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Advocate (High Court)

306, Gera Imperium
EDC Complex,
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Date: 16/04/2016

Ref No. Galileo/Gen/Non-Lit/460/2016/Out

ANNEXURE 'A'

THE TITLE VERIFICATION AND SEARCH REPORT

1.	Name of the Unit	'M/s Vianar Homes Pvt. Ltd' having office at 201, 2 nd floor, Gera Imperium I, Patto, Panaji - Goa
2.	Particulars of the documents scrutinized – serially and chronologically	<p>a) Will dated 04/05/1991 executed by Hortence Martin Pinto or Martin alias Hortencio Pinto. (Copy).</p> <p>b) Judgment and Decree dated 26/08/1997 passed in Regular Civil Suit 92/92/A. (Copy).</p> <p>c) Inventory Proceedings No. 273/1998 filed in the Court First Additional Civil Judge Senior Division, Mapusa (Copy).</p> <p>d) Statement on oath filed by John Pinto as the head of the family on 06/04/1999 in Inventory Proceedings No. 273/1998. (Copy).</p> <p>e) Description of property filed in Inventory Proceedings No. 273/1998. (Copy).</p> <p>f) Chart of Allotment filed in Inventory Proceedings No. 273/1998 dated 04/01/2000. (Copy).</p> <p>g) Minutes of Family Council Meeting and Auction passed in Inventory Proceedings No. 273/1998. (Copy)</p> <p>h) Order dated 10/01/2000. (Copy)</p> <p>i) Order passed by the Joint Mamlatdar in Case NO. TNC/SR/ANJ/43/2002</p>



		<p>disposing the issue tenancy. (Copy).</p> <p>j) Death Certificate of Cyric Constance Pinto. (Copy).</p> <p>k) Death Certificate of Mrs. Rose Pinto. (Copy).</p> <p>l) Order dated 28/02/2007 passed by the Dy. Collector, Mapusa in Case No. 18/41/2006/LRC-Misc. (Copy)</p> <p>m) Sale Deed dated 30/04/2008 executed with Gajanan Ladu Mandrekar (Copy).</p> <p>n) Conversion Sanad dated 08/01/2013 issued by the Collector, North Goa along with Plan. (Copy)</p> <p>o) Form I & XIV reflecting the name of Gajanan Ladu Mandrekar in Survey No. 398-14-A. (Copy).</p> <p>p) Deed of Sale dated 06/05/2010 executed between Gajanan Ladu Mandrekar and C & A Associates. (Copy).</p> <p>q) Description document along with translated copy. (Copy)</p> <p>r) Inscription document along with translated copy reflecting the name of Camilio Diogo Andre Pinto. (Copy).</p> <p>s) Form I & XIV reflecting the name C & A Associates. (Copy).</p> <p>t) Form I & XIV of Survey No. 398/14. (Copy)</p> <p>u) Deed of Sale dated 27/10/2015 executed between C&A Associates and Vianaar Homes Pvt. Ltd. (Copy).</p> <p>v) Order dated 22/12/2015 issued by the Town and Country Planning Department, North Goa. (Copy)</p> <p>w) Technical Clearance Order dated 29/12/2015. (Copy)</p> <p>x) NOC dated 28/01/2016 issued by the Directorate of Health Services, Siolim. (Copy)</p> <p>y) Form I & XIV reflecting the name of Vianaar Homes Pvt. Ltd of Survey No. 398/14-A.</p>
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		(Copy) z) Construction Licence dated 18/02/2016 bearing Construction Licence No. VP/ANJ-CAI/2015-2016/3141. (Copy) aa) Nil Encumbrance Certificate. (Copy)
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 undeveloped property known as 'ZARI' also Known as 'CHUVADECHI CADDI' or 'CHIMBARICHY ADD' located within the limits of Village Panchayat of Anjuna in the Taluka and Sub-District of Bardez, District of North Goa and the same being described under No. 26030 Book No.67 new at pages 55 onwards not enrolled in the Taluka Revenue office and earlier surveyed under Survey No. 398/14 of Anjuna Village totally admeasuring an area of 5075 sq.mts.
5.	Survey No.	398 Sub Division 14-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 Public Road. On the West: By the property surveyed under Survey No. 398/12 & 13. On the North: By property under Survey No. 398/7. On the South: By remaining part of the aforesaid property (Survey No. 398/14-B).
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	Nil Encumbrance dated 23/03/2016.

