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Date: 21/03/2018

Ref No. Galileo/Gen/Non-Lit/738/2018/Out

ANNEXURE 'A'

THE TITLE VERIFICATION AND SEARCH REPORT

1.	Name of the Unit	'OLALIAN ESTATE PVT. LTD'
2.	Particulars of the documents scrutinized – serially and chronologically	<p>a) Birth Certificate of Henrika Leticia Asusena Gomes issued by Brihan Mumbai Mahanagarpalika, Public Health Department. (Copy)</p> <p>b) Birth Certificate of Jennifer Jane Antonia Liz Gomes issued by Brihan Mumbai Mahanagarpalika, Public Health Department. (Copy)</p> <p>c) Birth Certificate of Cheryl-Anne Maria Gomes issued by Brihan Mumbai Mahanagarpalika, Public Health Department. (Copy)</p> <p>d) Marriage Certificate of Capt. Aloysius Stanislaus Gomes and Olivia Gomes issued by the Church of St. Peter, Bandra, Mumbai. (Copy)</p> <p>e) Death Certificate of Mrs. Olivia Gomes alias Olive Gomes alias Oliveira Gomes issued by St. Anne's Church, Pali Hill, Bandra, Mumbai. (Copy)</p> <p>f) Death Certificate of Capt. Aloysius Stanislaus Gomes issued by Directorate of Planning, Statistics and Evaluation, Government of</p>

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		<p>Goa. (Copy)</p> <p>g) Divergence Certificate of Capt. Aloysius Stanislaus Gomes issued by Mamlatdar of Bardez, Mapusa – Goa. (Copy)</p> <p>h) Deed of succession dated 04/02/2009 registered before the Sub-Registrar, Bardez bearing No. 824 at Pages 21v to 23. (Copy)</p> <p>i) Will dated 10/10/2006 bearing No. 254 at Pages 33 to 37 registered before the Sub-Registrar, Bardez. (Copy)</p> <p>j) Deed of Succession dated 28/09/2006 bearing No. 814 at Pages 2 to 4 registered before the Sub-Registrar, Bardez. (Copy)</p> <p>k) Deed of Sale dated 12/06/1969 registered before the Sub-Registrar, Bardez bearing Sr. No. 2814 of Book No. 1, Vol. No. 34 at Pages 42 to 45 dated 25/06/1969 along with the translation. (Copy).</p> <p>l) Deed of Sale dated 09/08/2017 bearing Registration No. BRZ-BK1-03388-2017, CD No. BRZD789 on 10/08/2017 duly registered before the Sub-Registrar of Bardez. (Copy)</p> <p>m) NOC dated 27/10/2017 bearing Ref. No. PHCS/NOC/17-181364 issued by the Directorate of Health Services, Primary Health Centre, Siolim, Bardez - Goa. (Copy)</p> <p>n) Technical Clearance Order dated 17/07/2017 bearing Ref. No. TPB/3207/ANJ/TCP/2071 issued by the office Senior Town Planner, Town & Country Planning Department. (Copy)</p>
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		<p>o) Construction Licence bearing 14/12/2017 Construction Licence No. VP/ANJ-CAI/2017-2018/3075 issued by the Village Panchayat of Anjuna-Caisua, Bardez – Goa. (Copy)</p> <p>p) Conversion Sanad bearing No. 4/183/CNV/AC-III/2017/1485 dated 21/12/2017 issued by the Additional Collector-III, North Goa District, Mapusa – Goa along with the Plan. (Copy)</p> <p>q) Latest Form I & XIV reflecting the name of OLALIAN ESTATE PVT. LTD along with Survey Plan. (Copy)</p>
3.	Nature of Documents	Original/Certified/Photocopy/Court Copies of the documents listed in clause 2 are verified.
4.	Complete or Full Description of Immovable Property	All that property known as 'Batulem' situated at Ward Igrezzia Vaddo, not described in the Land Registration Office but enrolled in the Revenue Office under No. 46 of 1 st Inscription of Anjuna bearing old Cadastral Survey No. 812 of the Parish and Gram Panchayat of Anjuna, Taluka and Sub-District at Bardez and District of Goa which now corresponds to the new Survey No. 483/10, admeasuring an area of 600 sq. mts of Anjuna Village
5.	Survey No.	483/10
6.	Locations like name of the place, village, city, registration, Sub-District etc.	Village Panchayat of Anjuna, Bardez Taluka, North Goa District, State of Goa, India.
7.	Boundaries (of the property).	<p>North: By property bearing Survey No. 483/8</p> <p>South: By property bearing Survey No. 501/10</p> <p>East: By property bearing Survey No. 484/11</p> <p>West: By property bearing Survey No. 483/1 and 501/8</p>

