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Date: 30/06/2022

**TITLE VERIFICATION AND SEARCH REPORT**  
**OF**  
**PROPERTIES BEARING SURVEY NOS. 55/48, 55/49, 55/50,**  
**55/51 AND 55/52 OF VERLA VILLAGE, BARDEZ**  
**TALUKA.**

Sr. No.	Annexures	Page Nos.
1.	<b>Annexure 'A'</b> <b>List of documents with respect to properties bearing Survey Nos. 55/48, 55/49, 55/50, 55/51 &amp; 55/52 of Verla Village</b> <i>Ref No. Galileo/Gen/Non-Lit/059/2022/Out dated 30/06/2022</i>	<b>01-15</b>
2.	<b>Annexure 'B'- I</b> <b>Title flow of Property bearing Survey No. 55/48 of Verla Village</b> <i>Ref No. Galileo/Gen/Non-Lit/ 060-B-I /2022/Out dated 30/06/2022</i>	<b>16-20</b>
3.	<b>Annexure 'B'- II</b> <b>Title flow of Property bearing Survey No. 55/49 of Verla Village</b> <i>Ref No. Galileo/Gen/Non-Lit/ 060-B-II/2022/Out dated 30/06/2022</i>	<b>21-27</b>
4.	<b>Annexure 'B'- III</b> <b>Title flow of Property bearing Survey No. 55/50 of Verla Village</b> <i>Ref No. Galileo/Gen/Non-Lit/ 060-B-III/2022/Out dated 30/06/2022</i>	<b>28-34</b>
5.	<b>Annexure 'B'- IV</b> <b>Title flow of Property bearing Survey No. 55/51 of Verla Village</b> <i>Ref No. Galileo/Gen/Non-Lit/ 060-B-IV/2022/Out dated 30/06/2022</i>	<b>35-40</b>
6.	<b>Annexure 'B'- V</b> <b>Title flow of Property bearing Survey No. 55/52 of Verla Village</b> <i>Ref No. Galileo/Gen/Non-Lit/ 060-B-V/2022/Out dated 30/06/2022</i>	<b>41-47</b>

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Date: 30<sup>th</sup> June 2022

**Ref No. Galileo/Gen/Non-Lit/059/2022/Out**

**ANNEXURE ‘A’**

**THE TITLE VERIFICATION AND SEARCH REPORT**

1.	Report prepared for	<b>Vianaar Infra LLP.</b>
2.	Particulars of the documents scrutinized serially and chronologically	<p><b><u>(I). Survey No. 55/48 of Verla Village, Bardez – Goa.</u></b></p> <p>a) Deed of Sale and Acquittance dated 27/09/1968 duly registered from folios 120 to 123 of Book No. 1, Vol. 27 of the year 1968 in the Office of the Civil Registrar-cum-Sub-Registrar, Mapusa, Bardez.</p> <p>b) Deed of Sale dated 04/04/1972 registered in Book 1 Volume 64 at folios 37- 42 registered on 28/08/1972 before the Sub-Registrar of Bardez, Mapusa.</p> <p>c) Deed of Sale dated 22/08/2008 registered in Book 1 document bearing registration No BRZ-BK1-045855-2008 registered on 07/10/2008 before the Sub-Registrar of Bardez, Mapusa.</p> <p>d) Deed of Sale dated 18/01/2011 registered in Book 1 document bearing registration No BRZ-BK1-00298-2011 registered on 18/01/2011 before the Sub-Registrar of Bardez, Mapusa.</p> <p>e) Deed of Sale dated 26/09/2017 registered in Book 1 document bearing registration No BRZ-BK1-03995-2017 registered on</p>



