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Date: 11/10/2025

Ref No. Galileo/Gen/Non-Lit/095/2025/Out

ANNEXURE 'A'

THE TITLE VERIFICATION AND SEARCH REPORT

1.	Report prepared for	Olalian Estate Private Limited
2.	Particulars of the documents scrutinized - serially and chronologically	a) Form 9 of property bearing Survey No. 374/8 of Mandrem village b) Form III (Index of Land) of property bearing Survey No. 374/8 of Mandrem village. c) Manual Form I & XIV of Survey No. 374/8 of Mandrem Village of Pernem Taluka showing the name of Mr. Mangesh Savlaram Mandrekar issued by office of Talathi of Pernem under Mutation Entry No. 670. d) Survey Plan of Property bearing Survey No. 374/8 of Mandrem Village obtained from the Directorate of Settlement and Land Records, Pernem, Goa. e) Case Papers in Inventory Proceedings No. 440/2016/C before the Civil Judge Senior Division of Bardez at Mapusa Goa. f) Deed of Sale dated 23/10/2017 duly registered before the Sub-Registrar of Pernem in Book 1 document bearing Registration No. PNM-BK1-00652-2017 on 23/10/2017.

		g) Letter dated 21/02/2023 bearing reference no. RB/CNV/PER/AC-II/03/2023/557 issued by the Additional Collector-II, North Goa District Panaji – Goa to the Dy. Town Planner, Pernem – Goa. h) Sanad dated 09/06/2023 bearing Reference No. RB/CNV/PER/AC-II/03/2023 (CAD2PER01-23-6) issued by Office of the Collector, North Goa District – Goa along with Plan. i) Public Notice dated 04/08/2024 published in the English newspaper daily The Navhind Times. j) Public Notice dated 04/08/2024 published in the Marathi newspaper daily Tarun Bharat. k) Land use/ Zoning Certificate bearing Reference No. PER/63/Zoning/MAN/TCP/2024 dated 03/09/2024 issued by Office of the Deputy Town Planner, Pernem Taluka Office, Goa. l) Deed of Sale dated 26/09/2024 duly registered before the Sub-Registrar of Pernem in Book 1 document bearing Registration No. PNM-1-610-2024 on 27/09/2024. m) Letter dated 06/01/2025 conforming no objections received with respect to publication of Notices in the newspapers given by Adv. Savio Monteiro. n) Nil Encumbrance Certificate No. NEC/3/2025/8 dated 1/10/2025 issued by the Office of Sub-Registrar of Pernem in favor of Olalian Estates Private Limited
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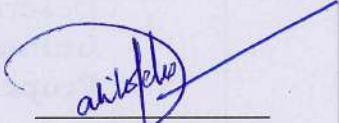


		for a period between 27/09/1995 to 27/09/2024. o) Recent Form I & XIV of property bearing Survey No. Survey No. 374/8 of Mandrem village.
3.	Nature Documents of	Original/Certified/Photocopy/Court Copies of the documents listed in clause 2 are verified.
4.	Complete or Full Description of said Immovable Property	All that property known as 'BHATLE DANDOS VITHAL ANANT SHENAL', admeasuring 4729 sq. mts bearing Survey No. 374/8, situated at Mandrem Village, Pernem Taluka, North Goa District, State of Goa, which property is not described in the Conservatory of the Land registration Office of Bardez, nor found enrolled in the Taluka Revenue Office of Bardez.
5.	Survey Nos.	374/8
6.	Locations like name of the place, village, city, registration, Sub-District etc.	Village Panchayat of Mandrem, Pernem Taluka, North Goa District, State of Goa, India.
7.	Boundaries (of the property).	North: By property bearing Survey No. 371/0 of Village Mandrem South: By public road East: By property bearing Survey No. 374/9 of Village Mandrem West: By property bearing Survey No. 374/7 of Mandrem Village
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	Nil Encumbrance Certificate issued by Sub-Registrar of Pernem – Goa.

	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.	For a period of approximately 28 years from 27/09/1995 to 27/09/2024.

