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Date: 19/09/2017

Ref No. Galileo/Gen/Non-Lit/686/2017/Out

ANNEXURE 'A'

THE TITLE VERIFICATION AND SEARCH REPORT

1.	Name of the Unit	OLALIAN ESTATE PRIVATE LIMITED
2.	Particulars of the documents scrutinized – serially and chronologically	<p>a) Instrument of Sale dated 19/11/1968. (Translated Copy).</p> <p>b) Form No. 9 issued by the Talathi of Anjuna. (Copy).</p> <p>c) Form I and XIV reflecting the name of Late Sarasvati Shridora Londe alias Saraswati Shridhar Londe. (Copy).</p> <p>d) Order dated 18/08/1992 passed by the Dy. Collector, Mapusa in Case No. 18/139/92-LRC/Misc. (Copy).</p> <p>e) Will dated 21/05/1992 executed by Late Sarasvati Shridora Londe alias Saraswati Shridhar Londe. (Copy).</p> <p>f) Deed of Succession or Qualification of heirs dated 20/12/2000. (Copy).</p> <p>g) Death Certificate of Saraswati Shridhar Londe. (Copy).</p> <p>h) Birth Certificate of Puspa Shridhar Londe. (Copy).</p> <p>i) Birth Certificate of T.M. Harshavardhan issued by the Corporation of the City of Bangalore. (Copy).</p> <p>j) Divergence Certificate dated 11/12/2000 of T.M. Harshavardhan issued by the Mamlatdar of Bardez. (Copy).</p> <p>k) Land Zoning Certificate issued by the Town and Country</p>

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		<p>Department dated 21/11/2013. (Copy).</p> <p>l) Deed of Sale/Conveyance dated 28/05/2010 with respect to 403.9 sq. mts (Copy)</p> <p>m) Deed of Sale/ Conveyance dated 27/7/2010 with respect to 322.5 sq.mts. (Copy).</p> <p>n) Deed of Sale/Conveyance dated 23/4/2013 with respect to 812.50 sq.mts. (Copy).</p> <p>o) Deed of Sale dated 10/2/2016 executed between Arthur Mendonca, Eugenie Mendonca and Arsh Properties Private Ltd. (Copy).</p> <p>p) Resolution dated 10/2/2017 passed by the Director of M/s Arsh Properties Pvt .Ltd. (Copy).</p> <p>q) Application before the Mamlatdar/Jt.Mamlatdar to carry out mutation. (Copy).</p> <p>r) Form I & XIV of Survey No. 377/1 reflecting the name of Arsh Properties Pvt. Ltd. (Copy).</p> <p>s) Order of Partition dated 20/2/2017 passed by the Dy. Collector in Case 15/270/2016/PART/LAND along with Plan. (Copy).</p> <p>t) Form I and XIV of Survey No. 377/1-A reflecting the name of Arsh Properties Pvt. Ltd with respect to total area of 5200 sq.mts. (Copy).</p> <p>u) Public Notice published in O Herald daily dated 26/03/2017 with respect to Survey No. 377/1 of Anjuna Village. (Copy)</p> <p>v) Deed of Sale dated 13/10/2010 between T. M Harshvardhan Mrs. Pushpa Mohan and Joe Q. D'lima with respect to an area admeasuring 449.5 sq.mts (Copy)</p> <p>w) Deed of Sale dated 30/04/2012 between T. M Harshvardhan Mrs. Pushpa Mohan and Joe Q. D'lima with respect to an area admeasuring 216 sq.mts.(Copy)</p>
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		<p>x) Deed of Sale dated 18/01/2013 between T. M Harshvardhan Mrs. Pushpa Mohan and Joe Q. D'lima with respect to an area admeasuring 481.25 sq.mts (Copy).</p> <p>y) Deed of Sale dated 28/02/2014 between T. M Harshvardhan Mrs. Pushpa Mohan and Joe Q. D'lima with respect to an area admeasuring 863.25 sq.mts. (Copy)</p> <p>z) Deed of Sale dated 03/11/2015 between T. M Harshvardhan Mrs. Pushpa Mohan and Joe Q. D'lima with respect to an area admeasuring 1651.75 sq.mts (Copy).</p> <p>aa) Rectification Deeds dated 28/02/2014 rectifying Sale Deeds dated 13/10/2010, 30/04/2012 and 18/01/2013. (Copies)</p> <p>bb) Sale Deed dated 10/03/2016 executed between Joseph Q. D'lima, Natalie D'lima and Arsh Properties Pvt. Ltd with respect to property admeasuring 3661.75 sq. mts. (Copy).</p> <p>cc) Form 9 issued by the office of the Mamlatdar with respect to Mutation No. 56420. (Copy)</p> <p>dd) Form 9 issued by the office of the Mamlatdar with respect to Mutation No. 56419. (Copy)</p> <p>ee) Certificate of Incorporation change in name dated 03/07/2017. (Copy)</p> <p>ff) Form I Certificate of Incorporation dated 19/07/2013. (Copy)</p> <p>gg) Sale Deed dated 09/08/2017 executed between Vianaar Properties Pvt. Ltd and Olalian Estate Pvt Ltd with respect property admeasuring 1700 sq. mts survey under Survey No. 377/1-A of Anjuna Village (Copy)</p> <p>hh) Form I & XIV reflecting the name of Olalian Estate Pvt. Ltd. (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 part and parcel of land known as "CHIVARI" also known as "CUPACHI GALLI also known as "VOLLO" located within the limits of Village Panchayat of Anjuna in the Taluka and Sub-District of Bardez,