		<p>28/09/2017 before the Sub-Registrar of Bardez, Mapusa.</p> <p>f) Form X (Notice) of property bearing Survey No. 55/48 of Verla Village issued by Office of the Mamlatdar, Bardez, Goa dated 09/04/2018 bearing serial no. of entry in Mutation Register: 63190.</p> <p>g) Order dated 08/05/2019 passed by Deputy Collector &amp; SDO Bardez at Mapusa, Goa in case no. 18/9/98/BRC-MISC.</p> <p>h) Public Notice dated 06/01/2022 published on The Navhind Times English Newspaper on Friday 07/01/2022.</p> <p>i) Deed of Sale dated 27/04/2022 registered in Book 1 document bearing registration No BRZ-1-1876-2022 registered on 27/04/2022 before the Sub-Registrar of Bardez, Mapusa.</p> <p>j) Nil Encumbrance Certificate No. 1146 of 2022 dated 17/05/2022 issued by Sub-Registrar of Bardez in favour of Vianaar Infra LLP.</p> <p>k) The Zoning Information Certificate bearing Reference No. TPBZ/ZON/9914/VER/TCP-2022/3241 dated 14/06/2022 obtained by Vianaar Infra LLP.</p> <p>l) Form III (Index of Land) of property bearing Survey No. 55/48 of Verla village issued by Office of Talathi of Verla.</p> <p>m) Form 9 of Survey No. 55/48 of Verla village issued by Office of Talathi of Verla.</p> <p>n) Manual Form I &amp; XIV of Survey No. 55/48 of Verla Village of Bardez Taluka showing the name of Tanaji Tukaram Naik issued by office of Talathi of Verla Village.</p> <p>o) Recent Form I &amp; XIV of property bearing Survey No. 55/48 of Verla</p>
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		<p>Village.</p> <p>p) Survey Plan of property bearing Survey No 55/48 of Verla Village.</p> <p><b><u>(II). Survey No. 55/49 of Verla Village, Bardez - Goa.</u></b></p> <p>q) Deed of Sale dated 11/06/1991 registered under Sr. no. 776/91 dated 13/06/1991 before the Sub-Registrar of Bardez, Mapusa.</p> <p>r) Form X (Notice) of property bearing Survey No. 55/49 of Verla Village issued by Talathi of Verla Village dated 05/07/1991.</p> <p>s) Order dated 24/06/1992 passed by Northern Planning &amp; Development Authority, Porvorim, Bardez, Goa bearing Reference No. NPDA/19-R-1/1023/1992-93.</p> <p>t) Permission Licence dated 08/04/1993 bearing Permission No. VP/VC/12/93-94 issued by Village Panchayat of Verla.</p> <p>u) Deed of Sale dated 29/10/1998 found duly registered by the Sub – Registrar of Mapusa, Bardez at Serial no. 1624/98 on 29/10/1998.</p> <p>v) Sanad dated 20/08/2002 bearing Reference No. CNV/BAR/117/2002/1939 issued by Deputy Collector &amp; SDO, Mapusa.</p> <p>w) Construction Licence dated 24/09/2002 bearing reference no. VPVC/Const. Lic. No. 15/2002-03/596 issued by Village Panchayat of Verla.</p> <p>x) Occupancy Certificate bearing No. VPVC/Occupancy/2003-04/334 dated 29/03/2003 issued by Village Panchayat of Verla.</p> <p>y) Deed of Sale dated 18/01/2011 registered in Book 1 document</p>
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		<p>bearing registration No BRZ-BK1-00299-2011 registered on 18/01/2011 before the Sub-Registrar of Bardez, Mapusa.</p> <p>z) Deed of Sale dated 26/09/2017 registered in Book 1 document bearing registration No BRZ-BK1-03994-2017 registered on 28/09/2017 before the Sub-Registrar of Bardez, Mapusa.</p> <p>aa) Form X (Notice) of property bearing Survey No. 55/49 of Verla Village issued by Mamlatdar of Bardez dated 24/05/2018 bearing serial no. of entry in Mutation Register: 64584.</p> <p>bb) Public Notice dated 06/01/2022 published on The Navhind Times English Newspaper on Friday 07/01/2022.</p> <p>cc) Deed of Sale dated 27/04/2022 registered in Book 1 document bearing registration No BRZ-1-1876-2022 registered on 27/04/2022 before the Sub-Registrar of Bardez, Mapusa.</p> <p>dd) Nil Encumbrance Certificate No. 1145 of 2022 dated 17/05/2022 issued by Sub-Registrar of Bardez in favour of Vianaar Infra LLP.</p> <p>ee) The Zoning Information Certificate bearing Reference No. TPBZ/ZON/9913/VER/TCP-2022/3240 dated 14/06/2022 obtained by Vianaar Infra LLP.</p> <p>ff) Form III (Index of Land) of property bearing Survey No. 55/49 of Verla village showing name of Jeronio Fernandes issued by Office of Talathi of Verla.</p> <p>gg) Form 9 of Survey No. 55/49 of Verla village showing name of Jeronie Fernandes issued by Office of Talathi of Verla.</p> <p>hh) Manual Form I &amp; XIV of Survey No. 55/49 of Verla Village of</p>
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		<p>Bardez Taluka showing the name of Stavila Sarathy and Raghavan Sarathy issued by office of Talathi of Verla Village.</p> <p>ii) Form XII (Notice) of property bearing Survey No. 55/49 of Verla Village issued by Talathi of Verla Village.</p> <p>jj) Survey Plan of property bearing Survey No 55/49 of Verla Village.</p> <p>kk) Recent Form I &amp; XIV of property bearing Survey No. 55/49 of Verla Village.</p> <p><b><u>(III). Survey No. 55/50 of Verla Village, Bardez - Goa.</u></b></p> <p>ll) Deed of Sale dated 20/10/1989 registered under Sr. no. 1308/89 dated 31/10/1989 before the Sub-Registrar of Bardez, Mapusa.</p> <p>mm) Form X (Notice) of property bearing Survey No. 55/50 of Verla Village issued by Office of the Talathi, Verla dated 21/10/1989.</p> <p>nn) Deed of Sale dated 04/02/1991 registered under Sr. no. 140/91 dated 05/02/1991 before the Sub-Registrar of Bardez, Mapusa.</p> <p>oo) Order dated 24/06/1992 passed by Northern Planning &amp; Development Authority, Porvorim, Bardez, Goa bearing Reference No. NPDA/19-R-1/1023/1992-93.</p> <p>pp) Deed of Sale dated 29/10/1998 found duly registered by the Sub – Registrar of Mapusa, Bardez at Serial no. 1624/98 on 29/10/1998.</p> <p>qq) Sanad dated 20/08/2002 bearing Reference No. CNV/BAR/117/2002/1939 issued by Deputy Collector &amp; SDO, Mapusa.</p> <p>rr) Construction Licence dated</p>
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		<p>24/09/2002 bearing reference no. VPVC/Const. Lic. No. 15/2002-03/596 issued by Village Panchayat of Verla.</p> <p>ss) Occupancy Certificate bearing No. VPVC/Occupancy/2003-04/334 dated 29/03/2003 issued by Village Panchayat of Verla.</p> <p>tt) Deed of Sale dated 18/01/2011 registered in Book 1 document bearing registration No BRZ-BK1-00299-2011 registered on 18/01/2011 before the Sub-Registrar of Bardez, Mapusa.</p> <p>uu) Deed of Sale dated 26/09/2017 registered in Book 1 document bearing registration No BRZ-BK1-03994-2017 registered on 28/09/2017 before the Sub-Registrar of Bardez, Mapusa.</p> <p>vv) Form X (Notice) of property bearing Survey No. 55/50 of Verla Village issued by Office of the Mamlatdar, Bardez dated 09/04/2018 bearing serial no. of entry in Mutation Register: 63189.</p> <p>ww) Public Notice dated 06/01/2022 published on The Navhind Times English Newspaper on Friday 07/01/2022.</p> <p>xx) Deed of Sale dated 27/04/2022 registered in Book 1 document bearing registration No BRZ-1-1876-2022 registered on 27/04/2022 before the Sub-Registrar of Bardez, Mapusa.</p> <p>yy) Nil Encumbrance Certificate No. 1144 of 2022 dated 17/05/2022 issued by Sub-Registrar of Bardez in favour of Vianaar Infra LLP.</p> <p>zz) The Zoning Information Certificate bearing Reference No. TPBZ/ZON/9912/VER/TCP-2022/3239 dated 14/06/2022 obtained by Vianaar Infra LLP.</p> <p>aaa) Form III (Index of Land) of</p>
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	<p>property bearing Survey No. 55/50 of Verla village showing name of Marikin Freitas issued by Office of Talathi of Verla.</p> <p>bbb) Form 9 of Survey No. 55/50 of Verla village showing name of Marikin Freitas issued by Office of Talathi of Verla.</p> <p>ccc) Manual Form I &amp; XIV of Survey No. 55/50 of Verla Village of Bardez Taluka showing the name of Stanila Sarathy and Raghavan Sarathy issued by office of Talathi of Verla Village.</p> <p>ddd) Survey Plan of property bearing Survey No 55/50 of Verla Village.</p> <p>eee) Recent Form I &amp; XIV of property bearing Survey No. 55/50 of Verla Village.</p> <p><b><u>(IV). Survey No. 55/51 of Verla Village, Bardez – Goa.</u></b></p> <p>fff) Deed of Sale dated 22/09/1989 registered under Sr. no. 1182/89 dated 22/09/1989 before the Sub-Registrar of Bardez, Mapusa.</p> <p>ggg) Form X (Notice) of property bearing Survey No. 55/51 of Verla Village issued by Office of the Talathi, Verla dated 09/10/1989.</p> <p>hhh) Order dated 24/06/1992 passed by Northern Planning &amp; Development Authority, Porvorim, Bardez, Goa bearing Reference No. NPDA/19-R-1/1023/1992-93.</p> <p>iii) Deed of Sale dated 29/10/1998 found duly registered by the Sub – Registrar of Mapusa, Bardez at Serial No. 1624/98 on 29/10/1998.</p> <p>jjj) Sanad dated 20/08/2002 bearing Reference No. CNV/BAR/117/2002/1939 issued by Deputy Collector &amp; SDO,</p>
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		<p>Mapusa.</p> <p>kkk) Construction Licence dated 24/09/2002 bearing reference no. VPVC/Const. Lic. No. 15/2002-03/596 issued by Village Panchayat of Verla.</p> <p>lll) Occupancy Certificate bearing No. VPVC/Occupancy/2003-04/334 dated 29/03/2003 issued by Village Panchayat of Verla.</p> <p>mmm) Deed of Sale dated 18/01/2011 registered in Book 1 document bearing registration No BRZ-BK1-00299-2011 registered on 18/01/2011 before the Sub-Registrar of Bardez, Mapusa.</p> <p>nnn) Deed of Sale dated 26/09/2017 registered in Book 1 document bearing registration No BRZ-BK1-03993-2017 registered on 28/09/2017 before the Sub-Registrar of Bardez, Mapusa.</p> <p>ooo) Form X (Notice) of property bearing Survey No. 55/51 of Verla Village issued by Office of the Mamlatdar, Bardez dated 09/04/2018 bearing serial no. of entry in Mutation Register: 63188.</p> <p>ppp) Public Notice dated 06/01/2022 published on The Navhind Times English Newspaper on Friday 07/01/2022.</p> <p>qqq) Deed of Sale dated 27/04/2022 registered in Book 1 document bearing registration No BRZ-1-1876-2022 registered on 27/04/2022 before the Sub-Registrar of Bardez, Mapusa.</p> <p>rrr) Nil Encumbrance Certificate No. 1143 of 2022 dated 17/05/2022 issued by Sub-Registrar of Bardez in favour of Vianaar Infra LLP.</p> <p>sss) The Zoning Information Certificate bearing Reference No. TPBZ/ZON/9915/VER/TCP-2022/3242 dated 14/06/2022 obtained</p>
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		<p>by Vianaar Infra LLP.</p> <p>ttt) Form III (Index of Land) of property bearing Survey No. 55/51 of Verla village showing name of Pataxio Freitas issued by Office of Talathi of Verla.</p> <p>uuu) Manual Form I &amp; XIV of Survey No. 55/51 of Verla Village of Bardez Taluka showing the name of Shashikant Vassudev Redkar issued by office of Talathi of Verla Village.</p> <p>vvv) Survey Plan of property bearing Survey No 55/51 of Verla Village.</p> <p>www) Recent Form I &amp; XIV of property bearing Survey No. 55/51 of Verla Village.</p> <p>xxx) Form XII (Notice) of property bearing Survey No. 55/51 of Verla Village issued by Talathi of Verla Village.</p> <p><b><u>(V). Survey No. 55/52 of Verla Village, Bardez - Goa.</u></b></p> <p>yyy) Power of Attorney dated 06/06/1988 executed before the Notary under Registration no. 295.</p> <p>zzz) General Power of Attorney dated 14/07/1988 executed before Notary Gr. Bombay, Prasan N. Tolia.</p> <p>aaaa) True Copy of General Power of Attorney dated 14/07/1988 executed before Notary Gr. Bombay, Prasan N. Tolia.</p> <p>bbbb) Deed of Renunciation dated 03/05/1989 at pages 21 of Book No. 739 drawn at Notarial Office situated at St. Francis Road, before Pedro Filipe das Mercedes Joao, Civil Registrar-cum-sub-Registrar and Notary Ex- Officio.</p>
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	<p>cccc) Deed of Partition dated 05/05/1989 registered under serial no. 616/89 in the Office of the Sub-Registrar of Bardez.</p> <p>dddd) Form X (Notice) of property bearing Survey No. 55/52 of Verla Village issued by Office of the Talathi, Verla dated 05/05/1989.</p> <p>eeee) Deed of Revocation/ Cancellation of Power of Attorney dated 07/06/1990.</p> <p>ffff) Inventory Proceeding No. 56/97 before the Court of the Senior Civil Judge, Mapusa, Bardez, Goa.</p> <p>gggg) Deed of Sale dated 27/03/2003 registered under Sr. no. 722 at pages 147 to 162, Book No. I, Volume No. 1002 dated 01/04/2003 before the Sub-Registrar of Bardez, Mapusa.</p> <p>hhhh) Deed of Sale dated 18/01/2011 registered in Book 1 document bearing registration No BRZ-BK1-00299-2011 registered on 18/01/2011 before the Sub-Registrar of Bardez, Mapusa.</p> <p>iiii) Deed of Sale dated 26/09/2017 registered in Book 1 document bearing registration No BRZ-BK1-03993-2017 registered on 28/09/2017 before the Sub-Registrar of Bardez, Mapusa.</p> <p>jjjj) Form X (Notice) of property bearing Survey No. 55/52 of Verla Village issued by Office of the Mamlatdar, Bardez dated 09/04/2018 bearing serial no. of entry in Mutation Register: 63190.</p> <p>kkkk) Public Notice dated 06/01/2022 published on The Navhind Times English Newspaper on Friday 07/01/2022.</p> <p>llll) Deed of Sale dated 27/04/2022 registered in Book 1 document bearing registration No BRZ-1-1876-2022 registered on</p>
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		<p>27/04/2022 before the Sub-Registrar of Bardez, Mapusa.</p> <p>mmmm) Nil Encumbrance Certificate No. 1142 of 2022 dated 17/05/2022 issued by Sub-Registrar of Bardez in favour of Vianaar Infra LLP.</p> <p>nnnn) The Zoning Information Certificate bearing Reference No. TPBZ/ZON/9916/VER/TCP-2022/3243 dated 14/06/2022 obtained by Vianaar Infra LLP.</p> <p>oooo) Form III (Index of Land) of property bearing Survey No. 55/52 of Verla village showing name of Franky Braganza issued by Office of Talathi of Verla.</p> <p>pppp) Manual Form I &amp; XIV of Survey No. 55/51 of Verla Village of Bardez Taluka showing the name of George Vincente Braganza &amp; Cheryl Braganza issued by Office of Talathi of Verla Village.</p> <p>qqqq) Survey Plan of property bearing Survey No 55/52 of Verla Village.</p> <p>rrrr) Recent Form I &amp; XIV of property bearing Survey No. 55/52 of Verla Village.</p> <p>ssss) Form XII (Notice) of property bearing Survey No. 55/52 of Verla Village issued by Talathi of Verla Village.</p>
3.	Nature Documents of	Original/Certified/Photocopy/Court Copies of the documents listed in clause 2 are verified.
4.	Survey Nos.	<p><b>I. 55/48 admeasuring 975 sq. mts.</b></p> <p><b>II. 55/49 admeasuring 550 sq. mts.</b></p> <p><b>III. 55/50 admeasuring 250 sq. mts.</b></p> <p><b>IV. 55/51 admeasuring 225 sq. mts.</b></p>