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	Authorities or Third Party claims, liens etc. and details thereof. If yes, give the details thereof.	
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 Encumbrance for a period of 15 years from 10/01/2000 to 23/03/2016.

Date: 16/04/2016

Place: Panaji – Goa


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Phone No: 0832-2437063

Date: 16/04/2016

Ref No. Galileo/Gen/Non-Lit/461/2016/Out

ANNEXURE 'B'

Sir,

The undersigned has perused and scrutinized all the documents enlisted in paragraph 2 of Annexure 'A', the file of 'M/s Vianaar Homes Pvt. Ltd.,' pertaining to the northern part of the property known as 'ZARI' or 'CHUVADECHI CADDI' or 'CHIMBARICHY' admeasuring 2000 sq. mts bearing Survey No. 398/14-A of Village Anjuna, Bardez – Goa, (hereinafter referred to as the '**Said Property**') and I am to opine as under:

1. The said property originally belonged to late Mr. Camilio Diogo Andre Pinto who expired somewhere in the year 1962.
2. The said property formed a part of the larger property admeasuring 5075 sq. mts which is surveyed under Survey No. 398/14 and 18 which originally belonged to late Camilio Diogo Andre Pinto.
3. The Larger Property described in livro de descricoes prediaes at No. 2630 at Folios 86 of B67 and the name of late Camilio Diogo Andre Pinto is also inscribed in livro de inscricoes diversas at F11/195 No. 9674.
4. The original owner Mr. Camilio Diogo Andre Pinto expired without leaving any Will or any other disposition of his last wish leaving behind his 3 sons namely 1). Mr. Joaquim Kemehiel Pinto alias Joaquim Pinto, 2). Late Hortence Martin Pinto or Martin alias Hortencio Pinto and 3). Late Cyril Constancio Pinto alias Cyric C. Pinto as his universal heirs and successors to his estate.



5. Mr. Joaquim Kemehiel Pinto is married to Mrs. Michaeline Joaquim Pinto and out of their wedlock they have only one son Mr. Ben Kemehiel alias Ben Pinto.
6. Late Mr. Hortence Martin Pinto or Martin alias Hortenco Pinto was married to Mrs. Meklin Pinto and out of their wedlock they had no children. Mr. Hortence Martin Pinto or Martin alias Hortenco Pinto expired on 05/10/1991 leaving behind Will dated 04/05/1991 bequeathing his share in the said property in favour of his nephew Mr. Ben Kemehiel alias Ben Pinto.
7. Late Cyril Constancio Pinto alias Cyric C. Pinto was married to Mrs. Rose Pinto and out of their wedlock had 3 sons namely 1). Ivan Pinto, 2). Felix Pinto and 3). John Pinto. Mr. Cyril C. Pinto alias Cyric Pinto expired on 19/09/1988 and Mrs. Rose Pinto expired on 12/07/1986 respectively.
8. Mr. Ivan Pinto expired on 22/10/1993 leaving behind his wife Mrs. Carmelia Pinto and one son Mr. Claude Anthony Pinto.
9. Mr. John Pinto is married to Rita Pinto without any legal heirs. Late Felix Pinto expired on 28/12/1995 as a bachelor.
10. Pursuant to the death of Mr. Camilio Diago Andre Pinto, Mr. Joaquim K. Pinto alias Joaquim Pinto (Plaintiff No. 2) along with his wife and son (Plaintiff No. 3 and 1) filed a Suit for Declaration and correction of Survey records bearing Special Civil Suit No. 92/92/A before the Civil Judge Senior Division, Mapusa for a declaration that they are the co-owners of the Suit Property bearing Survey No. 398/18 known as 'CHUVADECHI CADDI' or 'CHIMBARICHY' situated at Anjuna.
11. Vide Judgment and Decree dated 26/08/1997 passed in Special Civil Suit No. 92/92/A, the Civil Judge Senior Division, Mapusa was pleased to declare Joaquim Kemehiel Pinto alias Joaquim Pinto, Michaeline Joaquim Pinto and Ben Kemehiel alias Ben Pinto as the co-owners of the Suit Property surveyed under survey no. 398/18

