

Galileo F. Teles
Advocate (High Court)

306, Gera Imperium
EDC Complex,
Patto Plaza,
Near Bus Stand,
Panaji, Goa
Mob: 9370538063
Phone No: 0832-2993063

Date: 21/07/2025

Ref No. Galileo/Gen/Non-Lit/060/2025/Out

ANNEXURE 'A'

THE TITLE VERIFICATION AND SEARCH REPORT

1.	Report prepared for	VLN Estates Pvt. Ltd. formerly known as Vianaar Properties Private Limited
2.	Particulars of the documents scrutinized - serially and chronologically	<p>a) Old Cadastral Survey Plan of Old Survey no. 24 of Nerul Village, Bardez Taluka</p> <p>b) Auto De Demarcacao (Proceedings of Demarcation) of Old Cadastral Survey No. 24 of Village Nerul of Bardez Taluka along with Translation.</p> <p>c) Numerical Index of Village Nerul of Bardez Taluka along with translation along with translation.</p> <p>d) Form III (Index of Land) of property bearing Survey No. 26/3 of Reis Magos village.</p> <p>e) Statement on Oath dated 14/12/1929 in Orphanological Inventory Proceedings of Deodata Laureana de Almeida (translated).</p> <p>f) Description of Assets dated 30/03/1937 in Orphanological Inventory Proceedings of Deodata Laureana de Almeida (translated).</p> <p>g) Extract of Report in Inventory Proceedings initiated on the death of Deodata Laureana de Almeida reported in Bk No. 81, Fl. 248, No. 51:776 from the "Relacao de Nova Goa" (High Court of Nova Goa.</p> <p>h) Order dated 20th January 1991</p>

	<p>passed by the Deputy Collector & S.D.O., Mapusa under No. 15/303/80 /Part/ Land/386.</p> <p>i) Letter bearing No.9-205-90/LS/367 dated 24/04/1991 issued by the Inspector of Surveys and Land Records, Panaji.</p> <p>j) Record of Register showing the area and assessment for the use of the village officer of the village Reis - Magos, Taluka Bardez, District Goa with respect to Property bearing Survey No. 26/3-A of Reis Magos Village.</p> <p>k) Notice in Form X with respect to Mutation Entry No. M/89/91.</p> <p>l) Notice in Form XII with respect to Mutation Entry No. M/89/91.</p> <p>m) Manual Form I & XIV of Survey No. 26/3-A of Reis Magos Village of Bardez Taluka showing the name of Domingos Caetano Eduardo Simoes issued by office of Talathi of Reis Magos under Mutation Case No. M/89/91.</p> <p>n) Last Will made by Mr. Domingos Caetano Eduardo Simoes dated 27th April 1991 along with Affidavit.</p> <p>o) Death Certificate of Mr. Domingos Caeteano Eduaerdo Simoes dated 3/06/1991.</p> <p>p) Proceedings sheet/ Case Papers in Mutation Case No. 133/93 before the Talathi of Reis Magos, Bardez, Goa.</p> <p>q) Manual Form I & XIV of Survey No. 26/3-A of Reis Magos Village of Bardez Taluka showing the name of Darwin Agnelo Simoes issued by office of Talathi of Reis Magos under Mutation Entry No. 133.</p> <p>r) Nil Encumbrance Certificate No. NEC/9/2025/1038 issued by the</p>
--	---

		<p>Office of Sub-Registrar of Bardez in favour of Mr. Darwin Agnelo Simoes for a period between 10/09/1995 to 14/09/2023.</p> <p>s) Land use/ Zoning Certificate bearing Reference No. TPBZ/ZON/7937/RM/TCP-2020/3551 dated 07/10/2020 issued by Office of the Senior Town Planner, Mapusa, Bardez, Goa.</p> <p>t) Memorandum of Understanding dated 09/06/2021 duly executed before Notary Adv. U. R. Timble bearing Registration No. 1402/D-X/2021.</p> <p>u) Memorandum of Understanding dated 18/06/2021.</p> <p>v) Super Imposition Report dated 16/01/2025 prepared by Reg. Architect & Govt. Approved Valuer Shri. S. A. Dhuri.</p> <p>w) Public Notice dated 30/05/2023 published in the English newspaper daily The Navhind Times.</p> <p>x) Public Notice dated 30/05/2023 published in the Marathi newspaper daily Tarun Bharat.</p> <p>y) Survey Plan of Property bearing Survey No. 26/3 of Reis Magos Village obtained from the Directorate of Settlement and Land Records, Bardez, Goa.</p> <p>z) Nil Encumbrance Certificate No. NEC/9/2025/1037 issued by the Office of Sub-Registrar of Bardez in favour of Vianaar Properties Private Limited for a period between 15/09/2023 to 19/03/2025.</p> <p>aa) Deed of Sale dated 14/09/2023 duly registered before the Sub-Registrar of Bardez in Book 1 document bearing Registration No. BRZ-1-4498-2023 on 15/09/2023.</p>
--	--	--