		<b>V. 55/52 admeasuring 100 sq. mts.</b>
5.	Complete or Full Description of <b>said Immovable Property</b>	<p>I. <b>55/48:</b> All that Immovable Property known as 'XIR' or "KOLCAN" situated in the Village Verla, Bardez Taluka, within the limits of Village Panchayat of Verla Parra, Bardez Taluka, Bardez Sub-District of Registration Sub-District of State of Goa North District, described in the Land Registration Office under no. 50198 of Book B 105 at page 176 reverse, not found enrolled in the Taluka Revenue Office. The said property is presently surveyed in the Record of rights under Survey no. 55, Sub Division 48 for the Village Verla, Bardez Taluka.</p> <p>II. <b>55/49:</b> All that Plot of land/property known as 'COLCONDEM' also known as 'COLCAN' admeasuring 550 sq. mts. situated at Verla, within the limits of Village Panchayat of Verla, Canca, Bardez Taluka, and Sub-District of Bardez, District of North Goa, State of Goa neither described in the Land Registration Office, nor enrolled in the Taluka Revenue Office, but surveyed in the Old Cadastral Survey No. 127 and presently surveyed under new survey no. 55/49.</p> <p>III. <b>55/50:</b> All that Plot of land/property known as 'COLCONDEM' also known as 'COLCAN' admeasuring an area of 250 sq. mts. situated at Verla, within the limits of Village Panchayat of Verla, Canca, Bardez Taluka, and Sub-District of Bardez, District of North Goa, State of Goa neither described in the Land Registration Office, nor enrolled in the Taluka Revenue Office, but surveyed in the Old Cadastral Survey No. 129 and presently surveyed under new survey no. 55/50.</p> <p>IV. <b>55/51:</b> All that Plot of land/property known as 'COLCONE' also admeasuring an area of 225 sq. mts.</p>

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		<p>situated at Verla, within the Gram Panchayat of Verla, Canca, Taluka Bardez and Sub-District of Bardez, District of North Goa, State of Goa, neither described in the Land Registration Office nor enrolled in the Taluka Revenue Office, but under survey no. 55/51.</p> <p>V. <b>55/52:</b> All that Plot of land of the property known as 'KOLCAN' admeasuring 100 sq. mts. With a house in dilapidated condition situated in village Verla, within the limits of Village Panchayat of Verla, Canca, Bardez Taluka and Bardez Sub-District of Registration District of State of Goa, North District, neither described in the Land Registration Office nor enrolled in the Taluka Revenue Office, but under survey no. 55/52.</p>
6.	Locations like name of the place, village, city, registration, Sub-District etc.	Village Panchayat of Verla, Bardez Taluka, North Goa District, State of Goa, India.
7.	Boundaries (of the property).	<p>I. <b>55/48:</b>  EAST: By property bearing survey no. 55/49, 55/48, 55/59 and 55/70;    WEST: By property bearing survey no. 55/44 and 55/47;    NORTH: By property bearing survey no. 58/18;    SOUTH: By property bearing survey no. 55/71.</p> <p>II. <b>55/49:</b>  EAST: By property bearing survey no. 55/50;  WEST: By property bearing survey no. 55/48;    NORTH: By property bearing survey no. 58/18;    SOUTH: By property bearing survey no. 55/58.</p>





		<p>III. <u><b>55/50:</b></u>  EAST: By property bearing survey no. 55/51;   WEST: By property bearing survey no. 55/49;   NORTH: By property bearing survey no. 58/18 of Comunidade of Verla;   SOUTH: By property bearing survey no. 55/40.</p> <p>IV. <u><b>55/51:</b></u>  EAST: By Nallah;   WEST: By property bearing survey no. 55/50;   NORTH: By property bearing survey no. 58/18 of Comunidade of Verla;   SOUTH: By property bearing survey no. 55/52.</p> <p>V. <u><b>55/52:</b></u>  EAST: By Nallah;   WEST: By property bearing survey no. 55/40;   NORTH: By property bearing survey no. 55/51;   SOUTH: By property bearing survey no. 55/54.</p>
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 <b>Annexure 'B'</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.	<p>(i) Nil Encumbrance Certificate with respect to property bearing Survey no. <b>55/48</b> of Verla Village based on the Nil Encumbrance Certificate no. 1146 of 2022 dated 17/05/2022 issued by Sub-Registrar of Bardez, Goa.</p> <p>(ii) Nil Encumbrance Certificate with respect to property bearing Survey no. <b>55/49</b> of Verla Village based on the Nil Encumbrance Certificate no. 1145 of 2022 dated 17/05/2022 issued by Sub-Registrar of Bardez, Goa.</p> <p>(iii) Nil Encumbrance Certificate with respect to property bearing Survey no. <b>55/50</b> of Verla Village based on the Nil Encumbrance Certificate no. 1144 of 2022 dated 17/05/2022 issued by Sub-Registrar of Bardez, Goa.</p> <p>(iv) Nil Encumbrance Certificate with respect to property bearing Survey no. <b>55/51</b> of Verla Village based on the Nil Encumbrance Certificate no. 1143 of 2022 dated 17/05/2022 issued by Sub-Registrar of Bardez, Goa.</p> <p>(v) Nil Encumbrance Certificate with respect to property bearing Survey no. <b>55/52</b> of Verla Village based on the Nil Encumbrance Certificate no. 1142 of 2022 dated 17/05/2022 issued by Sub-Registrar of Bardez, Goa.</p>
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 for a period of one month from 27/04/2022 till 16/05/2022 with respect to <b>Survey Nos. 55/48, 55/49, 55/50, 55/51 and 55/52 of Verla Village.</b>

Date: 30/06/2022

Place: Panaji – Goa

Galileo F. Teles

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Date: 30/06/2022

***Ref No. Galileo/Gen/Non-Lit/ 060-B-I /2022/Out***

**ANNEXURE 'B' - I**

Sir,

The undersigned has perused and scrutinized all the documents enlisted in paragraph 2 of **Annexure 'A'**, the File pertaining to property admeasuring an area of 975.00 Sq. Mts, surveyed under Survey No. 55/48 of Verla village, Bardez - Goa, known as 'XIR' or "KOLCAN" situated in the Village Verla, Bardez Taluka, within the limits of Village Panchayat of Verla Parra, Bardez Taluka, Bardez Taluka, District North Goa, State of Goa. ***Hereinafter referred to as "Said Property"***.

