

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: 03/02/2018

Ref No. Galileo/Gen/Non-Lit/726 /2018/Out

ANNEXURE 'A'

THE TITLE VERIFICATION AND SEARCH REPORT

1.	Name of the Unit	'OLALIAN ESTATE PVT. LTD'
2.	Particulars of the documents scrutinized – serially and chronologically	<p>a) Birth Certificate of Henrika Leticia Asusena Gomes issued by Brihan Mumbai Mahanagarपालिका, Public Health Department. (Copy)</p> <p>b) Birth Certificate of Jennifer Jane Antonia Liz Gomes issued by Brihan Mumbai Mahanagarपालिका, Public Health Department. (Copy)</p> <p>c) Marriage Certificate of Capt. Aloysius Stanislaus Gomes and Olivia Gomes issued by the Church of St. Peter, Bandra, Mumbai. (Copy)</p> <p>d) Death Certificate of Mrs. Olivia Gomes alias Olive Gomes alias Oliveira Gomes issued by St. Anne's Church, Pali Hill, Bandra, Mumbai. (Copy)</p> <p>e) Deed of succession dated 04/02/2009 registered before the Sub-Registrar, Bardez bearing No. 824 at Pages 21v to 23. (Copy)</p> <p>f) Divergence Certificate of Capt. Aloysius Stanislaus Gomes issued by Mamlatdar of Bardez, Mapusa – Goa. (Copy)</p> <p>g) Death Certificate of Capt.</p>

		<p>Aloysius Stanislaus Gomes alias Alosio issued by Directorate of Planning, Statistics and Evaluation. (Copy)</p> <p>h) Will dated 10/10/2006 bearing No. 254 at Pages 33 to 37 registered before the Sub-Registrar, Bardez. (Copy)</p> <p>i) Deed of Succession dated 28/09/2006 bearing No. 814 at Pages 2 to 4 registered before the Sub-Registrar, Bardez. (Copy)</p> <p>j) Instrument of Sale and Quittance dated 09/06/1970 registered before the Sub-Registrar, Bardez bearing Sr. No. 791 along with the translation. (Copy)</p> <p>k) Birth Certificate of Mrs. Cheryl-Anne Maria Gomes issued by Brihan Mumbai Mahanagarpalika, Public Health Department. (Copy)</p> <p>l) Deed of Sale dated 06/06/1969 registered before the Sub-Registrar, Bardez bearing Sr. No. 551 along with the translation. (Copy).</p> <p>m) Infrastructure Order dated 12/07/2017 bearing Ref. No. TPB/3208/ANJ/TCP-17/2019 issued by the office Senior Town Planner, Town & Country Planning Department. (Copy)</p> <p>n) Infrastructure Order dated 15/09/2017 bearing Ref. No. TPB/3208/ANJ/TCP-17/2655 issued by the office Senior Town Planner, Town & Country Planning Department. (Copy)</p> <p>o) Technical Clearance Order dated 17/07/2017 bearing Ref. No. TPB/3208/ANJ/TCP/2067 issued by the office Senior Town Planner, Town &</p>
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		<p>Country Planning Department. (Copy)</p> <p>p) Construction Licence 14/12/2017 bearing Construction Licence No. VP/ANJ-CAI/2017-2018/3071 issued by the Village Panchayat of Anjuna-Caisua, Bardez - Goa. (Copy)</p> <p>q) Deed of Sale dated 09/08/2017 registered before the Sub-Registrar, bardez bearing Registration No. BRZ-BK1-03388-2017, CD No. BRZD789 on 10/08/2017. (Copy)</p> <p>r) NOC dated 27/10/2017 bearing No. PHCS/NOC/17-18/1363 issued by Directorate of Health Services, Primary Health Centre - Siolim, Bardez - Goa. (Copy)</p> <p>s) Technical Clearance Order dated 6/09/2017 bearing Ref. No. TPB/3208/ANJ/TCP-17/2844 issued by the office Senior Town Planner, Town & Country Planning Department. (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 property known as 'Batulem' situated at Ward Igrezzia Vaddo, not described in the Land Registration Office and enrolled in the Revenue Office under No. 46 of 1 st Inscription of Anjuna bearing old Cadastral Survey No. 812 of the Parish and Gram Panchayat of Anjuna, Taluka and Sub-District at Bardez and District of Goa which now corresponds with the new Survey Number of the Parish and Gram Panchayat of Anjuna, Taluka and Sub-District of Bardez and District of Goa, which now corresponds with the new Survey No. 483/8, admeasuring an area of

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		3595.4 sq. mts, out of the total area admeasuring 4250 sq. mts of Anjuna Village.
5.	Survey No.	483/8
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 the Northern part of the property bearing Survey No. 483/8 South: By property bearing Survey 483/10, 483/11, 483/12 and 483/13. East: By the part of property bearing Survey No. 484/36 West: By property bearing Survey No. 483/1, 483/7 and 483/1-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 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: 03/02/2018

