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Date: 15/11/2019

Ref No. Galileo/Gen/Non-Lit/835(I)/2019/Out

ANNEXURE 'A'

THE TITLE VERIFICATION AND SEARCH REPORT

1.	Name of the property	Property admeasuring 8000 Sq. Mts., surveyed under Survey No. 197/4-A, situated in Siolim Village which is forming a part of the Larger Property denominated as 'GAVASSAVADDO' and also known as 'CUMAR BHATULEM', admeasuring an area of 11,000.00 Sq. Mts'
2.	Particulars of the documents scrutinized - serially and chronologically	<p>a) Form I & XIV of Survey No. 197/4-A,</p> <p>b) Manual Form of I & XIV of Survey No.197/4,</p> <p>c) Order dated 14/08/2017 in Case No. 15/106/2017/PART/LAND passed by the Dy. Collector & SDO, Mapusa - Goa,</p> <p>d) Old Cadastral Survey Plan of Village Siolim of Old Survey No.1726 & 1727,</p> <p>e) Award dated 22/09/2010 passed by SLAO (North) in Case No.5-142-2020-SLAO (North),</p> <p>f) Non-Availability Certificate dated 10/06/2019 with respect to Inscription and Description documents of the Property belonging to Diogo Caetano Fernandes alias Diogo Gaspar Fernandes,</p> <p>g) Correspondence Report prepared by Mr.Bruno P. Furtado Ex-</p>



	<p>Surveyor of T.C.P Department,</p> <p>h) Order dated 29/11/2010 in Inventory Proceedings No. 221/2010/B passed by the Ld. Civil Judge Senior Division at Mapusa - Goa,</p> <p>i) Order dated 07/12/2013 in the Inventory Proceedings No. 446/2013/A passed by the Civil Judge Senior Division, at Mapusa - Goa,</p> <p>j) Form III Index of Land of Survey No.197/4 of Siolim Village,</p> <p>k) Extract of Baptism Register of the year 1886 No.44 of Eduardo Damiao Maria Fernandes,</p> <p>l) Letter dated 16/10/2017 bearing Reference No.VPSS/2017-18/906 issued by Village Panchayat of Siolim-Sodiem Certifying the House Tax No.27/1A recorded in the name of Veronica Fernandes from 1985-86 till 2014 is transferred in the name of Shri. Ernesto Pinto,</p> <p>m) Survey Plan of 197/4-A issued by Directorate of Settlement and Land Records,</p> <p>n) Notice dated 24/01/2011 under Section 12(2) of the Land Acquisition Act,1894 by Land Acquisition Officer (North),</p> <p>o) Technical Report dated 20/02/2014 prepared by Architect & Government Registered Valuer Shri. S.N. Bhohe of Survey No.197/4 of Siolim Village,</p> <p>p) Construction Licence dated 04/10/2018 bearing Ref No.F.07/VPSS/2018-19/COMPW/1146 issued by V.P Siolim-Sodiem,</p> <p>q) Technical Clearance No. TPB/4632/TCP-18/3433 Order</p>
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		<p>dated 01/03/2018 issued by the Office of the Senior Town Planner, Mapusa,</p> <p>r) Form IX of Survey No.197/4 showing Occupation of the property since 13/09/1972,</p> <p>s) Conversion Sanad dated 21/05/1982 bearing Ref No.CNV/4(1)-311-82 issued by Add. Collector, North-Goa,</p> <p>t) Order dated 23/11/1981 passed in LRC/76/1981 by the Dy. Collector, North Goa,</p> <p>u) Death Certificate of Edward Fernandes dated 21/09/1979 issued by Municipal Corporation of Greater Mumbai,</p> <p>v) Death Certificate dated 01/06/2010 of Col.Herman Joseph Fernandes issued by Mapusa Municipal Council,</p> <p>w) Marriage Certificate dated 12/07/1956 of Herman Joseph Fernandes and Veronica de Souza issued by St. Francis de Sales Cathedral Nagpur,</p> <p>x) Marriage Certificate No.55/90 issued by St. Francis de Sales Cathedral of Edward Gerard Fernandez and Yvette Immaculate Christine Dias,</p> <p>y) Marriage Certificate No.717/1985 of Ernesto Bernardo Baptista Pinto and Charmaine Genivieve Fernandes,</p> <p>z) Land Use Zoning Certificate of Survey No.197/4-A of Siolim Village issued by T.C.P Department.</p>
3.	Nature of Documents	Original/Certified/Photocopy/Court Copies of the documents listed in Clause 2 are verified.
4.	Complete or Full	All that Property admeasuring 8000