1. There exists a Immovable Property known as 'XIR' or "KOLCAN" situated in the Village Verla, Bardez Taluka, within the limits of Village Panchayat of Verla Parra, Bardez Taluka, Bardez Sub-District of Registration Sub-District of State of Goa North District, described in the Land Registration Office under no. 50198 of Book B 105 at page 176 reverse, not found enrolled in the Taluka Revenue Office. The said property is presently surveyed in the Record of rights under Survey no. 55, Sub Division 48 for the Village Verla, Bardez Taluka.
2. The Said Property originally belonged to (i) Smt. Martha Luisa Claudina Fernandes, married, daughter of late Justiniano Salvador Fernandes; (ii)



Shri. Joaquim Rosario de Souza, married, husband of Mrs. Martha Luisa Claudina Fernandes; (iii) Smt. Maria Conceicao de Mello, widow of Justiniano Salvador Fernandes, who later sold it to one Shri. Vassanta Panduronga Pogle vide Deed of Sale and Acquittance dated 27/09/1968 which was duly registered from folios 120 to 123 of Book No. 1, Vol. 27 of the year 1968 in the Office of the Civil Registrar – cum – Sub - Registrar, Mapusa, Bardez.

3. Subsequently, vide Deed of Sale dated **04/04/1972**, the Said Property ***was sold by*** (i) Mr Vassant Pandurang Pokle and his wife (ii) Mrs. Sushilabai Vassant Pokle to one Mr. Tanaji Tukaram Naik and is registered at Folios 37 to 42 of Book No. 1 volume 64 bearing Registration No. 5716 dated 28/08/1972 before the Sub-Registrar of Bardez.
4. However, the Index of Lands in Form III as well as Form 9 of the Said Property bearing Survey No. 55/48 erroneously reflected the name of one Pedro Simao Freitas as occupant. In addition to the above the Manual Form I & XIV wrongly recorded the name of Pedro Simao Freitas as the occupant of the Survey No. 55/48 of Verla village.
5. After the purchase of the said property including other properties, said Mr. Tanaji Tukaram Naik, vide Application under Section 103 of Land Revenue Code, 1968 made before the Deputy Collector & S.D.O., Mapusa, requested for the deletion of the names of Pedro Simao Freitas and Matil Braganza alias Matil Fernandes in respect of properties surveyed under Survey nos. 54/59, 54/65, 55/71 including property bearing Survey No. 55/48



( Said Property) of Verla Village and the said Application was registered under Case No. 18/9/98/LRC-MISC.

6. After holding necessary inquiry the Deputy Collector & SDO of Bardez at Mapusa Goa came to a finding that the said Pedro Simao Freitas and Matil Fernandes have no rights in the said property and passed Order dated 17/11/1999 directing the Survey Authorities to enter the name of Mr. Tanaji Tukaram Naik in the occupants column of Form 1 & XIV with respect to Survey nos. 54/59, 54/65, 55/71 including property bearing Survey No. 55/48 (Said Property) of Verla Village.
7. Vide Deed of Sale dated **22/08/2008** the Said Property **was sold by** (i) Mr. Tanaji Tukaram Naik and his wife (ii) Malini Tukaram Naik to one Mr. Shivkumar Gupta and the said Deed is registered in Book 1 document bearing registration No BRZ-BK1-045855-2008 registered on 07/10/2008 before the Sub-Registrar of Bardez, Mapusa.
8. The Said Property bearing Survey No. 55/48 of Verla village was later **sold by** (i) Mr. Shivkumar Gupta and his wife (ii) Mrs. Archana Shivkumar Gupta in favour of (i) Mr. Madhukant Rameshchnader Agrawal (ii) Mr. Sanjeev Attarsain Jain and (iii) Mr Siddharth Jayesh Shah by virtue of Deed of Sale dated 18/01/2011 registered in Book 1 document bearing registration No BRZ-BK1-00298-2011 registered on 18/01/2011 before the Sub-Registrar of Bardez, Mapusa.
9. Subsequently, by virtue of Sale Deed dated 26/09/2017 registered in Book 1 document bearing registration No BRZ-BK1-03995-2017 registered on 28/09/2017



before the Sub-Registrar of Bardez, Mapusa, the Said Property was sold by (i) Mr. Madhukant Rameshchander Agrawal and his wife Nisha Madhukant Agrawal; (ii) Mr. Sanjeev Attarsain Jain and his wife Mrs. Nita Sanjeev Jain and (iii) Mr. Siddharth Jayesh Shah and his wife Mrs. Pooja Shah in favour of one (i) Mr. Siddharth Singh Chaudhary.

10. Pursuant to the Deed of Sale dated **26/09/2017**, said Siddharth Singh Chaudhary became the absolute owner in possession of the Said Property and accordingly the Said Property was mutated in the name of Mr. Siddharth Singh Chaudhary which is found duly recorded in the Occupant's Column of Form I and XIV as against Mutation Entry No. 63190 of Survey No. 55/48 of Verla Village.
11. A Public Notice was issued on 7/01/2022 in Local Daily namely *The Navhind Times* English newspaper through Adv. Savio Monteiro inviting objection from public in general with respect to any claim vis – a- vis the Said Property including other properties namely Survey Nos. 55/49,50, 51 & 52 of Verla Village. However, till date no objections have not been received in the office of Adv. Savio Monteiro, notwithstanding the fact that notice period for raising objections, if any was 14 days ONLY.
12. Thereafter, vide Deed of Sale dated 27/04/2022 registered in Book 1 document bearing registration No BRZ-1-1876-2022 registered on 27/04/2022 before the Sub-Registrar of Bardez, Mapusa, the Said Property along with other properties bearing Survey Nos. 55/49, 50, 51 & 52 were sold by (i) Mr. Siddharth Singh Chaudhary and his wife (ii) Mrs. Tulika Chaudhary to Vianaar Infra LLP.



13. Vianaar Infra LLP applied and obtained Nil Encumbrance Certificate No. 1146 of 2022 dated 17/05/2022 issued by Sub-Registrar of Bardez in favour of Vianaar Infra LLP.
14. The Zoning Information Certificate bearing Reference No. TPBZ/ZON/9914/VER/TCP-2022/3241 dated 14/06/2022 has also been obtained by Vianaar Infra LLP for the said property which indicates that as per Regional plan for 2021 the plot under reference falls in "Settlement Zone (VP-2) having permissible FAR 60". This certificate is valid for 3 years or till the regional plan for Goa 2021 is in force, whichever the earlier from the date of issue of the Letter dated 14/06/2022.
15. 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. 55/48 of Verla village for more than 50 years beginning from Deed of Sale & Acquaintance dated 27/09/1968.

### **CONCLUSION**

In view of the above I hereby certify that Vianaar Infra LLP is the owner in possession of the Property bearing Survey No. 55/48 of Verla Village, Bardez Taluka, District North – Goa, State of Goa 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 Bardez as on date.



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Date: 30/06/2022

***Ref No. Galileo/Gen/Non-Lit/ 060-B-II /2022/Out***

**ANNEXURE 'B' - II**

Sir,

The undersigned has perused and scrutinized all the documents enlisted in paragraph 2 of **Annexure 'A'**, the File pertaining to property admeasuring an area of 550.00 Sq. Mts, surveyed under Survey No. 55/49 of Verla village, Bardez - Goa, known as 'COLCONDEM' also known as 'COLCAN' situated in the Village Verla, Bardez Taluka, within the limits of Village Panchayat of Verla Parra, Bardez Taluka, Bardez Taluka, District North Goa, State of Goa. ***Hereinafter referred to as "Said Property"***.

1. There exists a Immovable Property known as 'COLCONDEM' also known as 'COLCAN' situated in the Village Verla, Bardez Taluka, within the limits of Village Panchayat of Verla Parra, Bardez Taluka, Bardez 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, but surveyed in the Old Cadastral Survey No. 127 and presently surveyed under Survey no. 55, Sub Division 49 for the Village Verla, Bardez Taluka.