Place: Panaji – Goa


Galileo F. Teles

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

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 'OLALIAN ESTATE PVT. LTD.,' pertaining to part of the property admeasuring 3595.4 sq. mts which is forming a part of larger property known 'BATULEM' surveyed under Survey No. 483/8 situated at Anjuna Village, (hereinafter referred to as the 'Said Property') and I am to opine as under:

1. There exists a property known as 'Batulem' situated at Ward Cumar Vaddo, of the Parish and Gram Panchayat of Anjuna, Taluka and Sub District of Bardez and District of Goa not described in the Land Registration Office and enrolled in the Revenue Office under No. 46 of 1st inscription of Anjuna bearing old Cadastral Survey No. 812 which comprises of properties bearing New Survey No. 483/4, 483/8, 483/10 & 483/12 which is also confirmed from the Report of an Expert Mr. Dhuri that old cadastral Survey No.812 correspondence to bearing New Survey No. 483/4, 483/8, 483/10 & 483/12. (Hereinafter referred to as the 'Said Whole Property').
2. During the survey conducted by the survey department the said whole property was allotted new survey numbers namely Survey No. 483/4 admeasuring 750 sq.mts, 483/8 admeasuring 4250 sq.mts, 483/10 admeasuring 600 sq.mts & 483/12 admeasuring 750 sq.mts.



3. Vide Instrument of Sale and Quittance dated 9/06/1970, Mrs. Elvira Gloria Rosa Fernandes and her husband Mr. Antonio Pedro Fernandes sold Said Whole Property to late Mrs. Olivia Gomes alias Olive Gomes alias Oliveira Gomes, mother/mother in law of the Vendors herein above which was duly registered before the Sub-Registrar of Bardez at Mapusa bearing Registration No. 3706 of Book No. 1, Vol. 42 at Pages 266 to 269 dated 24/07/1970.
4. Pursuant to Sale Deed dated 19/06/1970, late Mrs. Olivia Gomes alias Olive Gomes alias Oliveira Gomes became the absolute owner in possession of Said Whole Property.
5. Late Mrs. Olivia Gomes alias Olive Gomes alias Oliveira Gomes was married to late Mr. Aluisio Ventura Assumcao Mario Gomes alias Aluisio Ventura Assumcao Maria Gomes alias Aloysius Stanislaus Gomes alias Aloy S. Gomes alias Capt. Aloy S. Gomes alias Aloyashio Gomes and out of their wedlock had three daughters namely 1). Ms. Jennifer Jain Antonia Liz Gomes (spinster), 2). Mrs. Henrika Leticia D'souza alias Henrika Leticia Asusena Gomes married to Mr. Stanley Joseph D'souza, 3). Mrs. Cheryl-Anne Heffernan alias Mrs. Cheryl-Anne Maria Gomes married to Mr. Gregory Charles Heffernan.
6. Mrs. Olivia Gomes alias Olive Gomes alias Oliveira Gomes expired on 03/02/1997 at Hinduja Hospital, Mumbai without leaving Will or other disposition of her last wish leaving behind her moiety holder Mr. Aluisio Ventura Assumcao Mario Gomes alias Aluisio Ventura Assumcao Maria Gomes alias Aloysius Stanislaus Gomes alias Aloy S. Gomes alias Capt. Aloy S. Gomes alias Aloyashio Gomes along with three children 1). Ms. Jennifer Jain Antonia Liz Gomes (spinster), 2). Mrs. Henrika Leticia D'souza alias Henrika Leticia Asusena Gomes married to Mr. Stanley Joseph D'souza, 3). Mrs. Cheryl-Anne Heffernan alias Mrs. Cheryl-Anne Maria Gomes married to Mr. Gregory Charles Heffernan.



7. Pursuant to the death of Mrs. Olivia Gomes alias Olive Gomes alias Oliveira Gomes a Deed of Succession dated 28/09/2006 was executed by Mr. Aluisio Ventura Assumcao Mario Gomes alias Aluisio Ventura Assumcao Maria Gomes alias Aloysius Stanislaus Gomes alias Aloy S. Gomes alias Capt. Aloy S. Gomes alias Aloyashio Gomes, Ms. Jennifer Jain Antonia Liz Gomes (spinster), Mrs. Henrika Leticia D'souza alias Henrika Leticia Asusena Gomes married to Mr. Stanley Joseph D'souza, Mrs. Cheryl-Anne Heffernan alias Mrs. Cheryl-Anne Maria Gomes married to Mr. Gregory Charles Heffernan before the office of the Notary Ex-Officio Bardez Goa drawn in the Notary Books of Deeds bearing Registration No. 814 at Pages 2 to 4 affirming that they are the only sole and universal legal heirs and there are no other persons entitled to the estate left by late Mrs. Olivia Gomes alias Olive Gomes alias Oliveira Gomes.
8. Late Mr. Aluisio Ventura Assumcao Mario Gomes alias Aluisio Ventura Assumcao Maria Gomes alias Aloysius Stanislaus Gomes alias Aloy S. Gomes alias Capt. Aloy S. Gomes alias Aloyashio Gomes expired on 13/09/2008 leaving behind Will dated 10/10/2006 bearing No. 254 at Pages 33 to 37 in the Notary Book of Wills before the Sub-Registrar and Notary Ex-officio Mapusa, Bardez bequeathing all his rights, title and interest in the Said whole Property in equal shares in favour of all his three daughters 1). Ms. Jennifer Jain Antonia Liz Gomes (spinster), 2). Mrs. Henrika Leticia D'souza alias Henrika Leticia Asusena Gomes 3). Mrs. Cheryl-Anne Heffernan alias Mrs. Cheryl-Anne Maria Gomes as his last wish.
9. Pursuant to the death of Mr. Aluisio Ventura Assumcao Mario Gomes alias Aluisio Ventura Assumcao Maria Gomes alias Aloysius Stanislaus Gomes alias Aloy S. Gomes alias Capt. Aloy S. Gomes alias Aloyashio Gomes a Deed of Succession dated 04/02/2009 was executed by Ms. Jennifer Jain Antonia Liz Gomes (spinster), Mrs. Henrika Leticia D'souza alias Henrika Leticia Asusena Gomes married to Mr. Stanley Joseph D'souza, Mrs. Cheryl-Anne Heffernan alias Mrs. Cheryl-Anne Maria Gomes married to Mr.