		District of North Goa admeasuring 5200.65 sq. mts surveyed under Survey No. 377/1-A forming a part of a larger property totally admeasuring 15850 sq. mts neither described in the Land Registration Office of Bardez nor enrolled in Taluka Revenue Office of Bardez, surveyed under Survey No. 377/1 of Anjuna Village.
5.	Survey No.	377/1-A
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).	On the East: By Road On the West: By remaining part of property bearing Survey No. 377/1-A On the South: By remaining part of Survey No. 377/1 On the North: By part of property bearing Survey 377/1.
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: 19/09/2017

Place: Panaji – Goa


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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 PRIVATE LIMITED pertaining to Property known as "CHIVARI" also known as "Cupachi Galli also known as "Vollo" admeasuring 1700 sq. mts forming a part of property bearing Survey No. 377/1-A totally admeasuring 5200 sq. mts situated in Village Anjuna, Bardez – Goa. (Hereinafter referred to as the 'Said Property') and I am to opine as under:

1. Late Sarasvati Shridora Londe alias Saraswati Shridhar Londe was the original owner of property known as "Chivari" also known as "Cupachi Galli also known as "Vollo" admeasuring a total area of 15850 sq. mts situated at Village Panchayat of Anjuna- Caisua, Taluka and registration Sub-District of Bardez, and state of Goa, neither described in the Land Registration Office of Bardez nor enrolled in Taluka Revenue Office of Bardez, surveyed under Survey No.377/1 of Anjuna Village vide Instrument of Sale dated 19/11/1968 registered before the Sub-Registrar of Bardez bearing Serial No.811 registered on 19/11/1968 at 11.30 am. (Hereinafter referred to as the "Larger Property").
2. The name of Late Sarasvati Shridora Londe alias Saraswati Shridhar Londe is reflected in Form I and XIV which was obtained from the Talathi Anjuna Bardez in the Occupants Column. So also Form No.9 in the occupant's column reflects that name of Late Sarasvati Shridora Londe alias Saraswati Shridhar Londe.