2. The Said Property bearing Survey No. 55/49 was originally surveyed under Old Cadastral Survey no. 127 of Verla village and the index of Lands in Form III issued by the Office of Talathi indicates that one Jeronio Fernandes was occupant of the said property and his name is also recorded in Form 9 being occupant since before Survey i.e. 29<sup>th</sup> October 1971.
3. The Manual Form I & XIV of Survey No. 55/49 of Verla village also indicates the name of Jeronio Fernandes against Mutation No. 321 showing him as the Occupant of the said property.
4. Vide Deed of Sale dated **11/06/1991** registered under Sr. no. 776/91 on 13/06/1991 before the Sub-Registrar of Bardez, Mapusa, (i) Mrs. Matilda Fernandes, daughter of Diogo Jeronimo Fernandes alias Jeronio Fernandes and (ii) Mrs. Marta D'souza, widow, daughter of Justiniano Salvador Fernandes ***sold*** the Said Property to one (i) Mr. Shashikant Vassudev Redkar.
5. Although there are no recitals in the Deed of Sale dated 11/06/1991 with respect to the flow of title to the Vendors from Jeronio Fernandes, it appears that the Vendors in the said Sale Deed were the legal heirs of the said Late Jeronio Fernandes and hence were having rights and interests in the Said Property.
6. Pursuant to the Deed of Sale dated 11/06/1991, the Purchaser Shri. Shashikant Vassudev Redkar had also applied for Mutation in Survey Records and accordingly notice in Form X was issued to the Vendors ((i) Mrs. Matilda Fernandes and (ii) Mrs. Marta D'souza and



accordingly the name of the Purchaser Shri Shashikant Vassudev Redkar was added in the occupants column with respect to Survey No. 55/49 of Verla Village as against Mutation Entry No. 1205 after deleting the name of Mr. Jeronio Fernandes.

7. Said Shri Shashikant Vassudev Redkar had applied to the Northern Planning and Development Authority at Alto-Porvorim for proposed extension to the existing house and amalgamation of property bearing Survey no. 55/49, 50 and 51 of Verla Village which was permitted vide Order dated 24/06/1992.
8. Said Shri Shashikant Vassudev Redkar had also applied for construction License from the Village Panchayat towards the proposed addition to the existing house and the same was also granted by Village Panchayat vide Permission No. VP/VC/12/93-94 on 08/04/1993.
9. Vide Deed of Sale dated **29/10/1998** found duly registered by the Sub – Registrar of Bardez at Serial no. 1624/98, said Shri Shashikant Vassudev Redkar and his wife Mrs. Shubhda Redkar ***sold*** the Said property to Mrs. Stanila Sarathy and her husband Mr. Raghavan Sarathy.
10. Upon acquiring rights and interest in thee said property, Vide Sale Deed dated 29/10/1998, said Mrs. Stanila Sarathy and her husband Mr. Raghavan Sarathy had applied for mutation and their names appeared in the Occupants column vide Mutation Entry no. 1557.

*ali bhosle*



11. Mrs. Stanila Sarathy and her husband Mr. Raghavan Sarathy had applied and obtained Conversion Sanad dated 20/08/2002 from the Office of the Deputy Collector and SDO, Mapusa for a part of the property bearing Survey No. 55/49, 50 & 51 admeasuring an area of 202 sq. mts.
12. After obtaining Conversion Sanad, said Mrs. Stanila Sarathy and her husband Mr. Raghavan Sarathy had also applied and obtained for Construction License from the Village Panchayat of Verla Canca for the proposed addition to the Residential Bungalow in Survey No. 55/49, 50, 51 of Verla Village along with the compound wall bearing Construction License No. VPVC/Const. Lic. No. 15/2002-03/596 dated 24/09/2002.
13. A perusal of the construction license also indicates the construction license was granted after obtaining approval from the Town and Country Planning Department, Mapusa Bardez, dated 16/04/2002 bearing reference no. DB/151514/2002/857 including N.O.C. from the Primary Health Centre, Siolim dated 20/06/2002 bearing reference no. PHCC/NOC/Const/267/2002-03.
14. Upon completion of Construction, both Mrs. Stanila Sarathy and her husband Mr. Raghavan Sarathy were issued Occupancy Certificate by the Village Panchayat bearing reference no. VPVC/Occupancy/2003-04/334 dated 29/03/2003 pursuant to the Technical Report from the P.W.D Department bearing reference no. PWD/WDV/SDIII/ 5b/F.4/02-03/1133 dated 19/03/2003.
15. Vide Deed of Sale dated **18/01/2011**, Mrs. Stanila Sarathy and her husband Mr. Raghavan Sarathy **sold the Said**



**Property** including properties bearing Survey Nos. 55/50, 51 & 52 of Verla Village along with residential house to (i) Mr. Madhukant Rameshchander Agrawal in favour of (ii) Mr. Sanjeev Attarsain Jain and (iii) Mr Siddharth Jayesh Shah which is registered in Book 1 document bearing registration No BRZ-BK1-00299-2011 registered on 18/01/2011 before the Sub-Registrar of Bardez, Mapusa.

16. Subsequently vide Deed of Sale dated **26/09/2017**, The ***Said Property was sold*** by (i) Mr. Madhukant Rameshchander Agrawal and his wife Nisha Madhukant Agrawal; (ii) Mr. Sanjeev Attarsain Jain and his wife Mrs. Nita Sanjeev Jain and (iii) Mr. Siddharth Jayesh Shah and his wife Mrs. Pooja Shah ***in favour of*** (i) Mr. Siddharth Singh Chaudhary and is duly registered in Book 1 document bearing registration No BRZ-BK1-03994-2017 registered on 28/09/2017 before the Sub-Registrar of Bardez, Mapusa.

17. Pursuant to the Deed of Sale dated 26/09/2017, said Siddharth Singh Chaudhary became the absolute owner in possession of the Said Property and accordingly the Said Property was mutated in the name of Mr. Siddharth Singh Chaudhary which is found duly recorded in the Occupant's Column of Form I and XIV as against Mutation Entry No. 64584 of Survey No. 55/49 of Verla Village.

18. A Public Notice was issued on 7/01/2022 in Local Daily namely *The Navhind Times* English newspaper through Adv. Savio Monteiro inviting objection from public in general with respect to any claim vis – a- vis the Said



Property including other properties namely Survey Nos. 55/48,50, 51 & 52 of Verla Village. However, till date no objections have not been received in the office of Adv. Savio Monteiro, notwithstanding the fact that notice period for raising objections, if any was 14 days ONLY.

19. Vide Deed of Sale dated **27/04/2022** registered in Book 1 document bearing registration No BRZ-1-1876-2022 registered on 27/04/2022 before the Sub-Registrar of Bardez, Mapusa, the Said Property along with other properties bearing Survey Nos. 55/48, 50, 51 & 52 were sold by (i) Mr. Siddharth Singh Chaudhary along with his wife (ii) Mrs. Tulika Chaudhary to Vianaar Infra LLP.
20. Vianaar Infra LLP had applied and obtained Nil Encumbrance Certificate No. 1145 of 2022 dated 17/05/2022 issued by Sub-Registrar of Bardez in favour of Vianaar Infra LLP.
21. The Zoning Information Certificate bearing Reference No. TPBZ/ZON/9913/VER/TCP-2022/3240 dated 14/06/2022 has also been obtained by Vianaar Infra LLP for the said property which indicates that as per Regional plan for 2021 the plot under reference falls in "Settlement Zone (VP-2) having permissible FAR 60". This certificate is valid for 3 years or till the regional plan for Goa 2021 is in force, whichever the earlier from the date of issue of the Letter dated 14/06/2022.
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.





55/49 of Verla village for more than 31 years beginning from Deed of Sale dated 11/06/1991.

**CONCLUSION**

In view of the above I hereby certify that Vianaar Infra LLP is the owner in possession of the Property bearing Survey No. 55/49 of Verla Village, Bardez Taluka, District North – Goa, State of Goa 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 Bardez as on date.



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Date: 30/06/2022

***Ref No. Galileo/Gen/Non-Lit/060-B-III /2022/Out***

**ANNEXURE 'B' - III**

Sir,

The undersigned has perused and scrutinized all the documents enlisted in paragraph 2 of **Annexure 'A'**, the File pertaining to property admeasuring an area of 250.00 Sq. Mts, surveyed under Survey No. 55/50 of Verla village, Bardez - Goa, known as 'COLCONDEM' also known as 'COLCAN' situated in the Village Verla, Bardez Taluka, within the limits of Village Panchayat of Verla Parra, Bardez Taluka, Bardez Taluka, District North Goa, State of Goa. ***Hereinafter referred to as "Said Property"***.

1. There exists a Immovable Property known as 'COLCONDEM' also known as 'COLCAN' situated in the Village Verla, Bardez Taluka, within the limits of Village Panchayat of Verla Parra, Bardez Taluka, Bardez 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, but surveyed in the Old Cadastral Survey No. 129 and presently surveyed under Survey no. 55, Sub Division 50 for the Village Verla, Bardez Taluka.