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8.	Flow of titles tracing out the title, of the intended mortgagor and his/its Predecessors in interest from Mother Deed to the latest Title Deed	Flow of the Title shown as per Enclosed Annexure 'B' .
9.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local Authorities or Third Party claims, liens etc. and details thereof. If yes, give the details thereof.	Will be verified at the time of Execution of Agreement or Deed.
10.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	Will be verified at the time of Execution of Agreement or Deed

Date: 21/03/2018

Place: Panaji – Goa


Galileo F. Teles

GALILEO F. TELES
B.A. (HONS)
ADVOCATE

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ANNEXURE 'B'

Sir,

The undersigned has perused and scrutinized all the documents enlisted in paragraph 2 of Annexure 'A', the file of 'OLALIAN ESTATE PVT. LTD.,' pertaining to part of the property admeasuring 600 sq. mts which is forming a part of larger property known 'BATULEM' surveyed under Survey No. 483/10 situated at Anjuna Village, (hereinafter referred to as the 'Said Property') and I am to opine as under:

1. There exists a property known as 'Batulem' situated at Ward Cumar Vaddo, of the Parish and Gram Panchayat of Anjuna, Taluka and Sub District of Bardez and District of Goa not described in the Land Registration Office and enrolled in the Revenue Office under No. 46 of 1st inscription of Anjuna bearing old Cadastral Survey No. 812 which comprises of properties bearing New Survey No. 483/4, 483/8, 483/10 & 483/12 which is also confirmed from the Report of an Expert Mr. Dhuri that old cadastral Survey No.812 corresponding with present New Survey No. 483/4, 483/8, 483/10 & 483/12. (Hereinafter referred to as the 'Said Whole Property').
2. During the survey conducted by the survey department the said whole property was allotted new survey numbers namely Survey No. 483/4 admeasuring 750 sq.mts, 483/8 admeasuring 4250 sq.mts, 483/10 admeasuring 600 sq.mts & 483/12 admeasuring 550 sq.mts.
3. Vide Instrument of Sale and Quittance dated 19/06/1970, Mrs. Elvira Gloria Rosa Fernandes and her husband Mr. Antonio Pedro Fernandes sold Said Whole Property to late Mrs. Olivia Gomes alias



Olive Gomes alias Oliveira Gomes, mother/mother in law of the Vendors herein above which was duly registered before the Sub-Registrar of Bardez at Mapusa bearing Registration No. 3706 of Book No. 1, Vol. 42 at Pages 266 to 269 dated 24/07/1970.