3. Said Late Sarasvati Shridora Londe alias Saraswati Shridhar Londe vide application under Section 103 of the Land Revenue Code 1968 before the deputy Collector & Sub-Divisional Officer, Mapusa in Case No: 18/139/92-LRC/Misc sought for correction the survey records in Form I and XIV as the remark "Play Ground" was wrongly reflected in survey No.377/1 which otherwise falls in Survey No.407/1 of Anjuna village.
4. Vide Order dated 18/08/1992 the Ld. deputy Collector & Sub-Divisional Officer, Mapusa was pleased to direct the Mamlatdar of Bardez to delete the remark "Play ground" from the other rights column of Survey No.377/1 of Anjuna village and record the same in respect to Survey No.407/1 of Anjuna Village.
5. Late Sarasvati Shridora Londe alias Saraswati Shridhar Londe was married to late Sridora Rajarama Londe alias Shridhar .R. Londe and out of their wedlock had one child (daughter) namely Mrs. Puspa Shridhar Londe alias Pushpa Mohan.
6. Said Puspa Shridhar Londe alias Pushpa Mohan was married to one T.N Mohan and out of their wedlock had one son namely T.M. Harshavardhan alias Tanginkere Mohan Harshavardhan alias Rajkumar Mohan Bhat.
7. However the marriage between Puspa Shridhar Londe alias Pushpa Mohan and T.N Mohan have been dissolved by virtue of a divorce proceedings.
8. Late Sarasvati Shridora Londe alias Saraswati Shridhar Londe expired on 24/05/2000 and late Sridora Rajarama Londe alias Shridhar. R. Londe expired on 26/02/1962 at Malwan, Sawantwadi.
9. Late Sarasvati Shridora Londe alias Saraswati Shridhar Londe expired leaving behind Will dated 21/05/1992 drawn at page 86 of book 170 before the Sub-Registrar and Notary Ex-officio Mapusa, Bardez bequeathing the Larger Property along with other properties in favour of her only daughter Puspa Shridhar Londe alias Pushpa



Mohan and grandson Mr. T.M. Harshavardhan alias Rajkumar Mohan Bhat as her last wish.

10. Pursuant to Will dated 21/05/1992 Puspa Shridhar Londe alias Pushpa Mohan and Mr. T.M. Harshavardhan alias Tanginkere Mohan Harshavardhan alias Rajkumar Mohan Bhat jointly acquired rightful title, ownership in the larger Property and their names are also reflected in the occupant's column of Form I and XIV.

11. Pursuant to the death of Late Sarasvati Shridora Londe alias Saraswati Shridhar Londe and late Sridora Rajarama Londe alias Shridhar. R. Londe, T.M. Harshavardhan alias Tanginkere Mohan Harshavardhan alias Rajkumar Mohan Bhat executed a Deed of Succession or Qualification of Heirs on 20/12/2000 drawn at Pages 89 to 91V at Book of Deeds bearing No. 794 before the Registrar cum Sub-Registrar and Notary Ex-officio, Mapusa, Bardez Goa.

12. By virtue of Deed of Succession or Qualification of Heirs on 20/12/2000, said Puspa Shridhar Londe alias Pushpa Mohan and Mr. T.M. Harshavardhan alias Tanginkere Mohan Harshavardhan alias Rajkumar Mohan Bhat succeeded as sole and universal heirs to the estate left behind by late Sarasvati Shridora Londe alias Saraswati Shridhar Londe and late Sridora Rajarama Londe alias Shridhar. R. Londe.

13. Vide Letter dated 21/11/2013 bearing Ref. No. TPBZ/ZON/636/ANJ/TCP-13, said T. M. Harshavardhan has obtained a Letter from the Town and Country Planning Department certifying that the Larger Property falls in the settlement zone surveyed under Survey No. 377/1 of Anjuna Village.

14. Upon becoming the absolute owners in possession Puspa Shridhar Londe alias Pushpa Mohan and Mr. T.M. Harshavardhan alias Rajkumar Mohan Bhat executed Deed of Sale/Conveyance dated 28/05/2010 and conveyed a portion of a plot admeasuring 403.9sq.mts forming a part of the larger Property to Mr. Arthur Mendonca duly registered before the Sub-Registrar of Bardez

bearing Registration No.BRZ-BK1-01946-2010, CD Number BRZD65 on 28/05/2010. (Hereinafter referred to as **Said Plot 'A'**).