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which earlier formed the part of the larger property 'CHUVADECHI CADDI' or 'CHIMBARICHY' situated at Anjuna along with late Cyril Constancio Pinto alias Cyric C. Pinto and his legal heirs upon perusing all the necessary documents including the Inscription and Description documents.

12. Pursuant to the death of late Cyril Constancio Pinto alias Cyric Pinto and Mrs. Rita Pinto, Inventory Proceedings were initiated bearing No. 273/1998 by Mr. John Pinto in the Court of Civil Judge Senior Division at Mapusa in order to partition and equally distribute the said property among the widow and legal heir of late Ivan Pinto and Mr. John Pinto.
13. The said property was equally partitioned among the two children of late Cyril Constancio Pinto and Mrs. Rose Pinto and thereafter in auction the said property was bid at value of Rs. 25,100/- and taken over by John Pinto by paying off the owelities to the other two interested parties namely Mrs. Carmelina Pinto and Claude Anthony Pinto towards the said property.
14. By virtue of Order dated 10/01/2008 passed in the Inventory Proceedings No. 273/1998 by the First Additional Civil Judge Senior Division, Mapusa Mr. John Pinto became the lawful, absolute owner and having rightful title to the said property.
15. By virtue of Order dated 28/02/2007 passed by the Dy. Collector in Case No. 18/41/06/LRC/Misc, the names of Joaquim K. Pinto, Michaeline Joaquim Pinto and Ben Kemehiel alias Ben Pinto are recorded in the occupant's column as co-occupants in survey records of Form I & XIV of Survey No. 398/14.
16. Upon being the co-owners of the said property John Pinto and Ben Kemehiel Pinto filed a Regular Civil Suit No. 183/2010/B before the Civil Judge Senior Division, Mapusa against Shrikant Tamonkar and his wife Mrs. Rajeshri Tamonkar for Permanent Injunction.
17. Pursuant to the filing of the Suit, Shrikant Tamonkar and his wife Rajeshri Tamonkar allegedly claimed tenancy over the said property;



accordingly the issue was referred by the Civil Court to the Joint Mamlatdar for final decision under the Tenancy Act which was registered as Case No. TNC/SR/ANJ/13/2002.

18. During the pendency of the Tenancy case before the Joint Mamlatdar, Rajeshri Tamonkar expired on 30/07/2006 and hence her two sons were brought on record.
19. However, vide Application dated 29/04/2008 Shri. Shrikant Tamonkar and his sons withdrew their claim of tenancy rights over the said property and hence accordingly the Joint Mamlatdar was pleased to dismiss the issue framed by the Civil Court in Regular Civil Suit No. 183/1/B.
20. Thereafterwards Mr. Shrikant Tamonkar and his children along with Ben Kemehiel alias Ben Pinto and John Pinto filed compromise terms in the Regular Civil Suit No. 183/2013/B wherein an area of 510sq. mts was conveyed and transferred to Shrikant Tamonkar and his children in lieu of their mundkarial rights including the plinth area of the existing house and surrounding land.
21. The said property was therefore vested jointly by John Pinto, Rita Pint, Ben Kemehiel alias Ben Pinto, Joaquim K. Pinto and Catherine K. Pinto.
22. Vide Sale Deed dated 30/04/2008, Mr. Ben Kemehiel alias Ben Pinto, Mrs. Catherine K. Pinto, Mr. Joaquim Kemehiel Pinto, Mr. John Pinto and Rita P.F. Pinto sold the northern part of the said property admeasuring 2000 sq. mts which is forming a part of the larger property admeasuring 5075 sq. mts. to Gajanan Ladu Mandrekar and the same is registered on 01/07/2008 before the Sub-Registrar of Bardez bearing Registration No. 3490 at Pages 1 to 19 at Book No. I, Vol. No. 2668.
23. Pursuant to Sale Deed dated 30/04/2008, the said property was independently surveyed under Survey No. 398/14-A and the name of Mr. Gajanan Ladu Mandrekar is reflected in the occupant's column of Form I & XIV surveyed under Survey No. 398/14-A.

