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Date: 31/12/2019

Ref No.Galileo/Gen/Non-Lit/884/2019/Out

ANNEXURE ‘A’

THE TITLE VERIFICATION AND SEARCH REPORT

1.	Name of the Unit	‘Realcon Residency LLP’
2.	Particulars of the documents scrutinized – serially and chronologically	<div>a) Deed of Sale dated 23/09/2019 executed in favour of Realcon Residency LLP. (Copy)</div> <div>b) NIL Encumbrance Certificate dated 13/10/2019 issued by the Sub-Registrar of Bardez. (Copy)</div> <div>c) Deed of Gift dated 19/05/2017 executed in favour of Dick Harry Remedios. (Copy)</div> <div>d) Deed of Sale/Conveyance dated 02/12/2010 executed in favour Mrs. Blossom H. Remedius. (Copy)</div> <div>e) Order dated 31/07/1990 passed by the Dy. Collector & SDO, Mapusa in Case No. 18/311/89/LRC/MISC. (Copy)</div> <div>f) Survey Plan of property bearing Survey No. 362/6 of Siolim, Bardez – Goa issued by the Directorate of Settlement and Land Records, Office of Inspector of Survey and Land Records, Mapusa – Goa. (Copy)</div> <div>g) Manual Form IX issued by Talathi of Siolim. (Copy)</div> <div>h) Manual Form I & XIV of Survey No. 362/2 reflecting the name of Mr. Preciosa A. Sequeira. (Copy)</div> <div>i) Form III Index of Lands) of Village Assagao. (Copy)</div> <div>j) Form I & XIV of property</div>

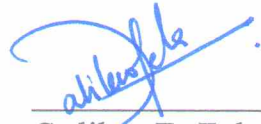


		<p>bearing Survey No. 362/6 reflecting the name of Mr. Dick Harry Remedios. (Copy)</p> <p>k) Form I & XIV of property bearing Survey No. 362/6 reflecting the name of Mrs. Blossom H. Remedius. (Copy)</p> <p>l) Non Availability Certificate dated 10/08/2019 issued by Mr. Merwyn Pereira, Private Investigator & Archivist. (Copy).</p> <p>m) Report dated 30/10/2019 issue by Adv. Ryan Menzes. (Copy)</p> <p>n) Form I & XIV reflecting the name of Realcon Residency LLP. (Copy)</p>
3.	Nature Documents of	Original/Certified/Photocopy/Court Copies of the documents listed in clause 2 are verified.
4.	Complete or Full Description of Immovable Property	All that property and/or part and/or parcel of land admeasuring 950 Sq. Mts. known and/or denominated as 'AFRAGMENT', situated at Marna, Siolim, Bardez – Goa, forming a part of the property not described in the Land Registration Office, nor enrolled in the Taluka Revenue Office presently surveyed under Survey No. 362/6 of Village, Siolim, Taluka and Sub-District of Bardez, District of North Goa, in the State of Goa.
5.	Survey Nos.	362/6
6.	Locations like name of the place, village, city, registration, Sub-District etc.	Village Panchayat of Siolim-Marna, Bardez Taluka, North Goa District, State of Goa, India.
7.	Boundaries (of the property).	<p>North: By property bearing Survey No. 362/4 of Village Siolim</p> <p>South: By property bearing Survey No. 362/7 of Village Siolim</p> <p>East: By a Nallah and;</p> <p>West: By property bearing Survey No. 362/5 of Village Siolim</p>
8.	Flow of titles tracing out the title, of the intended mortgagor and his/its Predecessors in interest from	Flow of the Title shown as per Enclosed Annexure 'B' .

	Mother Deed to the latest Title Deed	
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.	Nil Encumbrance Certificate dated 13/10/2019 issued by Sub-Registrar of Bardez – Goa.
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 1 year

Date: 31/12/2019

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 pertaining to property known as 'AFRAGMENT' admeasuring an area of 950.00 Sq. Mts, surveyed under Survey No. 362/6 of Marna Village, Siolim, Bardez - Goa, situated in the Village of Marna, Siolim within the jurisdiction of Village Panchayat of Siolim-Marna, Taluka, Sub-District of Bardez, District North Goa, State of Goa. (Hereinafter referred to as the '**Said Property**').