Date: 11th October, 2025

Place: Panaji – Goa


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ANNEXURE 'B'

Sir,

The undersigned has perused and scrutinized all the documents submitted by Olalian Estate Pvt. Ltd. which are enlisted in paragraph 2 of **Annexure 'A'**, the File pertaining to property admeasuring an area of 4729.00 Sq. Mts, surveyed under Survey No. 374/8 of Mandrem village, Pernem - Goa, known as 'BHATLE DANDOS VITHAL ANANT SHENAL' situated in the Village Mandrem, Pernem Taluka, within the limits of Village Panchayat of Mandrem, Pernem Taluka, District North Goa, State of Goa. *Hereinafter referred to as "Said Property"*.

1. There exists a Immovable Property known as "BHATLE DANDOS VITHAL ANANT SHENAL" admeasuring an area of 4729 sq. mts., situated in the Village Mandrem, Pernem Taluka, within the limits of Village Panchayat of Mandrem, Bardez Taluka, Pernem Sub-District of Registration Sub-District of State of Goa North District, neither described in the Land Registration Office, nor enrolled in the Taluka Revenue Office, and presently surveyed under Survey no. 374 ,Sub Division 8 for the Village Mandrem, Pernem Taluka.



2. The Said Property bearing Survey No. 374/8 originally belonged to Late Mr. Mangesh Savlaram Mandrekar whose name is reflected as an occupant of the said property in the Index of Lands in Form III issued by the Office of Talathi, Pernem.
3. So also, the name of the original owner namely Mr. Mangesh Savlaram Mandrekar is also recorded in Form 9 of the said property being occupant since before Survey i.e. 22nd July, 1970.
4. The Manual Form I & XIV of Survey No. 374/8 of Mandrem village also indicates the name of Mangesh Savlaram Mandrekar against Mutation No. 670 showing him as the Occupant of the said property.
5. The Original owner Mr. Mangesh Savlaram Mandrekar was married to Mrs. Mathurabai Mangesh Mandrekar and both expired in Mumbai, Maharashtra on 22/10/1980 & 03/08/1988 respectively leaving behind their only son Mr. Sitaram Mangesh Mandrekar who was sole & universal heir to the estate left behind by them.
6. Pursuant to the demise of Mangesh Savlaram Mandrekar and his wife Mathurabai Mangesh Mandrekar, their son Sitaram Mangesh Mandrekar initiated Inventory Proceedings under Article 1369 of the Portuguese Civil Code before the Civil Judge Senior Division, Mapusa bearing Inventory Proceedings No. 440/2016/C through his Attorney Shri. Shirish Janardan Mandrekar, resident of Vile Parle (East) Mumbai. *(hereinafter referred to as the said Inventory Proceedings)*



7. In the aforesaid Inventory Proceedings, Statement on Oath was recorded by the Court of Civil Judge Senior Division at Mapusa at Exhibit-4 and the estate left behind by the deceased (Late Mr. Mangesh Savlaram Mandrekar and his wife Late Mrs. Mathurabai Mangesh Mandrekar) was enlisted by giving the description at Exhibit-9.
8. The Final chart of Allotment was drawn by the Court in the said Inventory Proceedings at Exhibit-25 wherein the said property was enlisted at Item No. 7.
9. Vide Order dated 21/06/2017, the Court of Civil Judge Senior Division at Mapusa confirmed the Final Chart of partition at Exhibit-25 and the assets were allotted to the Cabesa de Casal Mr. Sitaram Mangesh Mandrekar and his legally wedded wife Mrs. Kumud Sitaram Mandrekar.
10. Pursuant to Order dated 21/06/2017 passed by the Senior Civil Judge 'C' court Mapusa in the said Inventory Proceedings No. 440/2016/C, Mr. Sitaram Mangesh Mandrekar and his wife Mrs. Kumud Sitaram Mandrekar became the exclusive owners in possession of the said property.
11. Vide Deed of Sale dated 23/10/2017, registered with the Civil Registrar cum Sub-Registrar and Notary Ex-Officio of Pernem under Serial no. 656 of Book No. I Document, having Registration Number – PNM-BK-1-00652-2017 having CD Number PNMD14 dated 23/10/2017, the said Mr. Sitaram Mangesh Mandrekar and wife Mrs. Kumud Sitaram Mandrekar sold the said property to M/s. R. M. Construction.