15. Said Puspa Shridhar Londe alias Pushpa Mohan and Mr. T.M. Harshavardhan alias Rajkumar Mohan Bhat also executed another Deed of Sale/Conveyance dated 27/7/2010 and conveyed a portion of a plot admeasuring 322.5 sq.mts, Plot "B" which is forming a part of the larger Property to Mr. Arthur Mendonca duly registered before the Sub-Registrar of Bardez bearing Registration No.BRZ-BK1-02734-2010, CD Number BRZD76 on 27/07/2010. (Hereinafter Referred to as **'Said Plot B'**).

16. Vide another Deed of Sale/Conveyance dated 23/04/2013 said Puspa Shridhar Londe alias Pushpa Mohan and Mr. T.M. Harshavardhan alias Rajkumar Mohan Bhat conveyed a portion of a plot admeasuring 812.50 sq.mts, Plot "C" which is forming a part of the larger Property to Mr. Arthur Mendonca duly registered before the Sub-Registrar of Bardez bearing Registration No.BRZ-BK1-02400-2013, CD Number BRZD495 on 7/05/2013. (Hereinafter Referred to as **'Said Plot C'**).

17. Pursuant to Deed of Sales/Conveyances with respect to Plot- A admeasuring 403.9 sq.mts, Plot-B admeasuring 322.5sq.mts and Plot-C admeasuring 812.50 sq.mts which totally admeasures 1538.90 sq. mts, Mr. Arthur Mendonca became lawful, absolute owner and having marketable title to property bearing Survey No. 1538.90 sq. mts.

18. Mr. Arthur Mendonca's name also appears in Form I and XIV in the Occupant's Column with respect to property bearing Survey No. 1538.90 sq. mts.

19. Upon becoming the absolute owner in possession, Mr. Arthur Mendonca along with his wife Mrs. Eugenie Mendonca sold the Property admeasuring 1538.90 sq. mts to "Arsh Properties Private Limited" vide Deed of Sale dated 10/2/2016 duly registered before



the Sub-Registrar of Bardez bearing Registration Number BRZ-BK1-00722-2016 CD Number BRZD777 dated 15/01/2016.

20. Pursuant to the Sale Deed dated 10/2/2016, Arsh Properties Private Limited' was put in possession and became the lawful owners of the Property admeasuring 1538.90 sq. mts.

21. Pursuant to Mutation Application dated 24/05/2016 before the Office of the Mamlatdar, Bardez bearing Mutation No. 56419, the name of "Arsh Properties Private Limited" is reflected in the occupants Column Form I & XIV with respect to property admeasuring 1538.90 sq. mts.

22. Said Puspa Shridhar Londe alias Pushpa Mohan and Mr. T.M. Harshavardhan alias Rajkumar Mohan Bhat executed Deed of Sale/Conveyance dated 13/10/2010 and conveyed a portion of a plot admeasuring 449.95 sq. mts forming a part of the larger Property to Mr. Joe Q. D'lima alias Joseph Q. D'lima alias Joseph Quintinho D'lima duly registered before the Sub-Registrar of Bardez bearing Registration No. BRZ-BK1-03745-2010, Book 1 document, CD Number BRZD87 on 13/10/2010.

23. Pursuant to Sale Deed dated 13/10/2010, a Deed of Rectification dated 28/02/2014 was duly executed between Puspa Shridhar Londe alias Pushpa Mohan and Mr. T.M. Harshavardhan alias Rajkumar Mohan Bhat and Mr. Joe Q. D'lima alias Joseph Q. D'lima alias Joseph Quintinho D'lima rectifying the Survey Plan which was annexed to the said Sale Deed which was duly registered before Sub-Registrar of Bardez bearing Registration No. BRZ-BK1-01146-2014, Book 1 document, CD Number BRZD646 on 24/03/2014.

24. Said Puspa Shridhar Londe alias Pushpa Mohan and Mr. T. M. Harshavardhan alias Rajkumar Mohan Bhat also executed Deed of Sale/Conveyance dated 30/04/2012 and conveyed a portion of a plot admeasuring 216 sq. mts forming a part of the larger Property to Mr. Joe Q. D'lima alias Joseph Q. D'lima alias Joseph Quintinho D'lima duly registered before the Sub-Registrar of Bardez bearing

Registration No. BRZ-BK1-01971-2012, Book 1 document, CD Number BRZD318 on 30/04/2012.

