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: 30/01/2018

Ref No.Galileo/Gen/Non-Lit/721/2018/Out

ANNEXURE 'A'

THE TITLE VERIFICATION AND SEARCH REPORT

1.	Name of the Unit	'Ryago Hotels'
2.	Particulars of the documents scrutinized – serially and chronologically	a) Deed of Gift dated 13/05/1883 (Translated Copy) b) Inscription document reflecting the name of Caetano Antonio Francisco Xavier Minguel Jose Vas. (Translated Copy) c) Form I & XIV reflecting the name of Luciana Pinto. (Copy) d) Terms of Compromise dated 31/10/1985 passed in Inventory Proceedings No. 55/1982 before the Civil Judge Senior Division, Mapusa. (Copy) e) Minutes of Declaration dated 27/12/1999 filed in Inventory Proceedings No. 45/1999/B initiated by Mrs. Ruth De Santana Rodrigues e Pinto. (Copy) f) Description of Assets filed in Inventory Proceedings No. 45/1999/B. (Copy) g) Chart of Allotment filed in Inventory Proceedings No. 45/1999/B. (Copy) h) Judgment dated 22/06/2001 passed in Inventory Proceedings No. 45/1999/B. (Copy) i) Agreement for Sale dated 05/02/2007 executed between Ruth de Santan e Pinto and M/s

		Sumeru Developers Pvt. Ltd. (Copy) j) Agreement for Sale dated 20/02/2007. (Copy) k) Deed of Sale dated 10/05/2007. (Copy) l) Agreement for Sale dated 17/06/2008. (Copy) m) Form I & XIV reflecting the name of Expanse India Buildcon Pvt. Ltd. (Copy) n) Sale Deed dated 07/07/2014 in favour of Ryago Hotel Pvt. Ltd. (Copy) o) Form I & XIV reflecting the name of Ryago Hotels Pvt. Ltd in Survey No. 399/7-O. (Copy) p) Technical Clearance Order dated 21/12/2016 bearing Ref. No. TPBZ/462/ANJ/TCP-16/3740 issued by from the office of the Senior Town Planner, Mapusa. (Copy) q) Construction Licence dated 10/03/2017 bearing Construction Licence No. VP/ANJ-CAI/2016-2017/3454 issued by the Village Panchayat of Anjuna-Caisua. (Copy) r) NOC dated 05/07/2017 bearing No. PHCS/NOC/16-17/1744 issued by the Directorate of Health Services, Primary Health Center, Siolim. (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 non-agricultural land admeasuring 12240 sq. mts surveyed under Survey No. 399/7-O of Village Anjuna forming a part of property known as 'ZARI CAISSUCHEM BHAT' or 'MULACHI GALLY' or 'BILVACHI GALLI' along with adjoining Aformento Plot identified as DOZE VERICOS situated at Chapora within the limits of Village Panchayat of Anjuna, surveyed under Survey No. 399/7 which is not described in the office the Land Registrar but is enrolled in the

		Taluka Revenue Office under Matriz No. 925 of 4th circumscription.
5.	Survey No.	399/7-O
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).	North: By property surveyed under Survey No. 399/2, 4 and 7 of Village Anjuna and partly by public road. South: By properties surveyed under Survey No. 399/7, 7-J and 7-L of Village Anjuna East: By property surveyed under Survey No. 399/7 and 7-K of Village Anjuna and partly by public road. West: By properties under Survey Nos. 399/6, 7, 9 and 11 of Village Anjuna.
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: 30/01/2018

Place: Panaji – Goa

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GALILEO F. TELES
L., LL.B (HONS)
308, ERIUM-1,
Patto ... omplex,
Panaji-... 21

Galileo F. Teles
Advocate (High Court)

306, Gera Imperium
EDC Complex,
Patto Plaza,
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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 'Ryago Hotels' pertaining to property 'B' and property 'C' totally admeasuring 12240 sq. mts surveyed under Survey No. 399/7-O which is forming a part of larger property known 'ZARI CAISSUCHEM BHAT' or 'MULACHI GALLY or 'BILVACHI GALLI' surveyed under Survey No. 399/7 situated at Anjuna Village, (hereinafter referred to as the '**Said Property**') and I am to opine as under:

1. The Said Property originally belonged to late Mr. Esmeraldo Vicente Xavier Vas and his wife late Mrs. Ana Caetana Maria Thereza Gomes which was admeasuring a total area of 23820 sq. mts known as 'ZARI CAISSUCHEM BHAT' or 'MULACHI GALLY' or 'BILVACHI GALLI' along with adjoining Aformento Plot identified as DOZE VERICOS situated at Chapora within the limits of Village Panchayat of Anjuna, surveyed under Survey No. 399/7 which is not described in the office the Land Registrar but is enrolled in the Taluka Revenue Office under Matriz No. 925 of 4th circumscription. (Hereinafter referred to as the '**Larger Property**').

2. Vide Gift Deed dated 13/05/1883, late Mr. Esmeraldo Vicente Xavier Vas and his wife late Mrs. Ana Caetana Maria Thereza Gomes gifted one third part of the said Larger Property to their son late Mr. Caetano Antonio Francisco Xavier Minguel Jose Vas alias

Francisco Xavier Vas which is drawn up partly at Folio 132 reverse, folio 133 and partly at folio 133 reverse of Book No. 88 of the then Notary Public of Bardez, Tabeliao M. J. Ribeiro preserved in the Directorate of Archives and Archeology Panaji under its Volume No. 13624 issued by the Archivist (General) on 14/02/2011 bearing No. 124/4684 dated 10/02/2011.

3. Pursuant to Gift Deed dated 13/05/1883, the name of late Mr. Caetano Antonio Francisco Xavier Minguel Jose Vas alias Francisco Xavier Vas is reflected under Inscription No. 45 at folio 28 of Book No. G1 of the Land Registration Records of Bardez who became the absolute owner of one third part of the said Larger Property.

4. Late Mr. Caetano Antonio Francisco Xavier Minguel Jose Vas alias Francisco Xavier Vas was married to late Mrs. Leticia Corrreia Lobo e Vas and upon their wedlock had three children namely 1). Esmeraldo Vincent Xavier Antonio Carlos Rudolfo Minguel Sebastiao Dos Dores Vas, 2). Minguel Francisco Xavier Martinho Dos Dores Vas and 3). Joao Francisco Xavier Ubaldino Dos Dores Vas.

5. Late Mr. Caetano Antonio Francisco Xavier Minguel Jose Vas alias Francisco Xavier Vas expired on 09/09/1950 and Mrs. Leticia Corrreia Lobo e Vas expired on 05/12/1933, Esmeraldo Vincent Xavier Antonio Carlos Rudolfo Minguel Sebastiao Dos Dores Vas expired on 09/04/1968, Minguel Francisco Xavier Martinho Dos Dores Vas expired on 11/04/1974 and Joao Francisco Xavier Ubaldino Dos Dores Vas expired 19/12/1960 without leaving any Will or any other disposition of their last wish.

6. Upon the demise of late Mr. Caetano Antonio Francisco Xavier Minguel Jose Vas alias Francisco Xavier Vas, Mrs. Leticia Corrreia Lobo e Vas, Esmeraldo Vincent Xavier Antonio Carlos Rudolfo Minguel Sebastiao Dos Dores Vas, Minguel Francisco Xavier Martinho Dos Dores Vas and Joao Francisco Xavier Ubaldino Dos Dores Vas, Inventory Proceedings No. 55/1982 was initiated by one

of the legal heirs late Luciana Vaz e Pinto before the Civil Judge Senior Division at Mapusa.

7. The abovementioned deceased persons left behind the following persons as their sole/only legal heirs namely a). Mrs. Adelaide Vaz e Pinto, b). Mr. Caetano Francisco de Santana Pinto and his wife c). Mrs. Ruth Santana Rodrigues e Pinto, d). Mr. Eugenio Pinto and e). Ms. Luciana Vaz e Pinto who were entitled to the estate left behind by the aforesaid deceased persons.

8. Vide Consent Terms dated 31/10/1985 which was filed in Inventory Proceedings No. 55/1982, the Larger Property which was identified Item No. 1 was allotted to Ms. Luciana Vaz e Pinto who became the lawful owner of the said Larger Property and the other legal heirs were allotted other properties which was left behind by the deceased persons.