2. The Said Property bearing Survey No. 55/50 was originally surveyed under Old Cadastral Survey no. 129 of Verla village and the Index of Lands in Form III issued by the Office of Talathi indicates that one Marikin Freitas was occupant of the said property and her name is also recorded in Form 9 being occupant since before Survey i.e. 29<sup>th</sup> October 1971.
3. The Manual Form I & XIV of Survey No. 55/50 of Verla village also indicates the name of **Marikin Freitas** against Mutation No. 460 showing her as the Occupant of the said property.
4. Vide Deed of Sale dated **20/10/1989** registered under Sr. no. 1308/89 on 31/10/1989 before the Sub-Registrar of Bardez, Mapusa, Miss. Maria Caitana Marcelina Freitas, sister of Late Mariquenina Freitas sold the Said Property to one (i) Mr. Ashok Dattatray Vaze.
5. Although there are no recitals in the Deed of Sale dated 20/10/1989 with respect to the flow of title to the Vendor from Mariquenina Freitas alias Marikin Freitas, it appears that the Vendor in the said Sale Deed was the legal heir of the said Marikin Freitas and hence was having rights and interests in the Said Property.
6. Pursuant to the Deed of Sale dated **20/10/1989**, the Purchaser Mr. Ashok Dattatray Vaze had also applied for Mutation in Survey Records and notice in Form X was issued to the Vendors Miss. Maria Caitana Marcelina Freitas and accordingly the name of the Purchaser Mr. Ashok Dattatray Vaze was added in the occupants column

with respect to Survey No. 55/50 of Verla Village as against Mutation Entry No. 1146.

7. Vide Deed of Sale dated **04/02/1991** registered under Sr. no. 140/91 dated 05/02/1991 before the Sub-Registrar of Bardez, Mapusa, (i) Mr. Ashok Dattatray Vaze and his wife (ii) Shubhalaxmi Ashok Vaze **sold the said property** to one Mr. Shashikant Vassudev Redkar.
8. Said Shri Shashikant Vassudev Redkar applied to the Northern Planning and Development Authority at Alto-Porvorim for proposed extension to the existing house and amalgamation of property bearing Survey no. 55/49, 50 and 51 of Verla Village which was permitted vide Order dated 24/06/1992.
9. Said Shri Shashikant Vassudev Redkar had also applied for construction License from the Village Panchayat towards the proposed addition to the existing house and the same was also granted by Village Panchayat vide Permission No. VP/VC/12/93-94 on 08/04/1993.
10. Vide Deed of Sale dated **29/10/1998** found duly registered by the Sub – Registrar of Bardez at Serial no. 1624/98 on 29/10/1998, said Shri Shashikant Vassudev Redkar and his wife Mrs. Shubhda Redkar sold the Said property to Mrs. Stanila Sarathy and her husband Mr. Raghavan Sarathy.
11. Upon acquiring rights and interest in the said property, Vide Sale Deed dated 29/10/1998, said Mrs. Stanila Sarathy and her husband Mr. Raghavan Sarathy had



applied for mutation and their names appeared in the Occupants column vide entry no. 1557.

12. Mrs. Stanila Sarathy and her husband Mr. Raghavan Sarathy had applied and obtained Conversion Sanad dated 20/08/2002 from the Office of the Deputy Collector and SDO, Mapusa for a part of the property bearing Survey No. 55/49, 50 & 51 admeasuring an area of 202 sq. mts.
13. After obtaining Conversion Sanad, said Mrs. Stanila Sarathy and her husband Mr. Raghavan Sarathy had also applied and obtained for Construction License from the Village Panchayat of Verla Canca for the proposed addition to the Residential Bungalow in Survey No. 55/49, 50, 51 of Verla Village along with the compound wall bearing Construction License No. VPVC/Const. Lic. No. 15/2002-03/596 dated 24/09/2002.
14. A perusal of the construction license also indicates the construction license was granted after obtaining approval from the Town and Country Planning Department, Mapusa Bardez, dated 16/04/2002 bearing reference no. DB/151514/2002/857 including N.O.C. from the Primary Health Centre, Siolim dated 20/06/2002 bearing reference no. PHCC/NOC/Const/267/2002-03.
15. Upon completion of Construction, both Mrs. Stanila Sarathy and her husband Mr. Raghavan Sarathy were issued Occupancy Certificate by the Village Panchayat bearing reference no. VPVC/Occupancy/2003-04/334 dated 29/03/2003 pursuant to the Technical Report from the P.W.D Department bearing reference no. PWD/WDV/SDIII/ 5b/F.4/02-03/1133 dated 19/03/2003.



16. Vide Deed of Sale dated **18/01/2011**, Mrs. Stanila Sarathy and her husband Mr. Raghavan Sarathy ***sold the Said Property*** including properties bearing Survey Nos. 55/49, 51 & 52 of Verla Village along with residential house to (i) Mr. Madhukant Rameshchander Agrawal in favour of (ii) Mr. Sanjeev Attarsain Jain and (iii) Mr Siddharth Jayesh Shah which is registered in Book 1 document bearing registration No BRZ-BK1-00299-2011 registered on 18/01/2011 before the Sub-Registrar of Bardez, Mapusa.
17. Subsequently vide Deed of Sale dated **26/09/2017**, The ***Said Property was sold*** by (i) Mr. Madhukant Rameshchander Agrawal and his wife Nisha Madhukant Agrawal; (ii) Mr. Sanjeev Attarsain Jain and his wife Mrs. Nita Sanjeev Jain and (iii) Mr. Siddharth Jayesh Shah and his wife Mrs. Pooja Shah ***in favour of*** (i) Mr. Siddharth Singh Chaudhary and is duly registered in Book 1 document bearing registration No BRZ-BK1-03994-2017 registered on 28/09/2017 before the Sub-Registrar of Bardez, Mapusa.
18. Pursuant to the Deed of Sale dated 26/09/2017, said Siddharth Singh Chaudhary became the absolute owner in possession of the Said Property and accordingly the Said Property was mutated in the name of Mr. Siddharth Singh Chaudhary which is found duly recorded in the Occupant's Column of Form I and XIV as against Mutation Entry No. 63189 of Survey No. 55/50 of Verla Village.
19. A Public Notice was issued on 7/01/2022 in Local Daily namely *The Navhind Times* English newspaper through

Adv. Savio Monteiro inviting objection from public in general with respect to any claim vis – a- vis the Said Property including other properties namely Survey Nos. 55/48, 49, 51 & 52 of Verla Village. However, till date no objections have not been received in the office of Adv. Savio Monteiro, notwithstanding the fact that notice period for raising objections, if any was 14 days ONLY.

20. Vide Deed of Sale dated **27/04/2022** registered in Book 1 document bearing registration No BRZ-1-1876-2022 registered on 27/04/2022 before the Sub-Registrar of Bardez, Mapusa, the Said Property along with other properties bearing Survey Nos. 55/48, 49, 51 & 52 were sold by (i) Mr. Siddharth Singh Chaudhary and his wife (ii) Mrs. Tulika Chaudhary to Vianaar Infra LLP.
21. Vianaar Infra LLP had applied and obtained Nil Encumbrance Certificate No. 1144 of 2022 dated 17/05/2022 issued by Sub-Registrar of Bardez in favour of Vianaar Infra LLP.
22. The Zoning Information Certificate bearing Reference No. TPBZ/ZON/9912/VER/TCP-2022/3239 dated 14/06/2022 has also been obtained by Vianaar Infra LLP for the said property which indicates that as per Regional plan for 2021 the plot under reference falls in “Settlement Zone (VP-2) having permissible FAR 60”. This certificate is valid for 3 years or till the regional plan for Goa 2021 is in force, whichever the earlier from the date of issue of the Letter dated 14/06/2022.
23. 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. 55/50 of Verla village for more than 33 years beginning from Deed of Sale dated 20/10/1989.

### **CONCLUSION**

In view of the above I hereby certify that Vianaar Infra LLP is the owner in possession of the Property bearing Survey No. 55/50 of Verla Village, Bardez Taluka, District North – Goa, State of Goa 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 Bardez as on date.



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Date: 30/06/2022

***Ref No. Galileo/Gen/Non-Lit/060-B-IV /2022/Out***

**ANNEXURE 'B'- IV**

Sir,

The undersigned has perused and scrutinized all the documents enlisted in paragraph 2 of **Annexure 'A'**, the File pertaining to property admeasuring an area of 225.00 Sq. Mts, surveyed under Survey No. 55/51 of Verla village, Bardez - Goa, known as 'COLCONE' situated in the Village Verla, Bardez Taluka, within the limits of Village Panchayat of Verla Parra, Bardez Taluka, Bardez Taluka, District North Goa, State of Goa. ***Hereinafter referred to as "Said Property"***.

