

**Galileo F. Teles**  
**Advocate (High Court)**

306, Gera Imperium  
EDC Complex,  
Patto Plaza,  
Near Bus Stand,  
Panaji, Goa  
Mob: 9370538063  
Phone No: 0832-2437063

Date: 07/03/2017

**Ref No. Galileo/Gen/Non-Lit/621/2017/Out**

**ANNEXURE 'A'**

**THE TITLE VERIFICATION AND SEARCH REPORT**

1.	Name of the Unit	Vianaar Homes Pvt. Ltd
2.	Particulars of the documents scrutinized -serially and chronologically.	<p>a) Sale Deed dated 19/04/1985. (Copy)</p> <p>b) Statement on Oath dated 28/06/1996 in Inventory Proceedings No. 118/1996 before the Civil Judge Senior Division at Mapusa. (Copy)</p> <p>c) Description of the properties dated 30/10/1996 in Inventory Proceedings No. 118/1996 before the Civil Judge Senior Division at Mapusa. (Copy)</p> <p>d) Chart of Allotment dated 13/12/1996. (Copy)</p> <p>e) Conclusion of the Inventory Proceedings dated 20/12/1996. (Copy)</p> <p>f) Compromise Decree dated 10/04/2000 filed Regular Civil Suit No. 3/2000/Jr before the Civil Judge Junior Division, Mapusa along with Plan showing proposed Plots 'A' &amp; 'B'. (Copy)</p> <p>g) Order dated 07/11/2000 passed by the Dy. Collector &amp; SDO, Mapusa in Case No. 15/293/2000/PART/LAND. (Copy)</p> <p>h) Order dated 16/10/2001 passed by the Dy. Collector &amp; SDO, Mapusa in Case No. 15/293/2000/PART/LAND/8976</p>

*ahind*

		<p>confirming the partition in favour of Mr. Joseph Mario Lopes. (Copy)</p> <p>i) Application for Partition dated 1/08/2000 filed by Joseph Mario Lopes. (Copy).</p> <p>j) Order dated 10/10/1991 passed by dy. Collector. (Copy).</p> <p>k) Index of lands reflecting the names of the original owners. (Copy).</p> <p>l) Form I and XIV of Survey No. 26/6 reflecting the name of Mr. Lucio Agnelo Sylvester Lopes. (Copy).</p> <p>m) Plan of Survey No. 26/6 (Copy).</p> <p>n) Construction Licence bearing No.VP/RM/F.const/7/10-11/263 dated 4/06/2010 issued by the village Panchayat at Reis Magos along with site plan. (Copy).</p> <p>o) No Objection granted by the office of the senior town planner dated 25/2/2010 for proposed construction of compound wall. (Copy).</p> <p>p) Public works department approved of the proposed construction in survey No.26/6 vide Letter dated 06/04/2010 bearing No. PWD/SDIII/D.V(B-N)/F-5A/09/10/07.(Copy)</p> <p>q) Baptism Certificate of Anthony Thomas John Lopes. (Copy)</p> <p>r) Marriage Certificate of Anthony Thomas John Lopes. (Copy)</p> <p>s) Marriage Certificate of Dominic Lopes. (Copy)</p> <p>t) Correspondence Certificate dated 14/09/2016 prepared by Prazeres A. Gonsalves (Surveyor) along with Plan. (Copy)</p> <p>u) Death Certificate of Claudina Anastasia also known Annie Lopes. (Copy)</p> <p>v) Certificate issued by the Gram Panchayat of Verem-Betim-</p>
--	--	--





		<p>Reis Magos dated 03/02/1984 certifying that Aninha Lopes alias Claudina Anastasia also known Annie Lopes. (Copy)</p> <p>w) Registo Do Agrimensor along with the translation copy. (Copy)</p> <p>x) Copy of Field Book of Nerul Village. (Copy)</p> <p>y) Translated copy of record of Demarcation from the Directorate of Land Survey. (Copy)</p> <p>z) Deed of Sale dated 03/01/2017. (Copy)</p> <p>aa) Form I &amp; XIV reflecting the name of Vianaar Homes Pvt. Ltd.</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 'AFRAMENTO' having an area of 2301 sq. mts surveyed under Survey No. 26/6 being part and parcel of the property fully described in SCHEDULE I herein above, within the limits of Village Panchayat of Reis Magos, Taluka and Sub-District of Bardez Goa, North District, not described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office
5.	Survey Nos.	26/6
6.	Locations like name of the place, village, city, registration, Sub-District etc.	Village Panchayat of Reis Magos, Bardez Taluka, North Goa District, State of Goa, India
7.	Boundaries (of the property).	<p><b>On the East:</b> By property bearing Survey No. 26/4(part)</p> <p><b>On the West:</b> By public road</p> <p><b>On the North:</b> By property bearing Survey No. 26/6-A(part)</p> <p><b>On the South:</b> By property bearing Survey No. 26/3-A(part)</p>
8.	Flow of titles tracing out the title, of the intended mortgagor and his/its Predecessors in interest from Mother	Flow of the Title shown as per Enclosed <b>Annexure 'B'</b> .