Gregory Charles Heffernan before the office of the Notary Ex-Officio Bardez Goa drawn in the Notary Books of Deeds bearing Registration No. 824 at Pages 21 to 23 succeeded as sole and universal heirs to the estate left behind by late Mr. Aluisio Ventura Assumcao Mario Gomes alias Aluisio Ventura Assumcao Maria Gomes alias Aloysius Stanislaus Gomes alias Aloy S. Gomes alias Capt. Aloy S. Gomes alias Aloyashio Gomes.

10. Pursuant to Will dated 10/10/2006, Ms. Jennifer Jain Antonia Liz Gomes (spinster), Mrs. Henrika Leticia D'souza alias Henrika Leticia Asusena Gomes married to Mr. Stanley Joseph D'souza, Mrs. Cheryl-Anne Heffernan alias Mrs. Cheryl-Anne Maria Gomes married to Mr. Gregory Charles Heffernan became the co-owners of the Said Whole Property and their names are also reflected in Form I & XIV of the Occupant's column respectively.
11. Upon being the absolute owners of the Said Whole Property, Ms. Jennifer Jain Antonia Liz Gomes (spinster), Mrs. Henrika Leticia D'souza alias Henrika Leticia Asusena Gomes, Mr. Stanley Joseph D'souza, Mrs. Cheryl-Anne Heffernan alias Mrs. Cheryl-Anne Maria Gomes sold a part of the property bearing Survey No. 483/8, admeasuring 3595.4 sq. mts which is forming a part of the property admeasuring 4250 sq. mts to OLALIAN ESTATE PVT. LTD vide Deed of Sale dated 09/08/2017 bearing Registration No. BRZ-BK1-03388-2017, CD No. BRZD789 on 10/08/2017 duly registered before the Sub-Registrar of Bardez.
12. Pursuant to the Sale Deed dated 09/08/2017, OLALIAN ESTATE PVT. LTD has become the absolute owner in possession of property admeasuring 3595.4 sq. mts bearing Survey No. 483/8 situated at Anjuna Village and the same is reflected in Form I & XIV of the Occupant's column.
13. Olalian Estate Pvt. Ltd has also obtained Technical Clearance Order dated 6/9/2017 bearing Ref. No. TPBZ/3208/ANJ/TCP-17/2844 from the office of the Senior Town Planner, Mapusa towards the



construction of Residential Villas 1 to 7 and swimming pool in the Survey No. 483/8 in the Said Plot.

14. OLALIAN ESTATE PVT. LTD has obtained Construction Licence bearing No. VP/ANJ-CAI/2017-2018/307 dated 14/12/2017 issued by Village Panchayat of Anjuna-Caisua, Bardez – Goa for the proposed construction of residential Villas 1 to 7 and Swimming Pool in Survey No. 483/8 in the Said Plot.

15. OLALIAN ESTATE PVT. LTD has also obtained Conversion Sanad bearing No. 4/181/CNV/AC-III/2017/1486 dated 21/12/2017 issued by the Additional Collector-III, North Goa District, Mapusa – Goa for residential purpose.

16. OLALIAN ESTATE PVT. LTD also obtained Order dated 15/09/2017 bearing Ref. No. TPB/3208/ANJ/TCP-17/2655 issued by the Town and Country Planning Department, North Goa, Mapusa for proposed construction of residential Villas 1 to 7 and Swimming Pool in property bearing Survey No. 483/8 of Anjuna Village.

17. I hereby certify that OLALIAN ESTATE PVT. LTD is the absolute owner in possession of the Said Property admeasuring 3595.4 sq. mts which is forming a part of larger property known 'BATULEM' surveyed under Survey No. 483/8 situated at Anjuna Village and hence there are no legal impediments to enter into an Agreement/Sale Deed with OLALIAN ESTATE PVT. LTD.


For Galileo F. Teles

GALILEO F. TELES
B.G.I. (HONS)
305, GERA'S APARTMENT-1,
Patto Plaza Complex,
Panaji-Goa, 403 001