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Date: 19/01/2016

**Ref No. Galileo/Gen/Non-Lit/437/2016/Out**

**ANNEXURE 'A'**

**THE TITLE VERIFICATION AND SEARCH REPORT**

1.	Name of the Unit	M/s NOVATEL CONSTRUCTIONS
2.	Particulars of the documents scrutinized –serially and chronologically.	<ul style="list-style-type: none"><li>a) Statement of Oath with respect to Inventory Proceedings No. 53/1997/B before the Civil Judge Senior Division, Panaji. (Copy)</li><li>b) List of Assets in Inventory Proceedings No. 53/1997/B. (Copy).</li><li>c) Additional List of Assets filed in Inventory Proceedings No. 53/1997/B. (Copy).</li><li>d) Terms of Compromise in Inventory Proceedings No. 53/1997/B. (Copy).</li><li>e) Power of Attorney dated 19/01/1998 appointing Brian Lopes as the lawful attorney for Mrs. Teresa Lopes, Johnson Lopes, Rita Lopes and Francis Lopes. (Copy).</li><li>f) Power of Attorney dated 01/04/2006 appointing Brian Lopes as the lawfully attorney for Mrs. Philomena Lopes. (Copy).</li><li>g) Consent Terms filed in Regular Civil Suit No. 89/2006/E before the Civil Judge Junior Division at Mapusa (Copy).</li><li>h) Form I &amp; XIV of Survey No. 85/9 admeasuring 5950 sq. mts. (Copy).</li><li>i) Deed of Partnership dated 31/10/2014 in the name and style</li></ul>

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		<p>of M/s Novatel Constructions. (Copy).</p> <p>j) Extract of Minutes of Proceedings of Meeting held on 21/10/2014 appointing Suresh V. Parulekar on behalf of M/s Novatel Constructions. (Copy).</p> <p>k) Sale Deed dated 24/12/2014 along with Plan. (Copy).</p> <p>l) Power of Attorney dated 02/01/2015 in favour of Mr. Subash Gopal Pednekar. (Copy).</p> <p>m) Registration Certificate of M/s Novatel Constructions. (Copy).</p> <p>n) Declaration cum Affidavit filed by Brian Lopes for self and other co-owners with respect to an area admeasuring 2200 sq. mts in favour of Mr. Suresh V. Parulekar and his family. (Copy).</p> <p>o) Declaration cum Affidavit filed by Brian Lopes and other co-owners in favour of M/s Novatel Constructions. (Copy).</p> <p>p) Survey Plan of property bearing Survey No. 85/9.</p> <p>q) A Translated Copy of Private Agreement dated 12/7/1961.</p> <p>r) Copy of Form I &amp; XIV dated 23/10/1975.</p> <p>s) Order dated 07/12/2015 issued by Town and Country Planning Department. (Copy).</p> <p>t) Challan No. ITAX/346 dated 08/12/2015 paid to Town and Country Planning Department. (Copy)</p> <p>u) Technical Clearance Order bearing No. TPB/1709/NER/TCP/15/3805 dated 08/12/2015. (Copy)</p> <p>v) NOC for construction issued by the Directorate of Health Service, Primary Health Center, Candolim dated 11/12/2015. (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 of Property known as 'Ambea Keni' admeasuring an area 3750 sq. mts forming a part of the larger property admeasuring 5950 sq.

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		mts situated within the area of Village Panchayat of Nerul, Taluka Bardez not described in Land Registration Office, presently survey under Survey No. 85/9.
5.	Survey No.	85 Sub Division 9
6.	Locations like name of the place, village, city, registration, Sub-District etc.	Village Panchayat of Nerul, Bardez Taluka, North Goa District, State of Goa, India
7.	Boundaries (of the property).	<b>On the East:</b> By Survey No. 85/10 <b>On the West:</b> By part of the same property bearing Survey No. 85/9 now owned by Suresh V. Parulekar. <b>On the North:</b> By Public Road. <b>On the South:</b> By Public Road.
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 <b>Annexure 'B'</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.	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: 19/01/2016  
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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 'Novatel Construction' pertaining to property known as 'Ambea Keni', also Known as Battlem admeasuring 3,750 sq. mts bearing Survey No. 85/9 of Village Nerul, Bardez - Goa, (hereinafter referred to as the 'Said Property') and I am to opine as under:

1. The said property originally belonged to late Caetano Lopes and late Ana Maria Lopes alias Ana Maria Fernandes.
2. The original owners late Caetano Lopes and late Ana Maria Lopes alias Ana Maria Fernandes expired intestate without leaving any Will or any other disposition of their last wish leaving behind their 2 sons namely Taumaturgo Lopes (deceased) and Irwin Lopes alias Irwin Daniel Lopes (deceased) as their universal heirs and successors of their estate.
3. Said late Taumaturgo Lopes was married to Mrs. Sancina Isabel Lopes and out of their wedlock had one daughter Mrs. Martha Lopes e Vas alias Eufeginia Martha Lopes e Vaz. Taumaturgo Lopes expired on 09/06/1972 and Mrs. Sancina Isabel Lopes expired on 16/06/1971.
4. Mrs. Martha Lopes e Vas alias Eufeginia Martha Lopes e Vaz was married to Mr. Anthony Xavier Vaz and out of their wedlock had 5 children 1). Philip Vaz alias Philip Anthony Vincent Vaz who was

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married to Mrs. Meena Vaz alias Mina Dayal, 2). Mr. Irwin Lopes Vaz alias Irwin Cecil John Vaz (Bachelor), 3). Ursula Fernandes alias Ursula Annie Vaz e Fernandes was married to Mrs. Johny Fernandes alias John Caetano Fernandes, 4). Mrs. Yvonne Gonsalves alias Yvonne Philomena Vaz e Gonsalves married to Mr. Braz Gosnalves, 5). Mrs. Christine Sequeira alias Christine Grace Vaz e Sequeira married to Mrs. Steve Sequeira.

5. Said Irwin Lopes alias Irwin Daniel Lopes was married to Mrs. Daniel Lopes was married to Mrs. Teresa Lopes alias Philomena Bella Noronha alias Teresa Noronha e Lopes.
6. Said Irwin Lopes alias Irwin Daniel Lopes expired on 31/03/1977 at Colaba, Mumbai leaving behind his wife and 3 sons namely a). John Lopes alias Johnson Jose Pitto Lopes married to Mrs. Rita Lopes alias Rita Gupta Lopes, b). Mr. Francis Lopes alias Francis Caetano Lopes (bachelor), c). Brian Lopes alias Vincent Brian Anthony Lopes married to Mrs. Philomena Lopes.
7. Pursuant to the death of late Caetano Lopes, late Ana Maria Lopes alias Ana Maria Fernandes, late Taumaturgo Paulo Lopes alias Joaquim Antonio Gregorio Taumaturgo Paulo Daniel Lopes, late Sancina Isabel Lopes alias Sanchina Pulqueri Isabel Rodrigues and late Irwin Lopes alias Irwin Daniel Lopes, Inventory Proceedings were initiated bearing No. 53/1997/B in the Court of Civil Judge Senior Division at Panaji by Teresa Lopes alias Philomena Bella Noronha alias Teresa Noronha e Lopes in order to partition and equally distribute the properties among the legal heirs of late Irwin Lopes alias Irwin Daniel Lopes and late Taumaturgo Lopes.
8. In the Inventory Proceedings No.53/1997/B the property Survey No.85/9 admeasuring 5950 sq. mts (Larger property) was listed as item No.4. This property was in possession of Taumarturgo Paulo Lopes since 1961 and infact he had given the Larger property on Lease for a period of 6 years to one Pimpo Naique of Reis Magos beginning from June 1961 to June 1966.

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9. This Larger property was neither described in the Land Registration Office nor in the Matriz Predial and also was not described in the Land Registration Office but however is presently surveyed under Survey No. 85/9 of Nerul Village.
10. Even Form I & XIV with respect to the Larger property reflects the name of Taumarturgo Paulo Lopes in the Occupant Column which was obtained from the Talathi Nerul Bardez on 23/10/1975 and the same continues to reflect in the Form I & XIV till the culmination of Inventory Proceedings No.53/1997/B.
11. Item No.8 in the Inventory Proceedings No.53/1997/B also reflects that the Compensation was awarded to Taumarturgo Paulo Lopes for the portion of Land admeasuring 103 sq. mts which formed the part of the Larger property bearing Survey No.85/9 of Nerul Village in Land Acquisition Proceedings by the Dy. Collector Mapusa vide letter No.59/\$DO/MAD/LA/89-93 Dated 8/78/1993.
12. In the said Inventory Proceedings No.53/1997/B, terms of compromise was executed by all the interested parties in order to amicably settle/distribute the properties at Items 1 to 10 among themselves.
13. By virtue of terms of compromise dated 23/09/1997, it was agreed that Item No. 1 to 6, 8 and 10 (said property at Item No. 4 admeasuring 5950 sq. mts) was allotted to Mrs. Teresa Lopes, Johnson Lopes, Francis Lopes and Brian Lopes.
14. By virtue of the said terms of compromise, Mrs. Teresa Lopes alias Philomena Bella Noronha alias Teresa Noronha e Lopes along with her 3 sons namely Brian Lopes married to Philomena Lopes, Johnson Lopes married to Sita Lopes and Francis Lopes became the absolute co-owners in possession of the property admeasuring 5950 sq. mts. (Hereinafter referred to as the '**Larger Property**').