25. Pursuant to Sale Deed dated 30/04/2012, a Deed of Rectification dated 28/02/2014 was duly executed between Puspa Shridhar Londe alias Pushpa Mohan and Mr. T.M. Harshavardhan alias Rajkumar Mohan Bhat and Mr. Joe Q. D'lima alias Joseph Q. D'lima alias Joseph Quintinho D'lima rectifying the Survey Plan which was annexed to the said Sale Deed which was duly registered before Sub-Registrar of Bardez bearing Registration No. BRZ-BK1-01140-2014, Book 1 document, CD Number BRZD646 on 24/03/2014.
26. Vide another Deed of Sale/Conveyance dated 18/01/2013, said Puspa Shridhar Londe alias Pushpa Mohan and Mr. T.M. Harshavardhan alias Rajkumar Mohan Bhat conveyed a portion of a plot admeasuring 481.25 sq. mts forming a part of the larger Property to Mr. Joe Q. D'lima alias Joseph Q. D'lima alias Joseph Quintinho D'lima duly registered before the Sub-Registrar of Bardez bearing Registration No. BRZ-BK1-00514-2013, Book I document, CD Number BRZD433 on 30/01/2013.
27. Pursuant to Sale Deed dated 18/01/2013, a Deed of Rectification dated 28/02/2014 was duly executed between Puspa Shridhar Londe alias Pushpa Mohan and Mr. T.M. Harshavardhan alias Rajkumar Mohan Bhat and Mr. Joe Q. D'lima alias Joseph Q. D'lima alias Joseph Quintinho D'lima rectifying the Survey Plan and the Plot Number from Plot 'A' to Plot 'C' and which was duly registered before Sub-Registrar of Bardez bearing Registration No. BRZ-BK1-01294-2014, Book 1 document, CD Number BRZD652 on 28/03/2014.
28. Vide yet another Deed of Sale/Conveyance dated 28/02/2014, said Puspa Shridhar Londe alias Pushpa Mohan and Mr. T. M. Harshavardhan alias Rajkumar Mohan Bhat conveyed a portion of a plot admeasuring 863.25 sq. mts forming a part of the larger Property to Mr. Joe Q. D'lima alias Joseph Q. D'lima alias Joseph Quintinho D'lima duly registered before the Sub-Registrar of Bardez



bearing Registration No. BRZ-BK1-01240-2014, Book 1 document, CD Number BRZD650 on 27/03/2014.

29. Vide yet another Deed of Sale/Conveyance dated 03/11/2015, said Puspa Shridhar Londe alias Pushpa Mohan and Mr. T. M. Harshavardhan alias Rajkumar Mohan Bhat conveyed a portion of a plot admeasuring 1651.75 sq. mts forming a part of the larger Property to Mr. Joe Q. D'lima alias Joseph Q. D'lima alias Joseph Quintinho D'lima duly registered before the Sub-Registrar of Bardez bearing Registration No. BRZ-BK1-08549-2015, Book 1 document, CD Number BRZD774 on 03/11/2015.

30. Pursuant to the aforesaid Deed of Sales dated 13/10/2010, 30/04/2012, 18/01/2013, 28/02/2014, 03/11/2015 and vide three Rectification Deeds, all dated 28/02/2014 which totally admeasures 3661.75 sq. mts, Mr. Joe Q. D'lima alias Joseph Q. D'lima alias Joseph Quintinho D'lima became the lawful, absolute owner and having marketable title to property admeasuring 3661.75 sq. mts surveyed under Survey No. 377/1 of Anjuna Village.


31. Upon becoming the absolute owner in possession, Mr. Joseph Q. D'lima alias Joseph Quintinho D'lima and his wife Natalie D'lima sold plot of land admeasuring 3661.75 sq.mts which is forming a part of the larger property surveyed under Survey No. 377/1 of Anjuna Village to Arsh Properties Private limited had vide Deed of sale dated 10/03/2017 duly registered before the Sub-Registrar of Bardez bearing Registration Number BRZ-BK1-01187-2016 CD Number BRZD778 dated 10/03/2016.