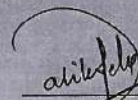
alib

		<p>bb) Sanad bearing reference No. 4/362/CNV/AC-III/2024/537 dated 28/03/2024 issued by the Office of the Additional Collector-III, North Goa District, Mapusa, Goa.</p> <p>cc) Development Agreement dated 20/08/2024 executed between Vianaar Properties Pvt. Ltd. and Ryago Homes Pvt. Ltd. bearing Registration No. BRZ-1-4452-2024 registered on 23/08/2024.</p> <p>dd) Certificate of Incorporation pursuant to change of name dated 30/08/2024 issued by the Registrar of Companies, Office of Central Processing Centre.</p> <p>ee) Recent Form I & XIV of property bearing Survey No. 26/3-A of Reis Magos Village.</p> <p>ff) Nil Encumbrance Certificate No. NEC/9/2025/2102 issued by the Office of Sub-Registrar of Bardez in favor of VLN Estates for a period between 19/03/2025 to 18/07/2025.</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 said Immovable Property	All that property known as 'PREDIO AMBECONDEM DE AFORAMENTO DE DACTEM RANA' also known as 'AMBECONDEM', admeasuring 9725 sq. mts bearing Survey No. 26/3-A, situated at Reis Magos Village, Bardez Taluka, North Goa District, State of Goa, which property corresponds to property bearing Old Cadastral Survey No. 24 and is not described in the Conservatory of the Land registration Office of Bardez, nor found enrolled in the Taluka Revenue Office of Bardez.
5.	Survey Nos.	26/3-A
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).	North: By property bearing Survey No. 26/6 and 26/4 of Village Reis

		<p>Magos</p> <p>South: By property bearing Survey No. 26/7 and 26/3 of Village Reis Magos</p> <p>East: By property bearing Survey No. 26/3 of Village Reis Magos</p> <p>West: By Road</p>
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.	Nil Encumbrance Certificate issued by Sub-Registrar of Bardez – Goa.
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.	For a period of approximately 29 years from 10/09/1995 to 18/07/2025.

Date: 21st July, 2025

Place: Panaji – Goa


Galileo F. Teles

GALILEO. F. TELES
Advocate & Notary
306, Gera Imperium-I
Patto, Panaji-Goa

GALILEO F. TELES
Advocate & Notary
308, Gera Imperium-1
Patto, Panaji-Goa

Galileo F. Teles
Advocate (High Court)

306, Gera Imperium
EDC Complex,
Patto Plaza,
Near Bus Stand,
Panaji, Goa
Mob: 9370538063
Phone No:0832-2993063

Date: 21/07/2025

Ref No.Galileo/Gen/Non-Lit/ 061/2025/Out

ANNEXURE 'B'

Sir,

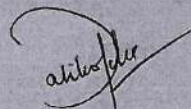
The undersigned has perused and scrutinized all the documents enlisted in paragraph 2 of **Annexure 'A'**, the File pertaining to property admeasuring an area of **9725.00 Sq. mts**, surveyed under Survey No. 26/3-A of Reis Magos Village, Bardez - Goa, known as "PREDIO AMBECONDEM DE AFORAMENTO DE DACTEM RANA" also known as "AMBECONDEM" situated in Reis Magos Village, Bardez Taluka, within the limits of Village Panchayat of Reis Magos Village, Bardez Taluka, District North Goa, State of Goa.

1. There exists an immovable property known as "PREDIO AMBECONDEM DE AFORAMENTO DE DACTEM RANA" also known as "AMBECONDEM" admeasuring an area of 9725 sq. mts situated within the limits of the Village Panchayat of Reis Magos, Bardez, which property is neither described in the Land Registration Office nor found enrolled in the revenue

office and presently surveyed under New Survey No. 26
Sub division 3-A.

Hereinafter referred to as "Said Property".

