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Date: 12/05/2016

Ref No. Galileo/Gen/Non-Lit/487/2016/Out

ANNEXURE 'A'

THE TITLE VERIFICATION AND SEARCH REPORT

1.	Name of the Unit	Mr. Suresh Parulekar
2.	Particulars of the documents scrutinized –serially and chronologically.	a) Statement of Oath with respect to Inventory Proceedings No. 53/1997/B before the Civil Judge Senior Division, Panaji. (Copy) b) List of Assets in Inventory Proceedings No. 53/1997/B. (Copy). c) Additional List of Assets filed in Inventory Proceedings No. 53/1997/B. (Copy). d) Terms of Compromise in Inventory Proceedings No. 53/1997/B. (Copy). 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). f) Power of Attorney dated 01/04/2006 appointing Brian Lopes as the lawfully attorney for Mrs. Philomena Lopes. (Copy). g) Consent Terms filed in Regular Civil Suit No. 89/2006/E before the Civil Judge Junior Division at Mapusa (Copy). h) Form I & XIV of Survey No. 85/9 admeasuring 5950 sq. mts. (Copy). i) Sale Deed dated 24/12/2014 along with Plan. (Copy). j) Declaration cum Affidavit filed



		<p>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>k) Declaration cum Affidavit filed by Brian Lopes and other co-owners in favour of M/s Novatel Constructions. (Copy).</p> <p>l) Survey Plan of property bearing Survey No. 85/9.</p> <p>m) Form I & XIV with respect to area admeasuring 2200 sq. mts reflecting the name Suresh Parulekar, Manda Suresh Parulekar and Prasad Suresh Parulekar.</p> <p>n) NOC issued Primary Health Center Candolim dated 15/03/2015 along with plan. (Copy)</p> <p>o) Sanad dated 08/01/2016 bearing Ref. No. RB/CNV/BAR/AC-1/103/2015 along with Plan. (Copy).</p> <p>p) Order dated 24/02/2016 bearing Ref. No. TPB/2161/NER/TCP-16/601. (Copy)</p> <p>q) Construction Licence issued by Village Panchayat of Nerul bearing Construction Licence No. VP.P/NRL/2015-16/1112 dated 21/03/2016. (Copy).</p> <p>r) Technical Clearance Order bearing No. TPB/2161/NER/TCP/16/731 dated 03/03/2016 issued by Senior Town Planner. (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 2,200 sq. mts forming a part of the larger property admeasuring 5950 sq. 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.	Village Panchayat of Nerul, Bardez Taluka, North Goa District, State of Goa,

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	registration, Sub-District etc.	Goa, India
7.	Boundaries (of the property).	On the East: By Survey No. 85/10 On the West: By part of the same property bearing Survey No. 85/9 now owned by Suresh V. Parulekar. On the North: By Public Road. On the South: 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 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.	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 Encumbrance Certificate dated 29/02/2016 for a period of 7 years from 13 th August, 2014 to 26 th February, 2016

Date: 12/05/2016

Place: Panaji – Goa


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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 'Suresh Parulekar' pertaining to property known as 'Ambea Keni', also Known as Battlem admeasuring 2,200 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 I). Philip Vaz alias Philip Anthony Vincent Vaz who was



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 Taumaturgo 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/SDO/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**').

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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. 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 a portion of the property admeasuring 3750 sq. mts which was forming a part of the larger property to M/s Novatel Constructions which is a registered Partnership Firm vide Sale Deed dated 24/12/2014 and the same is registered on 02/01/2015 before the Sub-Registrar of Bardez under Book 1 document bearing Registration No. BRZ-BK1-0032-2015, CD No. BRZD760.
17. 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 Suresh Parulekar, Mrs. Manda Suresh Parulekar and Prasad Suresh Parulekar (Defendants) seeking for a Declaration and Permanent Injunction restraining them from interfering with the said larger property.
18. 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.
19. 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.
20. Pursuant to Order dated 12/08/2013, the Said Property was therefore in lawful possession of Suresh Parulekar, Mrs. Manda Suresh



Parulekar and Prasad Suresh Parulekar and hence are the lawful owners of the said property.

21. Vide Letter dated 15/10/2013 bearing Ref. No. TPBZ/ZON/582/NER/TCP, said Suresh Parulekar has obtained a Letter from the Town and Country Planning Department certifying that the Said Property falls in the settlement zone which is forming a part of the Larger Property surveyed under Survey No. 85/9 of Nerul Village.
22. The names of Suresh Parulekar, Mrs. Manda Suresh Parulekar and Prasad Suresh Parulekar are now reflected in the occupant's column of Form I & XIV.
23. Mr. Suresh Parulekar has obtained the Technical Clearance Order bearing No. TPB/2161/NER/TCP/16/731 dated 03/03/2016 for the purpose of carrying out construction of residential buildings in Survey No. 85/9 situated at Nerul Village.
24. After obtaining the Technical Clearance, the Town and Country Planning Department vide Order dated 24/02/2016 bearing Ref. No. TPB/2161/NER/TCP-16/601 directed payment of the Infrastructure Tax charges towards the construction of residential building in the Said Property which has been paid by Suresh Parulekar and others.
25. The Directorate of Health Service, Primary Health Center, Candolim vide Letter dated 15/03/2015 bearing Ref. No. PHCC/CONST/NOC/2015-16/2917 has also granted No Objection from sanitary point of view to Mr. Suresh Parulekar for the proposed construction of Residential Building in the Said Property.
26. Construction Licence has also been granted by the Village Panchayat of Nerul bearing Construction Licence No. VP.P/NRL/2015-16/1112 dated 21/03/2016.
27. 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.



28. Nil Encumbrance Certificate has also been issued to Mr. Suresh Parulekar and others for period of 7 years from 13th August, 2014 to 26th February, 2016 issued by the Sub Registrar of Bardez.

In view of the above, I hereby certify that Suresh Parulekar, Mrs. Manda Suresh Parulekar and Prasad Suresh Parulekar are the owners of the said property and hence there are no legal impediments by entering into Sale Deed/Agreement for Sale with Suresh Parulekar, Mrs. Manda Suresh Parulekar and Prasad Suresh Parulekar.

Note: In case Prasad Suresh Parulekar is married his spouse should be made as party to the Agreement for Sale/Deed of sale.


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