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24. Conversion Sanad dated 08/01/2013 has also been granted to Gajanan Ladu Mandrekar by the Collector of North Goa with respect to the said property bearing Survey No. 398/14-A for residential purpose.
25. Upon being the absolute owner in possession, Mr. Gajanan Ladu Mandrekar executed a Sale Deed dated 06/05/2010 with C & A Associates with respect to the said property admeasuring 2000 sq. mts registered before the Sub-Registrar of Bardez bearing Registration No. BRZ-BK1-011614-2010, Book 1 document, CD No. BRZD61 registered on 06/05/2010.
26. Pursuant to Sale Deed dated 06/05/2010, C & A Associates was put in possession of the said property and hence are the lawful owners of the said property.
27. Form I & XIV also reflects the name of 'C & A Associates' in the occupant's column with respect to said property.
28. Thereafterwards vide Deed of Sale dated 27/10/2015, C&A Associates sold the Said Property which is described in Schedule II of the said Deed to M/s Vianaar Homes Pvt. Ltd., which is duly registered before the Sub-Registrar of Bardez bearing Registration No. BRZ-BK1-08479-2015, CD No. BRZD774 registered on 29/10/2015.
29. Pursuant to Sale Deed dated 27/10/2015, M/s Vianaar Homes Pvt. Ltd was put in possession of the said property and hence is the lawful owner of the said property.
30. Form I & XIV also reflects the name of 'M/s Vianaar Homes Pvt. Ltd' in the Occupant's column with respect to said property.
31. Vide Order dated 22/12/2015 bearing Ref. No. TPB/2032/TCP-15/3932, the Town and Country Planning Department had assessed the Infrastructure Tax for the purpose of construction of residential Villas and swimming pool in the Said Property.

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32. M/s Vianaar Homes Pvt. Ltd has also obtained the Technical Clearance Order dated 29/12/2015 bearing Ref. No. TPB/2032/TCP-15/4000 from the office of the Senior Town Planner towards the construction of residential Villas and Swimming Pool in the Said Property in favour of M/s Vianaar Homes Pvt. Ltd.
33. M/s Vianaar Homes Pvt. Ltd has also been granted No Objection from the Directorate of Health Services, Primary Health Centre, Siolim dated 28/01/2016 bearing Ref. No. PHCS/NOC/15-16/1591 from the sanitary point of view for the proposed construction in the Said Property.
34. M/s Vianaar Homes Pvt. Ltd has also obtained Construction Licence dated 18/02/2016 bearing Construction Licence No. VP/ANJ-CAI/2015-2016/3141 issued by the Village Panchayat of Anjuna – Caisua for the purpose of constructing residential Villas and swimming pool in the Said Property.
35. Latest Nil Encumbrance dated 23/03/2016 has also been procured for a period of 15 years from 10/01/2000 to 23/03/2016 which clearly discloses that the Said Property is not mortgaged to any Bank or any Financial Institution.

In view of the above, I hereby certify that 'M/s Vianaar Homes Pvt. Ltd' is the owner of the Said Property and hence there are no legal impediments for entering into any Agreement/Sale Deed with 'M/s Vianaar Homes Pvt. Ltd' by prospective purchasers.