1. There exists a Immovable Property known as 'COLCONE' also admeasuring an area of 225 sq. mts. situated at Verla, within the Gram Panchayat of Verla, Canca, Taluka Bardez and Sub-District of Bardez, District of North Goa, State of Goa, neither described in the Land Registration Office nor enrolled in the Taluka Revenue Office, presently surveyed under Survey no. 55, Sub Division 51 for the Village Verla, Bardez Taluka.
2. The Said Property bearing Survey No. 55/51 originally belonged to one Mr. Pataxio Freitas and the Index of Lands in Form III issued by the Office of Talathi also indicated the name of Pataxio Freitas as the occupant of



the Said Property bearing Survey no. 55/51 of Verla Village.

3. The Manual Form I & XIV of Survey No. 55/51 of Verla village indicated the name of Patriz Freitas against Mutation No. 515 showing him as the Occupant of the said property and thereafter vide Mutation Entry No. 1092 the name of Mr. Vilas Tukaram Korgaokar came to be incorporated in the Occupant's column vide Mutation Entry No. 1092 upon the deletion of the name of said Patriz Freitas under the said entry.
4. Vide Deed of Sale dated **22/09/1989** registered under Sr. no. 1182/89 dated 22/09/1989 before the Sub-Registrar of Bardez, Mapusa, (i) Mr. Vilas Tukaram Korgaonkar, and his wife (ii) Mrs. Vidya Vilas Korgaonkar ***sold the Said Property*** to one (i) Mr. Shashikant Vassudev Redkar.
5. Pursuant to the Deed of Sale dated 22/09/1989, the Purchaser Mr. Shashikant Vassudev Redkar had also applied for Mutation in Survey Records and accordingly notice in Form X was issued to the Vendors (i) Mr. Vilas Tukaram Korgaonkar, (ii) Mrs. Vidya Vilas Korgaonkar and accordingly the name of the Purchaser Mr. Shashikant Vassudev Redkar was added in the occupants column with respect to Survey No. 55/51 of Verla Village as against Mutation Entry No. 1143.
6. Said Shri. Shashikant Vassudev Redkar applied to the Northern Planning and Development Authority at Alto-Porvorim for proposed extension to the existing house and amalgamation of property bearing Survey no. 55/49, 50



and 51 of Verla Village which was permitted vide Order dated 24/06/1992.

7. Said Shri Shashikant Vassudev Redkar had also applied for construction License from the Village Panchayat towards the proposed addition to the existing house and the same was also granted by Village Panchayat vide Permission No. VP/VC/12/93-94 on 08/04/1993.
8. Vide Deed of Sale dated 29/10/1998 found duly registered by the Sub – Registrar of Bardez at Serial no. 1624/98 on 29/10/1998, said Shri Shashikant Vassudev Redkar and his wife Mrs. Shubhda Redkar sold the Said property to Mrs. Stanila Sarathy and her husband Mr. Raghavan Sarathy.
9. Upon acquiring rights and interest in the said property, Vide Sale Deed dated 29/10/1998, said Mrs. Stanila Sarathy and her husband Mr. Raghavan Sarathy had applied for mutation and their names appeared in the Occupants column vide entry no. 1557.
10. Mrs. Stanila Sarathy and her husband Mr. Raghavan Sarathy had applied and obtained Conversion Sanad dated 20/08/2002 from the Office of the Deputy Collector and SDO, Mapusa for a part of the property bearing Survey No. 55/49, 50 & 51 admeasuring an area of 202 sq. mts.
11. After obtaining Conversion Sanad, said Mrs. Stanila Sarathy and her husband Mr. Raghavan Sarathy had also applied and obtained for Construction License from the Village Panchayat of Verla Canca for the proposed addition to the Residential Bungalow in Survey No. 55/49,



50, 51 of Verla Village along with the compound wall bearing Construction License No. VPVC/Const. Lic. No. 15/2002-03/596 dated 24/09/2002.

12. A perusal of the construction license also indicates the construction license was granted after obtaining approval from the Town and Country Planning Department, Mapusa Bardez, dated 16/04/2002 bearing reference no. DB/151514/2002/857 including N.O.C. from the Primary Health Centre, Siolim dated 20/06/2002 bearing reference no. PHCC/NOC/Const/267/2002-03.
13. Upon completion of Construction, both Mrs. Stanila Sarathy and her husband Mr. Raghavan Sarathy were issued Occupancy Certificate by the Village Panchayat bearing reference no. VPVC/Occupancy/2003-04/334 dated 29/03/2003 pursuant to the Technical Report from the P.W.D Department bearing reference no. PWD/WDV/SDIII/ 5b/F.4/02-03/1133 dated 19/03/2003.
14. Vide Deed of Sale dated **18/01/2011**, Mrs. Stanila Sarathy and her husband Mr. Raghavan Sarathy ***sold the Said Property*** including properties bearing Survey Nos. 55/49, 50 & 52 of Verla Village along with residential house to (i) Mr. Madhukant Rameshchander Agrawal (ii) Mr. Sanjeev Attarsain Jain and (iii) Mr Siddharth Jayesh Shah which is registered in Book 1 document bearing registration No BRZ-BK1-00299-2011 registered on 18/01/2011 before the Sub-Registrar of Bardez, Mapusa.
15. Subsequently, vide Deed of Sale dated **26/09/2017**, The Said Property including property bearing Survey No. 55/52 of Verla Village was ***sold by*** (i) Mr. Madhukant



Rameshchander Agrawal and his wife Nisha Madhukant Agrawal; (ii) Mr. Sanjeev Attarsain Jain and his wife Mrs. Nita Sanjeev Jain and (iii) Mr. Siddharth Jayesh Shah and his wife Mrs. Pooja Shah *to one* (i) Mr. Siddharth Singh Chaudhary and is registered in Book 1 document bearing registration No BRZ-BK1-03993-2017 registered on 28/09/2017 before the Sub-Registrar of Bardez, Mapusa.

16. Pursuant to the Deed of Sale dated **26/09/2017**, said Siddharth Singh Chaudhary became the absolute owner in possession of the Said Property and accordingly the Said Property was mutated in the name of Mr. Siddharth Singh Chaudhary which is found duly recorded in the Occupant's Column of Form I and XIV as against Mutation Entry No. 63188 of Survey No. 55/51 of Verla Village.
17. A Public Notice was issued on 7/01/2022 in Local Daily namely *The Navhind Times* English newspaper through Adv. Savio Monteiro inviting objection from public in general with respect to any claim vis – a- vis the Said Property including other properties namely Survey Nos. 55/48, 49, 51 & 52 of Verla Village. However, till date no objections have not been received in the office of Adv. Savio Monteiro, notwithstanding the fact that notice period for raising objections, if any was 14 days ONLY.
18. Vide Deed of Sale dated **27/04/2022** registered in Book 1 document bearing registration No BRZ-1-1876-2022 registered on 27/04/2022 before the Sub-Registrar of Bardez, Mapusa, the Said Property along with other properties bearing Survey Nos. 55/48, 49, 50 & 52 were sold by (i) Mr. Siddharth Singh Chaudhary and his wife (ii) Mrs. Tulika Chaudhary to Vianaar Infra LLP.



19. Vianaar Infra LLP had applied and obtained Nil Encumbrance Certificate No. 1143 of 2022 dated 17/05/2022 issued by Sub-Registrar of Bardez in favour of Vianaar Infra LLP.
20. The Zoning Information Certificate bearing Reference No. TPBZ/ZON/9915/VER/TCP-2022/3242 dated 14/06/2022 has also been obtained by Vianaar Infra LLP for the said property which indicates that as per Regional plan for 2021 the plot under reference falls in "Settlement Zone (VP-2) having permissible FAR 60". This certificate is valid for 3 years or till the regional plan for Goa 2021 is in force, whichever the earlier from the date of issue of the Letter dated 14/06/2022.
21. 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. 55/51 of Verla village for more than 33 years beginning from Deed of Sale dated 22/09/1989.

### **CONCLUSION**

In view of the above I hereby certify that Vianaar Infra LLP is the owner in possession of the Property bearing Survey No. 55/51 of Verla Village, Bardez Taluka, District North – Goa, State of Goa 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 Bardez as on date.



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Date: 30/06/2022

***Ref No.Galileo/Gen/Non-Lit/060-B-V /2022/Out***

**ANNEXURE 'B' - V**

Sir,

The undersigned has perused and scrutinized all the documents enlisted in paragraph 2 of **Annexure 'A'**, the File pertaining to property admeasuring an area of 100.00 Sq. Mts, surveyed under Survey No. 55/52 of Verla village, Bardez - Goa, known as "KOLCAN" situated in the Village Verla, Bardez Taluka, within the limits of Village Panchayat of Verla Parra, Bardez Taluka, Bardez Taluka, District North Goa, State of Goa. ***Hereinafter referred to as "Said Property"***.