32. Pursuant to Mutation Application dated 24/05/2016 before the Office of the Mamlatdar, Bardez bearing Mutation No. 56420, the name of "Arsh Properties Private Limited" is included in the occupants Column Form I & XIV with respect to property admeasuring 3661.75 sq. mts. by deleting the name of Mr. Joe Q. D'lima alias Joseph Q. D'lima alias Joseph Quintinho D'lima based upon Deed of Sale dated 10/03/2016.

33. By virtue of Deed of Sales dated 10/02/2016 and 10/03/2016, Arsh Properties Private limited became the absolute owners in possession of the Said Property totally admeasuring 5200.65 sq. mts which is forming a part of the larger Property surveyed under Survey No. 377/1 of Anjuna Village.
34. Upon being the absolute owner of the Said Property admeasuring 5200 sq.mts, Arsh Properties Private limited applied for partition of the area 5200 sq.mts surveyed under Survey No. 377/1 before the Deputy Collector & SDO, Bardez bearing Case No.15/270/2016/PART/LAND.
35. The Dy. Collector & S.D. Mapusa vide Order dated 03/05/2017 was pleased to confirm the partition as per the Plan prepared by the Supt. of settlement and land records, Mapusa thereby allotting a new Survey No. 377/1-A, admeasuring 5200 sq.mts in favour of Arsh Properties Private limited.
36. Pursuant to the partition, Said Property admeasuring 5200 sq.mts is independently surveyed under New Survey No. 377/1-A and the name of Arsh Properties Private limited is reflected in the occupant's column of Form I & XIV surveyed under Survey No. 377/1-A.
37. Out of abundant caution Public Notice was published in O Herald daily dated 26/3/2017 inviting objection if any from the members of public claiming to have rights /interest in the Said Property within 7 days of publication, however no objections have been received by my office as on date of this Report.
38. Arsh Properties Private limited was incorporated under the Company's Act bearing corporate identity number U70100MH2013PTC245929 registered before the Registrar of Companies at Mumbai, Maharashtra on 19/07/2013 and the Said Property formed the part of the asset of Arsh Properties Private Limited.



39. However Arsh Properties Private Limited has changed their name to "VIANAAR PROPERTIES PRIVATE LIMITED" before the Registrar of Companies at Mumbai, on 03/07/2017.
40. Pursuant to the change in name, VIANAAR PROPERTIES PRIVATE LIMITED is the absolute owner of the Said Property.
41. Upon being the absolute owner, VIANAAR PROPERTIES PRIVATE LIMITED sold a portion of a Plot admeasuring 1700 sq. mts out of the total area admeasuring 5200 sq. mts which is surveyed under Survey No. 377/1-A situated at Anjuna Village to OLALIAN ESTATE PRIVATE LIMITED vide Sale Deed dated 09/08/2017 registered before the Sub-Registrar of Bardez bearing Registration No. BRZ-BK1-03301-2017, BK1 document, CD No. BRZD789 on 10/08/2017.
42. By virtue of Sale Deed dated 09/08/2017, OLALIAN ESTATE PRIVATE LIMITED became the absolute owner in possession of Said Property admeasuring 1700 sq. mts surveyed under Survey No. 377/1-A and their name is also reflected in the occupant's column of Form I & XIV.
43. However, out of abundant caution, it is incumbent to obtain the Latest Nil Encumbrance Certificate in order to verify as to the Said Property is not mortgaged to any Bank or any Financial Institution.
44. I hereby certify that 'OLALIAN ESTATE PRIVATE LIMITED' is the absolute owner in possession of the Said Property admeasuring 1700 sq.mts surveyed under Survey no.377/1-A and hence there are no legal impediments to enter into an Agreement/Sale Deed with 'OLALIAN ESTATE PRIVATE LIMITED'.


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