9. Late Mrs. Adelaide Precilia Dos Dores Vaz e Pinto was married to late Mr. Philip Neri Pinto and out their wedlock had three children namely 1). Eugenio P. Pinto (**Bachelor**), 2). Luciana Pinto (**spinster**), 3). Caetano Francisco Santana Pinto alias Caetano Francisco Pinto who was married to Mrs. Ruth de Santana Pinto alias Ruth Rodrigues.

10. Caetano Francisco Santana Pinto alias Caetano Francisco Pinto and Mrs. Ruth de Santana Pinto alias Ruth Rodrigues out of their wedlock had 5 children namely;1) Antonio Howard Pinto (Bachelor) 2) Fr. Mariano Hector Pint(Unmarried) ,3) Joao Hamilton Pinto, 4) Joseph Hubert Pinto and 5) Maria Adelaide Nalini Pinto.

11. Mr. Joao Hamilton Pinto is married to Mrs. Maria Pushpa Ubaldina Fidelis, Mrs. Joseph Hubert Pinto is married to Mrs. Sandra Mathilda Gonsalves and Mrs. Maria Adelaide Nalini Pinto is married to Mr. Danzil John Fernandes.

12. Mr. Philip Neri Pinto expired on 22/07/1944, Mrs. Adelaide Precilia Dos Dores Vaz e Pinto expired on 18/04/1991, Eugenio P. Pinto

expired on 25/07/1995 and Luciana Pinto expired on 9/11/1997, Caetano Francisco Santana Pinto alias Caetano Francisco Pinto expired on 22/09/1995.

13. Late Mr. Eugenio P. Pinto expired as a bachelor and Ms. Luciana Pinto also expired as a Spinster with neither ascendants nor descendants except leaving behind Mrs. Ruth de Santana Pinto alias Ruth Rodrigues and her legal heirs/ children.

14. Pursuant to the death of Mr. Philip Neri Pinto, Mrs. Adelaide Precilia Dos Dores Vaz e Pinto, Eugenio P. Pinto, Luciana Pinto, Caetano Francisco Santana Pinto alias Caetano Francisco Pinto Inventory Proceedings was initiated bearing No.45/99/B in the Court of Civil Judge Senior Division at Panaji in order to Partition and equally distribute the properties among the remaining heirs i.e. Mrs. Ruth de Santana Pinto alias Ruth Rodrigues and her legal heirs/ children.

15. Other Properties including the Said property that was identified as **(Item No.VI)** were equally partitioned among Mrs. Ruth de Santana Pinto alias Ruth Rodrigues and her 5 children namely, Antonio Howard Pinto, Mariano Hector Pinto, Joao Hamilton Pinto, Joseph Hubert Pinto and Maria Adelaide Nalini Pinto and the said properties were taken over by Mrs. Ruth de Santana Pinto alias Ruth Rodrigues by paying off the owelties to all her legal heirs.

16. By virtue of order dated 22/06/2001 passed in the Inventory proceedings No. 45/99/B, Mrs. Ruth de Santana Pinto alias Ruth Rodrigues became the lawful, absolute owner and having rightful title to the Said Larger Property (Item No.VI).

17. Upon being the absolute owner Mrs. Ruth de Santana Pinto alias Ruth Rodrigues executed an Agreement for Sale dated 5/2/2007 with M/s Sumeru Developers Pvt. Ltd with respect to the sale of the unsold area admeasuring 18,139 sq. mts which is forming a part of the said Larger Property.

18. Thereafterwards M/s Sumeru Developers Pvt. Ltd did not desire to hold the entire unsold area admeasuring 18,139 sq.mts which is forming a part of the said Larger Property, hence Mrs. Ruth de Santana Pinto alias Ruth Rodrigues along with M/s Sumeru Developers Pvt. Ltd who was the Confirming Party to the Agreement for Sale dated 20/02/2007 which is registered before the Sub-Registrar of Bardez wherein Expanse India Buildcon Pvt. Ltd. purchased portion of the Said Larger Property which is admeasuring an area of 13940 sq. mts. (Hereinafter referred to as '**Said Plot B**').