4. Pursuant to Sale Deed dated 19/06/1970, late Mrs. Olivia Gomes alias Olive Gomes alias Oliveira Gomes became the absolute owner in possession of Said Whole Property.
5. Late Mrs. Olivia Gomes alias Olive Gomes alias Oliveira Gomes was married to late Mr. Aluisio Ventura Assumcao Mario Gomes alias Aluisio Ventura Assumcao Maria Gomes alias Aloysius Stanislaus Gomes alias Aloy S. Gomes alias Capt. Aloy S. Gomes alias Aloyashio Gomes and out of their wedlock had three daughters namely 1). Ms. Jennifer Jain Antonia Liz Gomes (spinster), 2). Mrs. Henrika Leticia D'souza alias Henrika Leticia Asusena Gomes married to Mr. Stanley Joseph D'souza, 3). Mrs. Cheryl-Anne Heffernan alias Mrs. Cheryl-Anne Maria Gomes married to Mr. Gregory Charles Heffernan.
6. Mrs. Olivia Gomes alias Olive Gomes alias Oliveira Gomes expired on 03/02/1997 at Hinduja Hospital, Mumbai without leaving Will or other disposition of her last wish leaving behind her moiety holder Mr. Aluisio Ventura Assumcao Mario Gomes alias Aluisio Ventura Assumcao Maria Gomes alias Aloysius Stanislaus Gomes alias Aloy S. Gomes alias Capt. Aloy S. Gomes alias Aloyashio Gomes along with three children 1). Ms. Jennifer Jain Antonia Liz Gomes (spinster), 2). Mrs. Henrika Leticia D'souza alias Henrika Leticia Asusena Gomes married to Mr. Stanley Joseph D'souza, 3). Mrs. Cheryl-Anne Heffernan alias Mrs. Cheryl-Anne Maria Gomes married to Mr. Gregory Charles Heffernan.
7. Pursuant to the death of Mrs. Olivia Gomes alias Olive Gomes alias Oliveira Gomes a Deed of Succession dated 28/09/2006 was executed by Mr. Aluisio Ventura Assumcao Mario Gomes alias Aluisio Ventura Assumcao Maria Gomes alias Aloysius Stanislaus Gomes alias Aloy S. Gomes alias Capt. Aloy S. Gomes alias Aloyashio Gomes, Ms. Jennifer Jain Antonia Liz Gomes (spinster).



Mrs. Henrika Leticia D'souza alias Henrika Leticia Asusena Gomes married to Mr. Stanley Joseph D'souza, Mrs. Cheryl-Anne Heffernan alias Mrs. Cheryl-Anne Maria Gomes married to Mr. Gregory Charles Heffernan before the office of the Notary Ex-Officio Bardez Goa drawn in the Notary Books of Deeds bearing Registration No. 814 at Pages 2 to 4 affirming that they are the only sole and universal legal heirs and there are no other persons entitled to the estate left by late Mrs. Olivia Gomes alias Olive Gomes alias Oliveira Gomes.

8. Late Mr. Aluisio Ventura Assumcao Mario Gomes alias Aluisio Ventura Assumcao Maria Gomes alias Aloysius Stanislaus Gomes alias Aloy S. Gomes alias Capt. Aloy S. Gomes alias Aloyashio Gomes expired on 13/09/2008 leaving behind Will dated 10/10/2006 bearing No. 254 at Pages 33 to 37 in the Notary Book of Wills before the Sub-Registrar and Notary Ex-officio Mapusa, Bardez bequeathing all his rights, title and interest in the Said whole Property in equal shares in favour of all his three daughters 1). Ms. Jennifer Jain Antonia Liz Gomes (spinster), 2). Mrs. Henrika Leticia D'souza alias Henrika Leticia Asusena Gomes 3). Mrs. Cheryl-Anne Heffernan alias Mrs. Cheryl-Anne Maria Gomes as his last wish.
9. Pursuant to the death of Mr. Aluisio Ventura Assumcao Mario Gomes alias Aluisio Ventura Assumcao Maria Gomes alias Aloysius Stanislaus Gomes alias Aloy S. Gomes alias Capt. Aloy S. Gomes alias Aloyashio Gomes a Deed of Succession dated 04/02/2009 was executed by Ms. Jennifer Jain Antonia Liz Gomes (spinster), Mrs. Henrika Leticia D'souza alias Henrika Leticia Asusena Gomes married to Mr. Stanley Joseph D'souza, Mrs. Cheryl-Anne Heffernan alias Mrs. Cheryl-Anne Maria Gomes married to Mr. Gregory Charles Heffernan before the office of the Notary Ex-Officio Bardez Goa drawn in the Notary Books of Deeds bearing Registration No. 824 at Pages 21 to 23 succeeded as sole and universal heirs to the estate left behind by late Mr. Aluisio Ventura Assumcao Mario Gomes alias Aluisio Ventura Assumcao Maria Gomes alias Aloysius Stanislaus Gomes alias Aloy S. Gomes alias Capt. Aloy S. Gomes alias Aloyashio Gomes.