1. There exists an Immovable Property known as 'KOLCAN' admeasuring 100 sq. mts with a house in dilapidated condition situated in village Verla, within the limits of Village Panchayat of Verla, Canca, Bardez Taluka and Bardez Sub-District of Registration District of State of Goa, North District, neither described in the Land Registration Office nor enrolled in the Taluka Revenue Office. The said property is presently surveyed in the Record of rights under Survey no. 55, Subdivision 52 for the Village Verla, Bardez Taluka.
2. The Said property originally belonged to (i) Shri. Aleixo Francisco Celestino Braganza alias Frank

Braganza or Franky Braganza, and his wife (ii) Maria Rita Braganza.

3. The Index of Lands in Form III issued by the Office of Talathi indicates that the said Franky Braganza was occupant of the said property bearing Survey no. 55/52 of Verla Village.
4. The Manual Form I & XIV of Survey No. 55/52 of Verla village also indicated the name of Franky Braganza against Mutation No. 252 showing him as the Occupant of the said property.
5. Mrs. Maria Rita Braganza expired on 12/10/1975, leaving behind her widower *Aleixo Francisco Celestino Braganza* as her widower and half sharer to whom she was married and as her heirs the following children:
  - (i). *Jose Maria Pedro Braganza married to Mrs. Rosy Thereza Rocha e Braganza;*
  - (ii). *Mr. Jose Mathias Braganza alias Mathew Braganza;*
  - (iii). *Mr. Jose Domingos Braganza alias Dominic Joseph Braganza married to Mrs. Daisy Braganza*
  - (iv). *Miss Maria Ana Braganza.*
6. Vide Deed of Renunciation dated 03/05/1989 recorded in the Notary Office of Bardez at Pages 20 onwards of Book. 739, (i) Mr. Jose Mathias Braganza, (ii) Mr. Jose Domingos Braganza and wife Mrs. Daisy Braganza and (iii) Miss Maria Ana Braganza, renounced their rights to the inheritance of their late mother and mother in law



*Maria Rita Braganza*, in terms of Article 2029 of the Civil Code in force in the State of Goa. Thereby leaving (iv) Jose Maria Pedro Braganza and his wife Mrs. Rosy Thereza Rocha e Braganza as the sole and universal heirs of the inheritance left by the said Maria Rita Braganza.

7. By virtue of Deed of Partition executed on 05/05/1989 which was duly registered under serial no. 616/89 in the Office of the Sub-Registrar of Bardez, the said property along with other properties came to be partitioned between (i) Shri. Aleixo Francisco Celestino Braganza alias Frank Braganza or Franky Braganza, widower of Maria Rita Braganza; (ii) Mr. Jose Maria Pedro Braganza, son of Aleixo Francisco Celestino Braganza and (iii) Mrs. Rosy Thereza Rocha e Braganza, wherein Mr. Aleixo Francisco Celestino Braganza in payment of his lawful share was allotted all the vital usufruct of the properties including of the Said Property, which he thereafter renounced for all legal purposes in the present Deed of Partition dated 05/05/1989 executed on the death of his wife Maria Rita Braganza.
8. Vide the same Deed of Partition dated 05/05/1989, all properties including the said property, along with all the vital usufruct of the properties, came to be allotted to (i) Mr. Jose Maria Pedro Braganza and his wife (ii) Mrs. Rosy Thereza Rocha e Braganza.
9. Pursuant to the Deed of Partition dated 05/05/1989, the said (i) Mr. Jose Maria Pedro Braganza and his wife

(ii) Mrs. Rosy Thereza Rocha e Braganza applied for Mutation in Survey Records and accordingly notice in Form X was issued and the names of Mr. Jose Maria Pedro Braganza and his wife (ii) Mrs. Rosy Thereza Rocha e Braganza were added in the occupants column with respect to Survey No. 55/52 of Verla Village as against Mutation Entry No. 1131.

10. Pursuant to the death of Aleixo Francisco Celestino Braganza alias Frank Braganza or Franky Braganza and his wife Maria Rita Braganza, Inventory proceedings were initiated before the Civil judge Senior Division at Mapusa bearing IP No. 56/1997 vide final Order dated 15/09/1998 passed by the Civil Judge Senior Division confirmed the allotments made in the Inventory Proceedings No. 56/1997 and accordingly George Vincente Leo Braganza and his wife Cheryl Braganza became the absolute owners in possession of the Said Property among other properties.
11. Subsequently, Mr. George Vincent Leo Braganza alias George Vincente Leo Braganza and his wife (ii) Mrs. Cheryl Braganza, being the absolute lawful owners of the Said Property, ***sold the Said Property*** to (i) Mrs. Stanila Sarathy and (ii) Mr. Raghavan Sarathy vide Deed of Sale dated **27/03/2003** registered under Sr. no. 722 at pages 147 to 162, Book No. I, Volume No. 1002 dated 01/04/2003 before the Sub-Registrar of Bardez, Mapusa.
12. Thereafter, vide Deed of Sale dated **18/01/2011** registered in Book 1 document bearing registration No BRZ-BK1-00299-2011 registered on 18/01/2011 before the Sub-





Registrar of Bardez, Mapusa, the Said Property, along with properties bearing Survey Nos. 55/49, 50 & 51 of Verla Village including residential house came to be ***sold by*** (i) Mrs. Stanila Sarathy and (ii) Mr. Raghavan Sarathy ***in favour of*** (i) Mr. Madhukant Rameshchnader Agrawal (ii) Mr. Sanjeev Attarsain Jain and (iii) Mr Siddharth Jayesh Shah.

13. Subsequently, vide Deed of Sale dated **26/09/2017**, The Said Property including property bearing Survey No. 55/51 of Verla Village was ***sold by*** (i) Mr. Madhukant Rameshchander Agrawal and his wife Nisha Madhukant Agrawal; (ii) Mr. Sanjeev Attarsain Jain and his wife Mrs. Nita Sanjeev Jain and (iii) Mr. Siddharth Jayesh Shah and his wife Mrs. Pooja Shah ***in favour of*** (i) Mr. Siddharth Singh Chaudhary and is registered in Book 1 document bearing registration No BRZ-BK1-03993-2017 registered on 28/09/2017 before the Sub-Registrar of Bardez, Mapusa.

14. Pursuant to the Deed of Sale dated **26/09/2017**, said Siddharth Singh Chaudhary became the absolute owner in possession of the Said Property and accordingly the Said Property was mutated in the name of Mr. Siddharth Singh Chaudhary which is found duly recorded in the Occupant's Column of Form I and XIV as against Mutation Entry No. **63188** of Survey No. 55/52 of Verla Village.

15. A Public Notice was issued on 7/01/2022 in Local Daily namely *The Navhind Times* English newspaper through Adv. Savio Monteiro inviting objection from public in general with respect to any claim vis – a- vis the Said





Property including other properties namely Survey Nos. 55/48, 49, 50 & 51 of Verla Village. However, till date no objections have not been received in the office of Adv. Savio Monteiro, notwithstanding the fact that notice period for raising objections, if any was 14 days ONLY.

16. Vide Deed of Sale dated 27/04/2022 registered in Book 1 document bearing registration No BRZ-1-1876-2022 registered on 27/04/2022 before the Sub-Registrar of Bardez, Mapusa, the Said Property along with other properties bearing Survey Nos. 55/48, 49, 50 & 51 were sold by (i) Mr. Siddharth Singh Chaudhary and his wife (ii) Mrs. Tulika Chaudhary to Vianaar Infra LLP.
17. Vianaar Infra LLP had applied and obtained Nil Encumbrance Certificate No. 1142 of 2022 dated 17/05/2022 issued by Sub-Registrar of Bardez in favour of Vianaar Infra LLP.
18. The Zoning Information Certificate bearing Reference No. TPBZ/ZON/9916/VER/TCP-2022/3243 dated 14/06/2022 has also been obtained by Vianaar Infra LLP for the said property which indicates that as per Regional plan for 2021 the plot under reference falls in "Settlement Zone (VP-2) having permissible FAR 60". This certificate is valid for 3 years or till the regional plan for Goa 2021 is in force, whichever the earlier from the date of issue of the Letter dated 14/06/2022.
19. A perusal of the aforesaid documents relied upon by me, indicate that Shri. Aleixo Francisco Celestino Braganza alias Frank Braganza or Franky Braganza was in physical possession of the said property

even prior to the survey carried out by the Revenue Authorities and as such there are link documents of title for last more than 32 years.

### **CONCLUSION**

In view of the above I hereby certify that Vianaar Infra LLP is the owner in possession of the Property bearing Survey No. 55/52 of Verla Village, Bardez Taluka, District North – Goa, State of Goa 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 Bardez as on date.



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