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Date: 18/04/2016

Ref No. Galileo/Gen/Non-Lit/464 /2016/Out

ANNEXURE 'A'

THE TITLE VERIFICATION AND SEARCH REPORT

1.	Name of the Unit	'M/s Vianar Homes Pvt. Ltd' having office at 201, 2 nd floor, Gera Imperium I, Patto, Panaji - Goa
2.	Particulars of the documents scrutinized - serially and chronologically	<ul style="list-style-type: none">a) Will dated 04/05/1991 executed by Hortence Martin Pinto or Martin alias Hortencio Pinto. (Copy).b) Judgment and Decree dated 26/08/1997 passed in Regular Civil Suit 92/92/A. (Copy).c) Inventory Proceedings No. 273/1998 filed in the Court First Additional Civil Judge Senior Division, Mapusa (Copy).d) Statement on oath filed by John Pinto as the head of the family on 06/04/1999 in Inventory Proceedings No. 273/1998. (Copy).e) Description of property filed in Inventory Proceedings No. 273/1998. (Copy).f) Chart of Allotment filed in Inventory Proceedings No. 273/1998 dated 04/01/2000. (Copy).g) Minutes of Family Council Meeting and Auction passed in Inventory Proceedings No. 273/1998. (Copy)h) Order dated 10/01/2000. (Copy)i) Order passed by the Joint Mamlatdar in Case NO. TNC/SR/ANJ/43/2002



		<p>disposing the issue tenancy. (Copy).</p> <p>j) Death Certificate of Cyric Constance Pinto. (Copy).</p> <p>k) Death Certificate of Mrs. Rose Pinto. (Copy).</p> <p>l) Order dated 28/02/2007 passed by the Dy. Collector, Mapusa in Case No. 18/41/2006/LRC-Misc. (Copy)</p> <p>m) Sale Deed dated 30/04/2008 executed with Narayan Ladu Mandrekar (Copy).</p> <p>n) Conversion Sanad dated 22/10/2011 issued by the Collector, North Goa along with Plan. (Copy)</p> <p>o) Form I & XIV reflecting the name of Narayan Ladu Mandrekar. (Copy).</p> <p>p) Deed of Sale dated 05/12/2011. (Copy)</p> <p>q) Description document along with translated copy. (Copy)</p> <p>r) Inscription document along with translated copy reflecting the name of Camilio Diogo Andre Pinto. (Copy).</p> <p>s) Form I & XIV of Survey No. 398/14. (Copy)</p> <p>t) Form I & XIV of Survey No. 398/14-B reflecting the name of Narayan Ladu Mandrekar and C & A Associates. (Copy)</p> <p>u) Deed of Sale dated 27/10/2015 executed between C&A Associates and Vianaar Homes Pvt. Ltd. (Copy).</p> <p>v) Order dated 22/12/2015 issued by the Town and Country Planning Department, North Goa. (Copy)</p> <p>w) Technical Clearance Order dated 29/12/2015. (Copy)</p> <p>x) NOC dated 28/01/2016 issued by the Directorate of Health Services, Siolim. (Copy)</p> <p>y) Construction Licence dated 18/02/2016 bearing Construction Licence No. VP/ANJ-CAI/2015-2016/3141. (Copy)</p> <p>z) Nil Encumbrance Certificate. (Copy).</p>
3.	Nature of Documents	Original/Certified/Photocopy/Court Copies of the documents listed in

(Handwritten Signature)

		clause 2 are verified.
4.	Complete or Full Description of Immovable Property	All that southern part of the property having an area of 2065 sq. mts which is forming a part of larger property known as 'ZARI' also Known as 'CHUVADECHI CADDI' or 'CHIMBARICHY ADD' located within the limits of Village Panchayat of Anjuna in the Taluka and Sub-District of Bardez, District of North Goa and the same being described under No. 26030 Book No. 67 new at pages 55 onwards not enrolled in the Taluka Revenue office and earlier surveyed under Survey No. 398/14 of Anjuna Village.
5.	Survey No.	398 Sub Division 14-B.
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 the property surveyed under Survey No. 398/12. On the North: By property under Survey No. 398/14-A belonging to M/s Vianaar Homes Pvt. Ltd. On the South: Partly by remaining part of the same property and 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 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 dated 23/03/2016.
10.	The period covered under the Encumbrances Certificate and the name of the person in whose	Nil Encumbrance for a period of 15 years from 10/01/2000 to 23/03/2016.

