with an exclusive right to use 50% the Well situated on the property bearing Survey No. 444/12 of Village Anjuna.
10. Upon acquiring right to the **SAID PROPERTY**, the Vendors herein and Mr. Benjamin Lobo alias Mr. Benjamin alias Mr. Benjamin Louis Lobo and Mrs. Antoinetta Lobo effected mutation and got their respective names entered into the Occupants Column of Form I & XIV in respect of the **SAID PROPERTY**.
11. By a Gift Deed dated 25/11/2021, said Mr. Benjamin Lobo alias Mr. Benjamin alias Mr. Benjamin Louis Lobo and Mrs. Antoinetta Lobo gifted their share in the **SAID PROPERTY** in favour of their sister/sister in law, namely Ms. Praxie Lucy alias Praxie Lobo alias Praxie Lucy Lobo.
12. Mr. Santan Luis Lobo alias Santan Lobo and Mrs. Amy Lobo alias Amy Vera Lobo own One Third share of the **SAID PROPERTY** and Ms. Praxie Lucy alias Praxie Lobo alias Praxie Lucy Lobo owns Two Third share of the **SAID PROPERTY**.
13. The owners Mr. Santan Luis Lobo alias Santan Lobo, Mrs. Amy Lobo alias Amy Vera Lobo and Ms. Praxie Lucy alias Praxie Lobo alias Praxie Lucy Lobo being absolute owners in possession of the SAID PROPERTY have sold the **SAID PROPERTY** vide Deed of Sale dated 08/12/21 to Spectrum Develpoers, a registered Partnership Firm, having its Office at Laxminarayan Villa, Prof. Almeida Road, Bandra (West) Mumbai, 400 050.



III. LEGAL OPINION:

Considering the documents referred to above and on verification of title of the **SAID PROPERTY**, I am of the opinion that **M/s SPECTRUM DEVELOPERS**, a registered Partnership firm having its Office at Laxminarayan Villa, Prof. Almeida Road, Bandra (West) Mumbai, 400 050, by virtue of Deed of Sale dated 08/12/21, have acquired absolute right, title and interest in the **SAID PROPERTY** and by virtue of said deed, the title of **M/s SPECTRUM DEVELOPERS**, a registered Partnership firm in respect of **SAID PROPERTY** is absolutely clear and marketable, subject to production of Nil Encumbrance Certificate.

IV. GENERAL QUALIFICATIONS AND ASSUMPTIONS

- i. This report on title is prepared solely on the basis of documents furnished to me particularly documents referred to above.
- ii. For the purpose of issuing this report on title, I have assumed:
 - a) The legal capacity of all natural persons, the genuineness of all signatures, the conformity to original documents of all documents of title submitted to me, as photocopies or scanned copies and the authenticity of the originals of such documents.
 - b) That the documents of title set out in the report above have not been modified in any manner and are valid, subsisting and remain in force.
 - c) That all the documents relating to the said plot of land admeasuring 200 sq. mts. and furnished to me have been validly executed and delivered by the parties to them.
 - d) That all documents are within the capacity and powers of each party and have been validly authorized by each party.



iii. This report on title is confined to the said property only.

Place: Panaji-Goa.

Date: 14.12.2021

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ADV.SOMNATH B. KARPE

SOMNATH B. KARPE

ADVOCATE

Off. No. 4, 5th Floor, Bhanav App.

Near Mahalaxmi Temple

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