1. The Said property is situated in the Village of Marna, Siolim within the jurisdiction of Village Panchayat of Siolim-Marna, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa which property is neither described in the Land Registration Office nor enrolled in the Taluka Revenue Office, which property bears Survey No. 362/6.
2. The Said Property originally belonged to Mr. Preciosa Antonio De Sequeira, who was also commonly known in the locality as 'Pessu D'Souza'.
3. The Old Survey Records namely Form III and Form IX vis-à-vis Survey No. 362/6 of Siolim Village records the name of the Occupant as 'Pessu D'Souza' existing prior to Survey carried out in 22/02/1973.



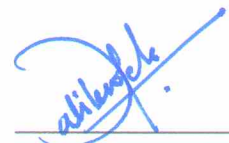
4. After promulgation of Survey Records, the name 'Pessu D'souza' continued to figure in the Occupant's Column of Form I & XIV of the Said Property instead of Mr. Preciosa Antonio De Sequeira.
5. In order to correct the said mistake, Mr. Preciosa A. Sequeira had filed Application under Section 103 of Land Revenue Code, 1968, before the Deputy Collector & Sub Divisional Officer, Mapusa, Bardez, Goa, which was registered under Case No. 18/311/89/LRC/ MISC. The Deputy Collector & Sub Divisional Officer, Mapusa, Bardez, Goa by order 'dated 31 July, 1990 directed the Mamiatdar of Bardez to correct the name of the Preciosa A. Sequeira in the Occupant's column of I & XIV form as Mr. Preciosa A. Sequeira instated of Pessu D'Souza.
6. The aforesaid Order dated 31/07/1990 was passed by the Dy. Collector & SDO, Mapusa - Goa after enquiry was conducted through the Mamlatdar, who vide Letter dated 16/07/1990 informed that there is no person by name Pessu D'Souza in Siolim Village of Bardez Taluka.
7. On the basis of the said order Preciosa A. Sequeira herein had carried out the Mutation in the survey record under Mutation entry No. 3753 and that is how Preciosa A. Sequeira herein acquired rights, title, interest in the said Property and have got legal and marketable title to convey/ Sell the Said Property to any other third Property.
8. Mr. Preciosa A. Sequeira along with his wife Mrs. Jennifer De Sequeira sold to Mrs. Blossom H Remedius vide Deed of Sale dated 02/12/2010, duly registered before the Sub-Registrar of Bardez

under registration No.3722 at page no.194 to 208 at book no.1, volume no.2686, date 15/07/2008.

9. Upon acquiring the title to the Said Property, Mrs. Blossom H. Remedius, applied for mutation and her name was entered in the Occupant's Column of Form I & XIV of the Said Property vide Mutation No. 41228.
10. Mrs. Blossom H Remedius being the absolute owner of the Said Property gifted the same to her brother Dick Harry Remedios vide Deed of Gift dated 19/05/2017 duly registered before the Sub-Registrar of Bardez under Registration No. BRZ-BK1-01963-2017 at CD No. BRZD787 at Book No.1, dated 19/05/2017.
11. In light of above, said Dick Harry Remedios became owner of the Said Property and also applied for mutation and his name was also entered in the Occupant's Column of Form I & XIV of the Said Property vide Mutation Entry No. 60836.
12. Mr. Dick Harry Remedios, is married, under the family laws of the Republic of India, (i.e. outside of the operation of the Family Laws of Goa) and he is not subject to any regime of comunhao de bens or communion of assets.
13. Upon the being the absolute owner of the Said Property, said Mr. Dick Harry Remedios sold the Said Property to Realcon Residency LLP vide Deed of Sale dated 23/09/2019, duly registered before the Sub-Registrar of Bardez bearing Registration No. BRZ-1-3009-2019 of Book 1 Document dated 23/09/2019.



14. Prior to purchase of the Said Property, out of abundant caution and due diligence, Public Notice was issued on 'O Herald' Newspaper on 10/04/2019 through Adv. Ryan Menezes, however no claim/objection or any other communication was received from any person/s and/or entity objecting to the sale of the Said Property.
15. Pursuant to Sale Deed dated 23/09/2019, Realcon Residency LLP became the lawful owner of the Said Property and the name of Realcon Residency LLP is also reflecting in the Occupants Column of Form I & XIV with respect to the Said Property.
16. In view of the above, I hereby certify that 'Realcon Residency LLP' is the owner of the Said Properties and hence there is no legal impediment for entering into any Agreement/Sale Deed with 'Realcon Residency LLP' by prospective purchasers.



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