	favour the encumbrance is created and if so, satisfaction of charge, if any.	
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Date: 18/04/2016

Place: Panaji – Goa


Galileo F. Teles

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Advocate (High Court)

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Mob: 9370538063
Phone No: 0832-2437063

Date: 18/04/2016

Ref No. Galileo/Gen/Non-Lit/465/2016/Out

ANNEXURE 'B'

Sir,

The undersigned has perused and scrutinized all the documents enlisted in paragraph 2 of Annexure 'A', the file of 'M/s Vianaar Homes Pvt. Ltd.' pertaining to property known as ZARI' or 'CITUVADECHI CADDI' or 'CHIMBARICHY' admeasuring 2065sq. mts bearing Survey No. 398/14-B of Village Anjuna, Bardez – Goa, (hereinafter referred to as the 'Said Property') and I am to opine as under:

1. The said property originally belonged to late Mr. Camilio Diogo Andre Pinto who expired somewhere in the year 1962.
2. The said property formed a part of the larger property admeasuring 5075 sq. mts which is surveyed under Survey No. 398/14 and 18 which originally belonged to late Camilio Diogo Andre Pinto.
3. The Larger Property described in livro de descricoes prediacs at No. 26030 at Folios 86 of B67 and the name of late Camilio Diogo Andre Pinto is also inscribed in livro de inscricoes diversas at F11/195 No. 9674.
4. The original owner Mr. Camilio Diogo Andre Pinto expired without leaving any Will or any other disposition of his last wish leaving behind his 3 sons namely 1). Mr. Joaquim Kemebiel Pinto alias Joaquim Pinto, 2). Late Horteneo Martin Pinto or Martin alias Hortencio Pinto and 3). Late Cyril Constancio Pinto alias Cyric C. Pinto as his universal heirs and successors to his estate.



5. Mr. Joaquim Kemchiel Pinto is married to Mrs. Michaeline Joaquim Pinto and out of their wedlock they have only one son Mr. Ben Kemchiel alias Ben Pinto.
6. Late Mr. Hortence Martin Pinto or Martin alias Hortence Pinto was married to Mrs. Meklin Pinto and out of their wedlock they had no children. Mr. Hortence Martin Pinto or Martin alias Hortence Pinto expired on 05/10/1991 leaving behind Will dated 04/05/1991 bequeathing his share in the said property in favour of his nephew Mr. Ben Kemchiel alias Ben Pinto.
7. Late Cyril Constancio Pinto alias Cyric C. Pinto was married to Mrs. Rose Pinto and out of their wedlock had 3 sons namely 1). Ivan Pinto, 2). Felix Pinto and 3). John Pinto. Mr. Cyril C. Pinto alias Cyric Pinto expired on 19/09/1988 and Mrs. Rose Pinto expired on 12/07/1986 respectively.
8. Mr. Ivan Pinto expired on 22/10/1993 leaving behind his wife Mrs. Carmelia Pinto and one son Mr. Claude Anthony Pinto.
9. Mr. John Pinto is married to Rita Pinto without any legal heirs. Late Felix Pinto expired on 28/12/1995 as a bachelor.
10. Pursuant to the death of Mr. Camilio Diago Andre Pinto, Mr. Joaquim K. Pinto alias Joaquim Pinto (Plaintiff No. 2) along with his wife and son (Plaintiff No. 3 and 1) filed a Suit for Declaration and correction of Survey records bearing Special Civil Suit No. 92/92/A before the Civil Judge Senior Division, Mapusa for a declaration that they are the co-owners of the Suit Property bearing Survey No. 398/18 known as 'CHUVADECHI CADDI' or 'CHIMBARICHY' situated at Anjuna.
11. Vide Judgment and Decree dated 26/08/1997 passed in Special Civil Suit No. 92/92/A, the Civil Judge Senior Division, Mapusa was pleased to declare Joaquim Kemchiel Pinto alias Joaquim Pinto, Michaeline Joaquim Pinto and Ben Kemchiel alias Ben Pinto as the co-owners of the Suit Property surveyed under survey no. 398/18

