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Date: 14/12/2018

Ref No. Galileo/Gen/Non-Lit/809/2018/Out

ANNEXURE 'A'

THE TITLE VERIFICATION AND SEARCH REPORT

1.	Name of the Unit	Ryago Hotels Pvt. Ltd.
2.	Particulars of the documents scrutinized –serially and chronologically	<p>a) Deed of Sale dated 24/03/1994 bearing Registration No. 4307 dated 28/03/1994. (Copy)</p> <p>b) Deed of Sale and Discharge dated 11/04/1962. (Copy)</p> <p>c) Deed of Succession dated 07/05/2003 executed before the Office of Civil Registrar Cum Sub-Registrar and Notary Ex-Officio, Panaji, Ilhas, Goa. (Copy)</p> <p>d) Divergence Certificate dated 03/04/2003 obtained by Shobha Anant Shirodkar issued by Mamlatdar of Bardez Taluka, Mapusa – Goa. (Copy)</p> <p>e) Birth Certificate of Amit Anant Shirodkar issued by the Directorate of Planning, Statistics and Evaluation, North Goa. (Copy).</p> <p>f) Marriage Certificate of Mr. Ananda Sirodkar alias Anant Shirodkar alias Ananta Shirodkar and Mrs. Shabai Ananta Volvoikar alias Shobha Shirodkar registered before the Civil Registrar cum Sub-Registrar, Bardez - Mapusa. (Copy)</p> <p>g) Death Certificate of Mr. Ananda Sirodkar alias Anant Shirodkar alias Ananta Shirodkar issued by the Directorate of Planning, Statistics and Evaluation, North</p>



		<p>Goa. (Copy).</p> <p>h) Deed of Sale dated 31/01/2006 executed between Anant V. Shirodkar, Ami A. Shirodkar, Atul A. Sirdokar and Pyl Maneck Contractor. (Copy)</p> <p>i) Conversion Sanad dated 15/10/2006 bearing Ref. No. RB/CNV/BAR/324/2006 issued by the Office of Collector, North Goa District, Panaji. (Copy)</p> <p>j) Agreement for Sale dated 20/04/2013 executed between Pyl M. Contractor and Swift Infracon Private Limited. (Copy)</p> <p>k) Deed of Sale dated 30/12/2013 executed between Mrs. Pyl Maneck Contracor and Mantra Realty & Leisure Pvt. Ltd bearing Registration No. BRZ-BK1-00055-2014, Book-1 Document, CD No. BRZD604 dated 03/01/2014. (Copy)</p> <p>l) Deed of Sale dated 26/09/2017 duly registered before the Sub-Registrar of Bardez bearing Registration No. BRZ-BK1-03990-2017, Book 1 Document, CD No. BRZD790 dated 28/09/2017. (Copy)</p> <p>m) Order dated 06/12/2017 bearing Ref. No. DB/21569/PARRA/TCP-17/371 issued by the Office of Senior Town Planner, North Goa District Office, Town & Country Planning Department, Mapusa - Goa after paying the Infra Structure Tax towards proposed construction of Residential Bungalow (Revised Plan). (Copy)</p> <p>n) Conversion Sanad dated 23/11/2018 bearing Ref. No. 4/194/CNV/AC-III/2018/1308 issued by the Office of the Additional Collector-III, North Goa District, Mapusa - Goa. (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 and parcel forming a part of the larger property known as 'ARADI SHIR' or 'CASAS DE

Handwritten signature

		MORADA' within the Limits of Village Panchayat of Parra, Taluka and Sub-District of Bardez, North Goa District, surveyed under Survey No. 41/4-B admeasuring 2140 Sq. Mts situated at Parra Village, Bardez – Goa.
5.	Survey No.	41 Sub Division 4-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 remaining part of property surveyed under Survey No. 41/4 On the West: By Parra-Mapusa Road On the North: By property under Survey No. 41/3 On the South: By property under Survey No. 41/5
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: 14/12/2018

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 'Ryago Hotels' property admeasuring 2410 Sq. Mts surveyed under Survey No. 41/4-B which is forming a part of larger property known 'ARADI SHIR' or 'CASAS DE MORADA' situated at Parra Village, (hereinafter referred to as the 'Said Property') and I am to opine as under:

1. There exist a property known as 'ARADI SHIR' or 'CASAS DE MORADA' situated at Parra within the limits of Village Panchayat of Parra, Taluka and Sub- District of Bardez, North Goa District, described as a whole in the Land Registration office, Bardez under No. 37813 of Book B-92 and described in Taluka Revenue Office (Matriz Predial) of Bardez, Mapusa of 1st division which surveyed under Survey No. 41/4, and totally admeasuring 3,951 Sq. Mts. (Hereinafter referred to as the 'Said Property').
2. The Said Property was originally purchased by one Mr. Ananda Sirodkar alias Anant Shirodkar alias Ananta Shirodkar vide Deed of Sale and Discharge dated 11/04/1962 drawn at Page 56 of Book No. 622 of Notary Guilherme Diogo Jose Conceicao das Dores from Mrs. Joana Circumcisao Pereira e Souza and her husband Mr. Jose Honorato de Souza.