2. Super Imposition Report dated 16/01/2025 prepared by S.A Dhuri, registered Architect & Government approved Valuer confirms that the boundaries of said Property bearing Survey No. 26/3-A of Reis Magos Village tallies with boundaries of the property bearing Old Cadastral Survey No. 24 of Nerul village based on the shape and the physical location of the said properties.
3. The Said Property was originally owned & possessed by one Mrs. Deodita Lauriana de Almeida alias Deodata Laureana de Almeida.
4. Upon the death of the said Mrs. Deodita Lauriana de Almeida on 28/04/1922, Inventory proceedings were initiated and Statement on Oath was filed by the Cabeça de Casal on 14/12/1929. Thereafter, Description of Assets were filed on 30/03/1937 wherein the said property was enlisted at Item No. 4.
5. A perusal of extract of Report in Inventory Proceedings initiated on the death of Deodata Laureana de Almeida reported in Bk No. 81, Fl. 248, No 51:776 from the



"Relacao de Nova Goa" (High Court of Nova Goa) confirms that Item No. 4 i.e. the said property, was allotted to **Domingos Caetano Eduardo Simoes** on 16/04/1943.

6. Thereafter, the said Mr. Domingos Caetano applied for Partition and correction of records before the Deputy Collector and vide Order no. 15/303/80/PART/LAND/1216 dated 11/04/1990, the Said Property came to be allotted a separate survey number bearing No. 26/3-A which is confirmed by Order dated 20/01/1991 passed by the Deputy Collector & S.D.O., Mapusa along with Letter bearing No.9-205-90/LS/367 dated 24/04/1991 issued by the Inspector of Surveys and Land Records, Panaji.
7. The name of the said Domingos Cateano Simoes is also found recorded in the occupant's column of Form III of Land Index as well as in Manual Form I and XIV under Mutation Case No. M/89/91.
8. Vide Last Will dated 27/04/1991, drawn before Notary Public of the Division of Bardez, said Mr. Domingos Caetano Eduardo Simoes bequeathed the said property, among other properties, upon his nephew, Mr. Darwin Agnelo Simoes.

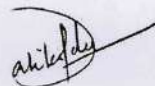
9. Subsequently, the said Mr. Domingos Caetano Eduardo Simoes expired on 03/6/1991, pursuant to which Mr. Darwin Agnelo Simoes acquired absolute right, title and interest over the Property bearing Survey No. 26/3-A of Reis Magos Village, by virtue of the Last Will dated 27/04/1991.
10. Upon acquiring exclusive rights & title to the said property, the name of Mr. Darwin Agnelo Simoes came to be entered in the occupant's column of Form 1 & XIV of the said Property bearing Survey No. 26/3-A of Reis Magos Village under Mutation Entry No. 133.
11. Nil Encumbrance Certificate No. NEC/9/2025/1038 issued by the Sub Registrar of Bardez applied and obtained in the name of Mr. Darwin Agnelo Simoes, duly certifies that there is no act/encumbrances affecting the said property which has been found for a period between **10/09/1995** to **14/09/2023**.
12. From the aforesaid chronology of dates and events including the documents available with me it can be safely concluded that flow of title and ownership to Mr. Darwin Agnelo Simoes of the said property bearing **Survey No. 26/3-A** admeasuring **9725 sq. mts** situated at Reis Magos Village is clear.

13. Land use/Zoning information issued by the Deputy Town Planner bearing Reference No. TPBZ/ZON/7937/RM/TCP-2020/3551 dated 07/10/2020 shows that the said property is "partly settlement zone, partly orchard zone overlapping with no development slopes" admeasuring an area 9725 sq. mts as per site plan enclosed.

14. On 09/06/2021, a Memorandum of Understanding was duly executed before Notary Adv. U. R. Timble bearing Registration No. 1402/D-X/2021 between said Mr. Darwin Agnelo Simoes and Mr. Intekhab Babalal Sayed, wherein the said parties to the MOU had agreed to purchase the Said Property. However, no sale transaction or transfer of title occurred between the parties to the said Memorandum of Understanding dated 09/06/2021.

15. Thereafter, yet another Memorandum of Understanding dated 18/06/2021 was executed between (1) Mr. Darwin Agnelo Simoes, (2) Mrs. Elisabeth Simoes Neww Scheel and Mr. Satyam Thakral, Mr. Lalit Kumar Arora wherein Mr. Intekhab Sayed was made party as Third Party/ Confirming Party to the said MOU so as to convey his consent and no objection for the first parties to sell the said property to the second party. However, the said MOU did not lead to any agreement for the sale or conveyance of the

13. Land use/Zoning information issued by the Deputy Town Planner bearing Reference No. TPBZ/ZON/7937/RM/TCP-2020/3551 dated 07/10/2020 shows that the said property is "partly settlement zone, partly orchard zone overlapping with no development slopes" admeasuring an area 9725 sq. mts as per site plan enclosed
14. On 09/06/2021, a Memorandum of Understanding was duly executed before Notary Adv. U. R. Timble bearing Registration No. 1402/D-X/2021 between said Mr. Darwin Agnelo Simoes and Mr. Intekhab Babalal Sayed, wherein the said parties to the MOU had agreed to purchase the Said Property. However, no sale transaction or transfer of title occurred between the parties to the said Memorandum of Understanding dated 09/06/2021.
15. Thereafter, yet another Memorandum of Understanding dated 18/06/2021 was executed between (1) Mr. Darwin Agnelo Simoes, (2) Mrs. Elisabeth Simoes Neww Scheel and Mr. Satyam Thakral, Mr. Lalit Kumar Arora wherein Mr. Intekhab Sayed was made party as Third Party/ Confirming Party to the said MOU so as to convey his consent and no objection for the first parties to sell the said property to the second party. However, the said MOU did not lead to any agreement for the sale or conveyance of the



property and as such no rights, title or interest were transferred to the parties.