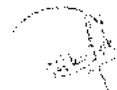


which earlier formed the part of the larger property 'CHUVADECHI CADDI' or 'CHIMBARICHIY' situated at Anjuna along with late Cyril Constancio Pinto alias Cyric C. Pinto and his legal heirs upon perusing all the necessary documents including the Inscription and Description documents.

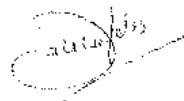
12. Pursuant to the death of late Cyril Constancio Pinto alias Cyric Pinto and Mrs. Rita Pinto, Inventory Proceedings were initiated bearing No. 273/1998 by Mr. John Pinto in the Court of Civil Judge Senior Division at Mapusa in order to partition and equally distribute the said property among the widow and legal heir of late Ivan Pinto and Mr. John Pinto.
13. The said property was equally partitioned among the two children of late Cyril Constancio Pinto and Mrs. Rose Pinto and thereafter in auction the said property was bid at value of Rs. 25,100/- and taken over by John Pinto by paying off the owelities to the other two interested parties namely Mrs. Carmelina Pinto and Claude Anthony Pinto towards the said property.
14. By virtue of Order dated 10/01/2008 passed in the Inventory Proceedings No. 273/1998 by the First Additional Civil Judge Senior Division, Mapusa Mr. John Pinto became the lawful, absolute owner and having rightful title to the said property.
15. By virtue of Order dated 28/02/2007 passed by the Dy. Collector in Case No. 18/41/06/I.RC/Misc, the names of Joaquim K. Pinto, Michaeline Joaquim Pinto and Ben Kemchiel alias Ben Pinto are recorded in the occupant's column as co-occupants in survey records of Form I & XIV of Survey No. 398/14.
16. Upon being the co-owners of the said property John Pinto and Ben Kemchiel Pinto filed a Regular Civil Suit No. 183/2010/B before the Civil Judge Senior Division, Mapusa against Shrikant Tamonkar and his wife Mrs. Rajeshri Tamonkar for Permanent Injunction.
17. Pursuant to the filing of the Suit, Shrikant Tamonkar and his wife Rajeshri Tamonkar allegedly claimed tenancy over the said property;

accordingly the issue was referred by the Civil Court to the Joint Mamlatdar for final decision under the Tenancy Act which was registered as Case No. TNC/SR/ANJ/13/2002.

18. During the pendency of the Tenancy case before the Joint Mamlatdar, Rajeshri Tamonkar expired on 30/07/2006 and hence her two sons were brought on record.
19. However, vide Application dated 29/04/2008 Shri. Shrikant Tamonkar and his sons withdrew their claim of tenancy rights over the said property and hence accordingly the Joint Mamlatdar was pleased to dismiss the issue framed by the Civil Court in Regular Civil Suit No. 183/1/B.
20. Thereafterwards Mr. Shrikant Tamonkar and his children along with Ben Kemehiel alias Ben Pinto and John Pinto filed compromise terms in the Regular Civil Suit No. 183/2013/B wherein an area of 510sq. mts was conveyed and transferred to Shrikant Tamonkar and his children in lieu of their mundkarial rights including the plinth area of the existing house and surrounding land.
21. The said property was therefore vested jointly by John Pinto, Rita Pint, Ben Kemehiel alias Ben Pinto, Joaquim K. Pinto and Catherine K. Pinto.
22. Vide Sale Deed dated 30/04/2008, Mr. Ben Kemehiel alias Ben Pinto, Mrs. Catherine K. Pinto, Mr. Joaquim Kemehiel Pinto, Mr. John Pinto and Rita P.F. Pinto sold the southern part of the said property admeasuring 2565 sq. mts which is forming a part of the larger property admeasuring 5075 sq. mts. to Narayan Ladu Mandrekar and the same is registered on 01/07/2008 before the Sub-Registrar of Bardez bearing Registration No. 3580 at Pages 268 to 286 at Book No. I, Vol. No. 2668.
23. Pursuant to Sale Deed dated 30/04/2008, the said property was independently surveyed under Survey No. 398/14-B and the name of Mr. Narayan Ladu Mandrekar is reflected in the occupant's column of Form I & XIV surveyed under Survey No. 398/14-B.