3. Mr. Ananda Sirodkar alias Anant Shirodkar alias Ananta Shirodkar expired on 31/10/2001 and was married to Mrs. Shabai Ananta Volvoikar alias Shobha Shirodkar and out of their wedlock they had three children namely a). Shri. Amit Anant Shirodkar, b). Shri. Atul Anant Shirodkar and c). Mrs. Ambika Anant Shirodkar alias Ritu R Balo.
4. Upon the death of Mr. Ananda Sirodkar alias Anant Shirodkar alias Ananta Shirodkar, a Deed of Succession dated 07/05/2003 was executed before the office of the Civil Registrar cum Sub-Registrar of Ilhas drawn on Book No. 16V onwards declaring Mrs. Shabai Ananta Volvoikar alias Shobha Shirodkar, Shri. Amit Anant Shirodkar, Shri. Atul Anant Shirodkar and Mrs. Ambika Anant Shirodkar alias Ritu R Balo as the only sole and universal heirs of late Mr. Ananda Sirodkar alias Anant Shirodkar alias Ananta Shirodkar.
5. The successors of late Mr. Ananda Sirodkar alias Anant Shirodkar alias Ananta Shirodkar, namely Mrs. Shabai Ananta Volvoikar alias Shobha Shirodkar, Shri. Amit Anant Shirodkar, Shri. Atul Anant Shirodkar and Mrs. Ambika Anant Shirodkar alias Ritu R Balo along with her husband Mr. Rajesh Yeshwant Balo sold a portion of the Said Property admeasuring 2410 sq. mts to one Mrs. Pyl Manek Contractor vide Deed of Sale dated 03/01/2006 which is duly registered before the Sub-Registrar of Bardez bearing Registration No. 772, at Pages 215 to 236, Book No. I, Vol. No. 1528 dated 07/02/2006.
6. Pursuant to Sale Deed dated 31/01/2006, Mrs. Pyl Manek Contractor alias Mehra Pyl applied for partition before the Dy. Collector & SDO, Mapusa with respect to the Said Plot and accordingly was allotted a separate Survey No. 41/4-B admeasuring 2410 Sq. Mts situated at Parra Village. (Hereinafter referred to as the 'Said Plot').



7. Mrs. Pyal Manek Contractor alias Mehra Pyal has obtained Conversion Sanad dated 15/10/2006 bearing Ref. No. RB/CNV/BAR/324/2006 issued by the Office of Collector, North Goa District, Panaji.
8. Upon becoming the absolute owner in possession of the Said Plot, Mrs. Pyal Manek Contractor alias Mehra Pyal entered into an Agreement for Sale dated 20/08/2013 with Swift Infracon Pvt. Ltd. which was duly executed before the Sub-Registrar of Mapusa bearing Registration No. 772 at Pages 215 to 236, Book No. 1, Vol. No. 1528 dated 07/02/2006.
9. Vide Deed of Sale dated 30/12/2013, Mrs. Pyal Manek Contractor alias Mehra Pyal sold the Said Plot to Mantra Realty & Leisure Pvt. Ltd whereby Swift Infracon Pvt. Ltd. was the Confirming Party to the said Deed and the same was duly registered before the Sub-Registrar of Bardez bearing Registration No. BRZ-BK1-00055-2014, Book 1, Document, CD No. BRZD-604 dated 03/01/2014.
10. Pursuant to Sale Deed dated 30/12/2013, Mantra Realty & Leisure Pvt. Ltd became the absolute owner in possession and their name is also reflected in Form I & XIV of Occupants Column with respect to the Said Plot surveyed under Survey No. 41/4-B admeasuring 2410 Sq. Mts. situated at Parra, Bardez – Goa.
11. Upon becoming the absolute owner in possession of the Said Plot, Mantra Realty & Leisure Pvt. Ltd conveyed the Said Plot to Ryago Hotels Private Limited vide Deed of Sale dated 26/09/2017 duly registered before the Sub-Registrar of Bardez bearing Registration No. BRZ-BK1-03990-2017, Book 1 Document, CD No. BRZD790 dated 28/09/2017.
12. Pursuant to Sale Deed dated 26/09/2017, Ryago Hotels Private Limited Ltd became the absolute owner in possession and their name is also reflected in Form I & XIV of Occupants Column with respect to the Said Plot surveyed under Survey No. 41/4-B admeasuring 2410 Sq. Mts situated at Parra, Bardez – Goa.

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13. Thereafterwards, Ryago Hotels Private Limited has obtained Order dated 06/12/2017 bearing Ref. No. DB/21569/PARRA/TCP-17/371 issued by the Office of Senior Town Planner, North Goa District Office, Town & Country Planning Department, Mapusa - Goa after paying the Infra Structure Tax towards proposed construction of Residential Bungalow (Revised Plan).
14. Ryago Hotels Private Limited has also obtained Conversion Sanad dated 23/11/2018 bearing Ref. No. 4/194/CNV/AC-III/2018/1308 issued by the Office of the Additional Collector-III, North Goa District, Mapusa – Goa.
15. In view of the above, I hereby certify that Ryago Hotels Private Limited is the absolute owner in possession of the Said Plot admeasuring 2410 Sq. Mts. surveyed under Survey No. 41/4-B situated at Parra Village and that there are no legal impediments to enter into any Agreement/Sale Deed with Ryago Hotels Pvt. Ltd with respect to the Said Plot.


Galileo F. Teles