19. However pursuant to the execution of Agreement of Sale dated 20/02/2007, the actual measurement on site of Said Plot B was 10960 sq. mts instead of 13940 sq. mts.

20. Thereafterwards vide Deed of Sale dated 10/05/2007, Expanse India Buildcon Pvt. Ltd purchased an additional area of 1280 sq. mts which is forming part of the Larger Property from Mrs. Ruth de Santana Pinto alias Ruth Rodrigues (Owner/Vendor) and M/s Sumeru Developers Pvt. Ltd who was the Confirming Party to the said Deed of Sale which was registered before the Sub-Registrar of Bardez bearing Registration No. 2490 of Book No. 1, Vol. No. 2124. (Hereinafter referred to as the '**Said Plot C**').

21. By virtue of Agreement for Sale dated 20/02/2007 and Deed of Sale dated 10/05/2007, Expanse India Buildcon Pvt. Ltd became the absolute owner in possession of Said Plot "B" and said Plot "C" totally admeasuring 12240 sq. mts which are forming a part of the Said Larger Property surveyed under Survey No. 399/7 of Anjuna Village. **(Hereinafter Referred to as the "Said Property").**

22. Subsequently Expanse India Buildcon applied for partition of the Said Property before the Inspector of Survey and Land Records and the Said Property was allotted a new Survey No. 399/7-O.

23. Upon being the owner Expanse India Buildcon Pvt. Ltd vide Agreement for Sale dated 17/06/2008 sold the Said Property which is totally admeasuring 12240 sq. mts to Saga Infra Project Pvt. Ltd

which is registered before the Sub-Registrar of Bardez bearing Registration No. 3470 sq. mts at Pages 134 to 172, Book No. 1, Vol No. 2666 dated 30/06/2008.

24. Pursuant to Agreement for sale dated 17/06/2008, Ryago Hotels Pvt. Ltd desired to purchased the said property and accordingly vide Deed of Sale dated 7/7/2014 duly registered before the sub-registrar of Bardez, Book-1 Document, Registration No. BRZ-BK1-03120-2014, CD number BRZD7000 on 11/7/2014, Expanse India Buildcon Pvt. Ltd (Vendor) along with Saga Infra Project Pvt. Ltd who was the confirming party to the said deed of sale sold the said property to Ryago hotels Pvt. Ltd.

25. Pursuant to Deed of Sale dated 7/07/2014, Ryago Hotels Pvt. Ltd became the absolute owner in possession of the Said Property and the name of Ryago Hotels Pvt. Ltd is also reflected in Occupant's Column of Form I & XIV of the Said Property.

26. Ryago Hotels Pvt. Ltd has obtained Technical Clearance Order dated 21/12/2016 bearing Ref. No. TPBZ/462/ANJ/TCP-16/3740 from the office of the Senior Town Planner, Mapusa towards the construction of residential building Villas, Well and Swimming Pool as per the Revised Plan in the Said property.

27. Pursuant to the aforesaid Technical Clearance Order dated 21/12/2016, Ryago Hotels Pvt. Ltd has also obtained Construction Licence dated 10/03/2017 bearing Construction Licence No. VP/ANJ-CAI/2016-2017/3454 issued by the Village Panchayat of Anjuna-Caisua for the purpose of proposed construction of residential building Villas, Well and Swimming Pool in the Said Property.

28. Ryago Hotels Pvt. Ltd has also obtained NOC dated 05/07/2017 bearing No. PHCS/NOC/16-17/1744 issued by the Directorate of Health Services, Primary Health Center, Siolim for the proposed construction of residential building Villas, Well and Swimming Pools (Revised Plan) in the Said Property.

29. However, out of abundant caution, it is incumbent to obtain latest Nil Encumbrance Certificate in order to verify as to the Said Property is not mortgaged to any Bank or any Financial Institution.

30. In view of the above, I hereby certify that there are no legal impediments to enter into any Agreement/Sale Deed with Ryago Hotels Pvt. Ltd with respect to the Said Property.

Galileo F. Teles

GALILEO F. TELES
B.G.L., LL.B (HONS)
306, GERA'S IMPERIUM-1,
Patto Plaza, EDC Complex,
Panaji-Goa, 403 001