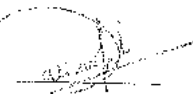


24. Conversion Sanad dated 22/10/2011 has also been granted to Narayan Ladu Mandrekar by the Collector of North Goa with respect to the said property bearing Survey No. 398/14-B(Part) for residential use i.e. 1980.00 sq. mts.
25. Upon being the absolute owner in possession, Mr. Narayan Ladu Mandrekar along with his wife Mrs. Niharika N. Mandrekar executed a Sale Deed dated 05/12/2011 with C & A Associates with respect to the said property admeasuring ,2065 sq.mts registered before the Sub-Registrar of Bardez bearing Registration No. BRZ-BK1-05629-2011, Book 1 document, CD No. BRZD255 registered on 05/12/2011.
26. Pursuant to Sale Deed dated 05/12/2011, the names of C & A Associates along with Narayan Ladu Mandrekar are reflected in Form I & XIV.
27. Thereafterwards vide Deed of Sale dated 27/10/2015, C&A Associates sold a portion of the Property which is described in Schedule III of the said Deed to M/s Vianaar Homes Pvt. Ltd., which is duly registered before the Sub-Registrar of Bardez bearing Registration No. BRZ-BK1-08479-2015, CD No. BRZD774 registered on 29/10/2015.
28. Pursuant to Sale Deed dated 27/10/2015, M/s Vianaar Homes Pvt. Ltd was put in possession of the said property and hence is the lawful owner of the said property.
29. Vide Order dated 22/12/2015 bearing Ref. No. TPB/2031/TCP-15/3931, the Town and Country Planning Department had assessed the Infrastructure Tax for the purpose of construction of residential Villas and swimming pool in the Said Property.
30. M/s Vianaar Homes Pvt. Ltd has also obtained the Technical Clearance Order dated 29/12/2015 bearing Ref. No. TPB/2031/TCP-15/3999 from the office of the Senior Town Planner towards the

A handwritten signature in blue ink is written over a circular stamp. The signature appears to be "N. N. Mandrekar". The stamp is partially obscured by the signature.

construction of residential Villas and Swimming Pool in the Said Property.

31. M/s Vianaar Homes Pvt. Ltd has also been granted No Objection from the Directorate of Health Services, Primary Health Centre, Siolim dated 28/01/2016 bearing Ref. No. PHCS/NOC/15-16/1592 from the sanitary point of view for the proposed construction in the Said Property.
32. M/s Vianaar Homes Pvt. Ltd has also obtained Construction Licence dated 18/02/2016 bearing Construction Licence No. VP/ANJ-CAI/2015-2016/3141 issued by the Village Panchayat of Anjuna - Caisua for the purpose of constructing residential Villas and swimming pool in the Said Property.
33. Latest Nil Encumbrance dated 23/03/2016 has also been procured for a period of 15 years from 10/01/2000 to 23/03/2016 which clearly discloses that the Said Property is not mortgaged to any Bank or any Financial Institution.
34. In view of the above, I hereby certify that 'M/s Vianaar Homes Pvt. Ltd' is the owner of the Said Property and hence there are no legal impediments for entering into any Agreement/Sale Deed with 'M/s Vianaar Homes Pvt. Ltd' by prospective purchasers.


Galileo M. Teles