15. The names of Mrs. Teresa Lopes, Johnson Lopes, Francis Lopes and Brian Lopes are now reflected in the occupant's column of Form I & XIV.
16. Upon being the co-owners of the larger property, Mrs. Teresa Lopes alias Philomena Bella Noronha alias Teresa Noronha e Lopes, Brian Lopes, Philomena Lopes, Johnson Lopes, Rita Lopes and Francis Lopes (Plaintiffs) instituted a Regular Civil Suit No. 89/2006/E in the Court of Civil Judge Junior Division at Mapusa against one Suresh Parulekar, Mrs. Nanda Suresh Parulekar and Prasad Suresh Parulekar (Defendants) seeking for a Declaration and Permanent Injunction restraining them from interfering with the said larger property.
17. In the Regular Civil Suit No. 89/2006/E, Consent Terms dated 08/08/2013 were arrived between the Plaintiffs and Defendants, an area of 2,200 sq. mts was conveyed in favour of the Defendants out of the larger property and the balance area of Rs. 3750 sq. mts (said property) continued to be in co-ownership and possession of the Plaintiffs.
18. Vide Order dated 12/08/2013, the Civil Judge Junior Division at Mapusa was pleased to dispose off the Regular Civil Suit No. 89/2006/E in terms of the consent terms filed between the Plaintiffs and Defendants.
19. Pursuant to Order dated 12/08/2013, the said property was therefore in lawful possession of Mrs. Teresa Lopes alias Philomena Bella Noronha alias Teresa Noronha e Lopes, Johnson Lopes, Rita Lopes Brian, Philomena and Francis Lopes.
20. Vide Sale Deed dated 24/12/2014, Brian Lopes alias Vincent Brian Lopes, Mrs. Philomena Lopes, Mrs. Teresa Lopes alias Philomena Bella Noronha alias Teresa Noronha e Lopes, Johnson Lopes, Rita Lopes and Francis Lopes sold the said property to M/s Novatel Constructions which is a registered Partnership Firm and the Deed of Sale is registered on 02/01/2015 before the Sub-Registrar of Bardez

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under Book 1 document bearing Registration No. BRZ-BK1-0032-2015, CD No. BRZD760.

21. Pursuant to Sale Deed dated 24/12/2014, Power of Attorney dated 02/01/2015 was executed by the Partnership Firm 'NOVATEL CONSTRUCTIONS' appointing one of their partner Mr. Subash Gopal Pednekar as their lawful attorney inter alia to develop, construct and deal with the said property in addition to various other Authorities as stipulated therein.
22. M/s NOVATEL CONSTRUCTIONS has obtained the Technical Clearance Order bearing No. TPB/1709/NER/TCP/15/3805 dated 08/12/2015 for the purpose of carrying out construction of residential buildings in Survey No. 85/9, Plot No. B situated at Nerul Village.
23. After obtaining the Technical Clearance, the Town and Country Planning Department vide Order dated 07/12/2015 bearing Ref. No. TPB/1709/NER/TCP-15/3789, directed payment of the Infrastructure Tax charges towards the construction of residential building in the Said Property which has been paid by NOVATEL CONSTRUCTIONS vide Challan No. ITAX/346 dated 08/12/2015.
24. The Directorate of Health Service, Primary Health Center, Candolim vide Letter dated 11/12/2015 bearing Ref. No. PHCC/NOC/2015-16/2032 has also granted No Objection from sanitary point of view to NOVATEL CONSTRUCTIONS for the proposed construction of residential Building in the Said Property.
25. Construction Licence has also been granted by the Village Panchayat of Nerul bearing Construction Licence No. VP.P/NRL/2015-16/885 dated 13/01/2016.
26. So also Conversion Sanad has been granted by the District Collector, North Goa with respect to the Said Property bearing Conversion Sanad No. RB/CNV/BAR/AC-1/103/2015 dated 08/01/2016.


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27. There afterwards M/s Novatel Constructions entered into Development Agreement dated 06/05/2015 with M/s Vianaar Homes Pvt. Ltd with respect to the said property.

In view of the above, I hereby certify that:

M/s Novatel Constructions are the owner in possession of the Said Property and that there is no legal impediment for any third parties to enter into an Agreement/Sale Deed with M/s Novatel Constructions and M/s Vianaar Homes Pvt. Ltd for the purpose of purchase of residential Villas/Flats.



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