*anish*

	Deed to the latest Title Deed.	
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.	There are no encumbrances over the said property and the same is free from all encumbrances, charges, liens etc.
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.	NIL

Date: 07/03/2017

Place: Panaji – Goa

  
Galileo F. Teles

**GALILEO F. TELES**  
B.G.L., LL.B (HONS)  
ADVOCATE HIGH COURT

**Galileo F. Teles**  
**Advocate (High Court)**

306, Gera Imperium  
EDC Complex,  
Patto Plaza,  
Near Bus Stand,  
Panaji, Goa  
Mob: 9370538063  
Phone No: 0832-2437063

---

Date: 07/03/2017

**Ref No. Galileo/Gen/Non-Lit/622/2017/Out**

**ANNEXURE 'B'**

Sir,

The undersigned has perused and scrutinized all the documents enlisted in paragraph 2 of Annexure 'A', the file of 'AFRAMENTO' pertaining to Plot 'A' admeasuring 2301 sq. mts surveyed under Survey No. 26/6 situated at Reis Magos, forming a part of the said property totally admeasuring 4875 sq. mts (hereinafter referred to as the '**Said Plot "A"**') and I am to opine as under:

1. The Said Property originally belonged to late Mr. Jose Maria Lopes and his wife late Mrs. Ana Christalina Braganza Lopes admeasuring 4875 sq. mts which was surveyed under old Cadastral Survey Plan bearing Survey No. 136 of Nerul Village known as 'DACTEM RANO' within the limits of Village Panchayat of Reis Magos, and presently bearing a new cadastral Survey No. 26/6 of Reis Magos Village known as 'AFRAMENTO' situated at Reis Magos. (Hereinafter referred to as the '**Said Property**').
2. Late Jose Maria Lopes was married to late Mrs. Ana Christalina Braganza Lopes and out of their wedlock had 3 children namely (i) late Anthony Thomas John Lopes alias Anthony Lopes (ii) late Aninha Lopes also known as Claudina Anastasia alias Annie Lopes (iii) Late Domnic Lopes alias Domnic Francis Lopes.
3. Late Anthony Thomas John Lopes alias Anthony Lopes was married to Mrs. Clara Alice Fernandes Lopes and out of their wedlock had

four children namely 1) Mr. Joseph Mario Lopes, 2) Mr. Lucio Agnelo Sylvester Lopes, 3) Mrs. Maryanne Thereza Lopes and 4) Mrs. Valorie Valentina Lopes.

4. Said Mr. Joseph Mario Lopes is married to Mrs. Louella Maria Lopes., Mr. Lucio Agnelo Sylvester Lopes is married to Mrs. Maria de Fatima Rego Lopes, Mrs. Maryanne Thereza Lopes is married to Aureo Fatima Jose Domingos Elias de Braganza Santiago e Souza and Mrs. Valorie Valentina Lopes married to Alvaro Alfredo Antao.
5. Late Aninha Lopes also known as Claudina Anastasia alias Annie Lopes expired on 03/06/1965 at Byculla, Mumbai as a spinster and hence late Dominic Lopes alias Dominic Francis Lopes and late Anthony Thomas John Lopes alias Anthony Lopes were only surviving heirs of late Jose Maria Lopes and late Mrs. Ana Christalina Braganza Lopes who succeeded to the estate left by them.
6. Late Dominic Lopes alias Dominic Francis Lopes and his wife expired and were survived by their legal heirs namely 1) Mr. Melvyn Joseph Lopes and his wife Mrs. Mary D'souza Lopes, 2) Sister (Miss) Melba Mary Lopes (unmarried), 3) Mr. Malcolm Theodore Lopes (unmarried) at the time of execution of Deed of Sale dated 19/04/1985.
7. Vide Deed of Sale dated 19/04/1985 the legal heirs of late Dominic Lopes alias Dominic Francis Lopes namely 1) Mr. Melvyn Joseph Lopes and his wife Mrs. Mary D'souza Lopes, 2) Sister (Miss) Melba Mary Lopes (unmarried), 3) Mr. Malcolm Theodore Lopes (unmarried) sold half of their share with respect to the Said Property bearing Survey No. 26/6 and half share of property bearing survey No.25/23 to Mr. Lucio Lopes which is registered before the Sub-Registrar of Ilhas bearing Registration No. 616, at Pages 226 to 231, Book No. I, Vol. No. 219 dated 11/12/1985.