16. A Public Notice was issued on 30th May 2023 in Local Daily namely *The Navhind Times* English newspaper through Adv. Nikeeta Velguenkar inviting objection from public in general with respect to any claim vis – a- vis the Said Property namely Survey No. 26/3-A of Reis Magos Village. However, no objections were received in the office of Adv. Nikeeta Velguenkar.
17. Vide Deed of Sale dated **14/09/2023** the said property was purchased by Vianaar Properties Private Limited from the Vendor namely Darwin Agnelo Simoes alias Mr. Darwin Agnelo Semoes which is duly registered before the Sub-Registrar of Bardez in Book 1 document bearing Registration No. BRZ-1-4498-2023 on 15/09/2023 and wherein out of abundance of caution, parties to the above-mentioned Memorandum of Understanding dated 09/06/2021 and Memorandum of Understanding dated 18/06/2021, namely, Mr. Intekhab Babalal Sayed, Mrs. Nahida Intekhab Sayed, Mr. Satyam Thakral and Mr. Lalit Kumar Arora, were added as confirming parties in the said Sale Deed dated 14/09/2023.
18. Pursuant to Deed of Sale dated 14/09/2023, Vianaar Properties Private Limited became the owner in

possession of the said property and also got the survey records mutated in their names and the name of the company is reflected as against mutation entry no. 90486 in the Occupant's column of Form I & XIV of Survey No. 26/3-A of Reis Magos Village, Bardez Taluka.

19. Pursuant to Application dated 18/10/2023 made by Vianaar Properties Pvt. Ltd. under Section 32 of Land Revenue Code, 1968 to the Collector for conversion of use of land forming part of Survey No. 26/3-A of Reis Mago Village, the Office of the Additional Collector-III, North Goa District, Mapusa, Goa, granted Conversion Sanad bearing reference No. 4/362/CNV/AC-III/2024/537 dated 28/03/2024 for residential use of the said property.

20. After acquiring rights and interests in the property, Vianaar Properties Private Limited have executed a Development Agreement dated 20/08/2024 with Ryago Homes Private Limited by virtue of which Ryago Homes Private Limited has been given development and marketing rights with respect to the residential units constructed by the Developers in the said property. However, any Agreement executed by the Developer can be made and registered with the concerned authorities only after making Vianaar

Properties Private Limited as a confirming party to the documentation.

21. The company, formerly known as Vianaar Properties Private Limited has changed its name to VLN Estates Private Limited and has accordingly obtained Certificate of Incorporation dated 30/08/2024 from the Registrar of Companies thereby certifying the said change in name of Vianaar Properties Private Limited to VLN Estates Private Limited.

22. Vianaar Properties Private Limited also applied and obtained Nil Encumbrance Certificate No. NEC/9/2025/1037 issued by the Sub Registrar of Bardez duly certify that there is no act/encumbrances affecting the said property which has been found for a period between **15/09/2023 to 19/03/2025** and VLN Estates Private Limited (formally known as Vianaar Properties Private Limited) has obtained Nil Encumbrance Certificate No. NEC/9/2025/2102 duly certifying that there is no act/encumbrances affecting the said property for a period between **19/03/2025 to 18/07/2025**.

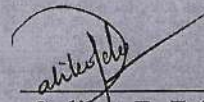
23. In view of the documents referred herein above, I find that there are link documents which establish the transfer of title and possession of the Said Property



bearing Survey No. 26/3-A of Reis Magos village in
favour of Vianaar Properties Private Limited.

CONCLUSION

In view of the above I hereby certify Property bearing Survey
No. 26/3-A of Reis Magos Village, Bardez Taluka, District
North - Goa, State of Goa has a clear marketable title and
there is no legal impediment for entering into any
Agreement/ Sale Deed with respect to the said property.


Galileo F. Teles

GALILEO. F. TELES
Advocate & Notary
306, Gera Imperium-I
Patto, Panaji-Goa

GALILEO F. TELES
Advocate & Notary
306, Gera Imbetum-I
Patto, Panaji-Goa