10. Pursuant to Will dated 10/10/2006, Ms. Jennifer Jain Antonia Liz Gomes (spinster), Mrs. Henrika Leticia D'souza alias Henrika Leticia Asusena Gomes married to Mr. Stanley Joseph D'souza, Mrs. Cheryl-Anne Heffernan alias Mrs. Cheryl-Anne Maria Gomes married to Mr. Gregory Charles Heffernan became the co-owners of the Said Whole Property and their names are also reflected in Form I & XIV of the Occupant's column respectively.

11. Upon being the absolute owners of the Said Whole Property, Ms. Jennifer Jain Antonia Liz Gomes (spinster), Mrs. Henrika Leticia D'souza alias Henrika Leticia Asusena Gomes, Mr. Stanley Joseph D'souza, Mrs. Cheryl-Anne Heffernan alias Mrs. Cheryl-Anne Maria Gomes sold a part of the property bearing Survey No. 483/10, admeasuring 600 sq. mts which is forming a part of the property admeasuring 4250 sq. mts to OLALIAN ESTATE PVT. LTD vide Deed of Sale dated 09/08/2017 bearing Registration No. BRZ-BK1-03388-2017, CD No. BRZD789 on 10/08/2017 duly registered before the Sub-Registrar of Bardez. (Hereinafter referred to as the '**Said Property**').

12. The Technical Clearance Order dated 17/07/2017 bearing Ref. No. TPBZ/3207/ANJ/TCP-17/2071 has been obtained from the office of the Senior Town Planner, Mapusa towards the construction of Residential Villas 1 to 2 and swimming pools in the Survey No. 483/10 in the Said Property.

13. So also NOC dated 27/10/2017 bearing Ref. No. PHCS/NOC/17-18/1364 issued by the Directorate of Health Services, Primary Health Centre, Siolim, Bardez – Goa has been obtained from Sanitary point of view for proposed construction of residential Villas 1 to 2 and Swimming Pools in Survey No. 483/10 in the Said Property.

14. Construction Licence bearing No. VP/ANJ-CAI/2017-2018/3075 dated 14/12/2017 has also been obtained from Village Panchayat of Anjuna-Caisua, Bardez – Goa for the proposed construction of residential Villas 1 to 2 and Swimming Pools in Survey No. 483/10 in the Said Property.



15. OLALIAN ESTATE PVT. LTD has also obtained Conversion Sanad bearing No. 4/183/CNV/AC-III/2017/1485 dated 21/12/2017 issued by the Additional Collector-III, North Goa District, Mapusa – Goa for residential land use.

16. Pursuant to the Sale Deed dated 09/08/2017, OLALIAN ESTATE PVT. LTD has become the absolute owner in possession of property admeasuring 600 sq. mts bearing Survey No. 483/10 situated at Anjuna Village and their names are reflected in Form I & XIV of the Occupant's column.

17. I hereby certify that OLALIAN ESTATE PVT. LTD is the absolute owner in possession of the Said Property admeasuring 600 sq. mts which is forming a part of larger property known 'BATULEM' surveyed under Survey No. 483/10 situated at Anjuna Village and hence there are no legal impediment to enter into an Agreement/Sale Deed with OLALIAN ESTATE PVT. LTD for the purpose of selling of Residential Villas in the Said Property.


Galileo F. Teles

GALILEO F. TELES
ADVOCATE HIGH COURT