12. Accordingly, M/s. R.M. Construction became the absolute owners in possession of the said property and subsequently the name of M/s. R.M. Construction came to be mutated in Occupant's column of Form I & XIV of property bearing Survey No. 374/8 of Mandrem village bearing Mutation number 25950.
13. From October 2017 till September 2024 M/s. R. M. Construction owned and possessed the said property without any interference and obstruction from any person/third party.
14. Vide Application dated 24/01/2023 M/s. R.M. Construction had applied for Conversion of land in respect of property bearing Survey No. 374/8 of Mandrem village for an area admeasuring 4,729 sq. mts for residential purpose. However, Letter dated 21/02/2023 was addressed by the Additional Collector, Panaji, North Goa District to the Deputy Town Planner with a request to provide details of exact area falling in settlement zone/orchard zone and 15 meters wide road so as to take further action under Land revenue Code, 1968.
15. Vide Letter dated 09/06/2023 bearing reference no. RB/CNV/PER/AC-II/03/2023 (CAD2PER01-23-6), the Office of the Collector, North Goa, Panaji granted Sanad under Section 32 of the Land Revenue Code whereby M/s. R. M. Construction was permitted to use the said property forming a part of Survey no. 374/8 to the extent of area admeasuring 2,717 sq. mts for residential use with F.A.R 60.
16. A Public Notice was issued on 04/08/2024 in the English newspaper daily '*The Navhind Times*' and also Marathi newspaper daily '*Tarun Bharat*' through Adv. Savio Monteiro, inviting objections from public in general with



respect to any claim vis-à-vis the said property. However, no objections were received by him within a period of 10 days from the date of publication of the notice.

17. For the purpose of record, Adv. Savio Monteiro vide Letter dated 06/01/2025 confirmed that No objections have been received by him pursuant to publication of public notices on 04/08/2024 in '*The Navhind Times*' and '*Tarun Bharat*' respectively.
18. Vide Deed of Sale dated 26/09/2024, M/s. R. M. Construction sold the said property to Olalian Estate Pvt. Ltd. which was duly executed before the Sub- Registrar of Pernem, Office of Civil Registrar - cum - Sub Registrar, Pernem and is duly registered as BK-1 Document bearing registration no. PNM-1-610-2024 on 27/09/2024.
19. Pursuant to execution of Deed of Sale dated 26/09/2024, Olalian Estate Pvt. Ltd. became the exclusive owner in possession of the said property and also applied for mutation of records. Vide Mutation Entry no. 37865, the name of Olalian Estate Pvt. Ltd. through its Director Mrs. Neelam Nagpal is shown in the Occupant's Column of Form I & XIV of property bearing Survey no. 374/8 of Mandrem village.
20. Olalian Estate Pvt. Ltd. has applied and obtained Nil Encumbrance Certificate bearing no. NEC/3/2025/8 dated 10/01/2025 issued by the Office of the Civil Registrar cum Sub-Registrar of Pernem in favor of Olalian Estate Pvt. Ltd. which certifies that a search has been made in Book 1 and the indexes relating thereto for from 27-09-1995 to 27-09-2024 and encumbrances affecting the said property and that on



such search no act or encumbrances affecting the said property has been found.

21. The Land Use Zoning Information bearing reference no. PER/63/Zoning/MAN/TCP/2024 dated 03/09/2024 was also obtained prior to execution of Deed of Sale which indicates that as per Regional Plan for Goa 2021 the Plot under reference is earmarked as partly Settlement Zone and partly Orchard Zone affected by proposed 15.00 mts wide road. This information is valid for a period of 3 years till the Regional Plan/ODP/Zoning Plan is in force, whichever is earlier from the date of issue of this letter.
22. In view of the documents referred herein above, I find that there are link documents with respect to the transfer of title & possession of the Said Property bearing Survey No. 374/8 of Mandrem village for more than 54 years till the execution of Deed of Sale dated 26/09/2024.

CONCLUSION

In view of the above I hereby certify that Olalian Estate Private Limited is the owner in possession of the Property bearing Survey No. 374/8 of Mandrem Village, Pernem Taluka, District North – Goa, State of Goa admeasuring an area of 4729.00 Sq. mts. and there is no legal impediment for entering into any Agreement/ Sale Deed with respect to the Said Property, subject to obtaining a fresh Nil Encumbrance Certificate from the Sub - Registrar of Pernem as on date.


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