8. Pursuant to Sale Deed dated 19/04/1985, Mr. Lucio Lopes became the owner in possession of the half share of the said property bearing survey No.26/6 of Reis Magos.
9. Thereafterwards, Mr. Lucio Lopes vide application sought to record his name in the occupant's column of Form I & XIV before the deputy collector and SDO, Mapusa which was registered as case No. 18/87/91/LRC/MISC.
10. Accordingly vide order dated 10/10/1991 the Deputy Collector was pleased to direct the Mamlatdar, bardez to include the name of Mr. Lucio Lopes in the occupant's column of Form I & XIV as co-occupant by deleting the name of late Domnic Lopes with respect of the said property bearing survey no. 26/26 situated at Reis Magos.
11. Pursuant to the death of Anthony Thomas John Lopes alias Anthony Lopes, his wife Mrs. Clara Alice Fernandes Lopes initiated an Inventory Proceedings bearing No. 118/1996 before the Civil Judge Senior Division at Mapusa with respect to half of his rights in the property bearing Survey No. 25/23 mentioned in Item No. 1 and the Said Property which is mentioned in "Item No. 2".
12. Vide Chart of Allotment dated 13/12/1996, Mr. Joseph Mario Lopes paid off the owelties to Mrs. Clara Alice Fernandes Lopes, Mr. Lucio Agnelo Sylvester Lopes, Mrs. Maryanne Thereza Lopes, Mrs. Valorie Valentina Lopes with respect to their shares in Item No. 1 and 2 respectively in the aforesaid Inventory Proceedings.
13. Vide Order dated 20/12/1996, the Ld. Civil Judge Senior Division was pleased to declare the chart of allotment absolute and hence Mr. Joseph Mario Lopes became the lawful owner in possession of half rights/share in the Said Property.
14. Pursuant to Inventory Proceedings No. 118/1996 where the Said Property is mentioned at Item No.2 and Sale Deed dated 19<sup>th</sup> April, 1985, Mr. Joseph Mario Lopes and Mr. Lucio Agnelo Sylvester Lopes jointly acquired half rights each in the entire Said Property.

15. Thereafterwards, Mr. Lucio Agnelo Sylvester Lopes along with his wife Mrs. Maria de Fatima Rego Lopes had filed a Suit for Partition of the Said Property against Mr. Joseph Mario Lopes and his wife Mrs. Louella Maria Lopes. Mr. Lucio Agnelo Sylvester Lopes which came to be registered as Regular Civil Suit No. 3/2000/Jr before Civil Judge Junior Division at Mapusa.
16. Vide Compromise Decree dated 10/04/2000 filed in Regular Civil Suit No. 3/2000/Jr before the Civil Judge Junior Division at Mapusa, the following terms were agreed between Mr. Lucio Agnelo Sylvester Lopes and Joseph Mario Lopes along with their spouses.
- a. That the Said Property bearing Survey No. 26/6 admeasuring 4875 sq. mts be partitioned into two portions Plot 'A' and Plot 'B'.
  - b. The Southern Portion i.e. Plot A' admeasuring 2301 sq. mts is allotted to Mr. Lucio Agnelo Sylvester Lopes and his wife Mrs. Maria de Fatima Rego Lopes as their own without any interference or obstruction from anyone in whatsoever manner.
  - c. Mr. Joseph Mario Lopes and his wife are allotted bigger portion admeasuring an area of 2574 sq.mts on the Northern Portion i.e Plot "B" taking into consideration of an area of 273sq.mts which is reserved for the purpose of "Road" running from the east-west direction.
17. Pursuant to the Compromise Decree, the name of Mr. Lucio Agnelo Sylvester Lopes is reflected in the occupant's column of Form I & XIV of Plot "A" admeasuring an area of 2301 sq.mts surveyed under Survey No. 26/6 of Reis Magos.
18. Mr. Joseph Mario Lopes has also obtained the permission from the office of the Town and Country Planning Dept, Mapusa dated

25/02/2010 bearing Ref. No. TPBZ/2488/RM/910/742 for the proposed construction of compound wall in Survey No. 26/6.

19. The office of the Assistant Engineer S.D.III, W.D.V(B-N) has also approved the construction of the compound wall to be carried out by Mr. Joseph Mario Lopes in Survey No. 26/6 from the structural stability point of view vide letter dated 6/04/2010 bearing No.PWD/SDIII/D.V(B-N)/F-5A/09-10/07.
20. Mr. Joseph Mario Lopes has also obtained Construction Licence dated 4/06/210 bearing Construction Licence No. VP/RM/F.Const/7/10-11/263 issued by the Village Panchayat of Reis Magos for the purpose of constructing compound wall in the property bearing Survey No. 26/6
21. Upon being the absolute owner, Mr. Lucio Agnelo Sylvester Lopes and his wife Mrs. Maria De Fatima Rego Lopes through his Power of Attorney sold the said Plot "A" to Vianaar homes Pvt. Ltd vide Deed of Sale dated 3/1/2017 duly registered before the Sub-Registrar of Bardez bearing Registration No.BRZ-BK1-00153-2017, Book-1 document, CD Number BRZD784 dated 16/1/2017.
22. Pursuant to Sale Deed dated 3/1/2017, Vianaar Homes Pvt. Ltd became the absolute and lawful owners in possession of the Said Plot.
23. The name of Vianaar homes Pvt. Ltd is also reflected in Form I & XIV of the Occupant's column.
24. I hereby certify that Vianaar homes Pvt. Ltd is the absolute owner in possession of Said Plot "A" and hence there are no legal impediments to enter into an Agreement/Sale Deed with Vianaar Homes Pvt. Ltd.

  
Galileo Teles

**GALILEO F. TELES**  
B.G.L., LL.B (HONS).  
ADVOCATE HIGH COURT