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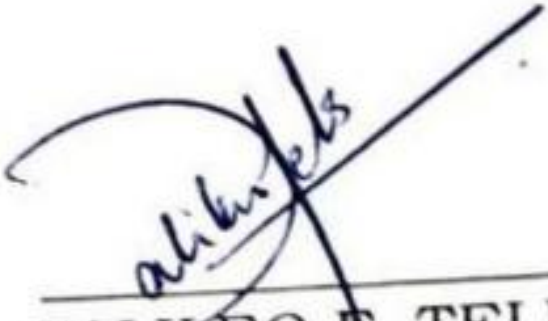
	Description of Immovable Property	Sq. Mts., surveyed under Survey No. 197/4-A, situated in Siolim Village which is forming a part of the Larger Property which is denominated as 'GAVASSAVADDO' and also known as 'CUMAR BHATULEM', admeasuring an area of 11,000.00 Sq. Mts., which property is neither inscribed nor described in the Office of the Land Registration Office of Bardez and also not enrolled in the Land Revenue Office and which property comprised of Old Cadastral Survey No. 1726 (Part) and 1727 (Part) of Village Siolim, District of North Goa, and State of Goa.
5.	Survey No.	197/4-A
6.	Locations like name of the place, village, city, registration, Sub-District, etc.	Village Panchayat of Siolim- Sodiem , Bardez Taluka, North Goa District, State of Goa, India.
7.	Boundaries (of the property).	On the East: By Property bearing Survey No. 197/6 On the West: By Property bearing Survey No. 197/4 of Siolim Village On the North: By Property bearing Survey No. 197/4 of Siolim Village and On the South: By a Public Road
8.	Flow of titles tracing out the title, of the intended mortgagor and his/its Predecessors in interest from Mother Deed to the latest Title Deed	Flow of the Title shown as per Enclosed ' Annexure B '.
9.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local	Will be verified at the time of Execution of Deed.

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	Authorities or 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.	nil

Date: 15/11/2019

Place: Panaji - Goa.


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ANNEXURE 'B'

Sir,

The undersigned has perused and scrutinized all the documents enlisted in Column 2 of 'Annexure A', the File pertaining to Property admeasuring 8000 Sq. Mts., presently surveyed under Survey No. 197/4-A, situated in Siolim Village which is forming a part of the Larger Property denominated as 'GAVASSAVADDO' and also known as 'CUMAR BHATULEM', admeasuring an area of 11,000.00 Sq. Mts', and within the jurisdiction of Village Panchayat of Siolim-Sodiem, Taluka, Sub-District of Bardez, District North Goa, State of Goa. (Hereinafter referred to as the '**Said Property**').

- 1) The Said Property bearing Survey No.197/4-A is situated within the Village of Siolim, within the jurisdiction of Village Panchayat of Siolim-Sodiem, Taluka and Registration Sub-District of Bardez, District of North Goa, State of Goa, which property is neither described in the Land Registration Office of Bardez, nor enrolled in the Taluka Revenue Office, and which was a part of the larger property bearing Survey No.197/4 comprising of Old Cadastral Survey No. 1726 and 1727 of Village Siolim. (Hereinafter referred to as the '**Said Larger Property**').
- 2) The old Cadastral Survey No. 1726 originally belonged to one Leticia Almeida; And old Cadastral Survey No. 1727 forming the part of the Said Property was originally owned and possessed by Mr. Diogo Caetano Fernandes alias



Diogo Gaspar Fernandes who was married to Joaquim Natalia Braganca.

- 3) Mr. Diogo Caetano Fernandes alias Diogo Gaspar Fernandes and his spouse were survived by their sole heir the only son Mr. Edward Damiao Fernandes alias Eduardo Damiao Maria Fernandes, who was married to Mrs. Elatina Ersilia Fernandes alias Ellolina Ersilia Eufregina Latina de Souza and as such the Said Property vis-à-vis old Cadastral Survey No. 1727(Part) of Siolim Village devolved upon both of them.
- 4) During the Survey carried out by the Government of Goa, in the year 1970-1972 the Said Larger Property comprising of old Cadastral Survey No. 1726 and 1727 were merged into one single property and allotted the Survey No. 197/4 of Siolim Village, which totally admeasures 11,000.00 Sq. Mts.
- 5) Upon the death of said Mr. Edward Damiao Fernandes alias Eduardo Damiao Maria Fernandes alias Edward Fernandes and his wife Mrs. Elatina Ersilia Fernandes, the Said Property came to be devolved upon their only son, Mr. Herman Joseph Fernandes alias Fernandez alias Henry Fernandes alias Henru alias Col. Herman J. Fernandes, who was married to Marie Veronica Celine Fernandes. Therefore, both Mr. Herman Joseph Fernandes alias Fernandez alias Henry Fernandes alias Henru alias Col. Herman J. Fernandes and Mrs. Marie Veronica Celine Fernandes alias Veronica Fernandes, became the co-owners of the Said Larger Property bearing No.197/4 of Siolim Village along with Leticia Almeida.
- 6) Even prior to the Survey carried out by the Government, name of Henry Fernandes was recorded in the Index of Lands i.e Form III and also in Form IX with respect to the said larger property bearing Survey N.197/4 of Siolim Village alongwith Mrs. Leticia Almeida. Infact Form IX



categorically records that Henry Fernandes was occupant prior to Survey dated 13/09/1972.

- 7) The Dy. Collector, North Goa vide Order dated 23/11/1981 in LRC/76/1981 was also pleased to allow to enter the name of 'Col. Herman Joseph' Fernandes and delete the name of Mr. Henry Fernandes with respect to the Said Larger Property bearing Survey No.197/4 of Siolim Village which was accordingly done.
- 8) Thereafterwards said Mr. Herman Joseph Fernandes alias Fernandez alias Henry Fernandes alias Henru alias Col. Herman J. Fernandes applied for Conversion Sanad of a portion of the Said Property, belonging to him admeasuring an area of 160.00 Sq. Mts. in order to construct a 'Residential House' therein and the Additional Collector, North Goa vide Order dated 21/05/1982 bearing No.CNV/4-(1)-311-82 granted the said Application.
- 9) The house existing in the said larger property No.197/4 was registered in the House Tax register of Village Panchayat of Siolim -Sodiem as H. No.27/1A which was recorded in the name of Veronica Fernandes, wife of Col. Herman Joseph Fernandes since 1985-86 till 2014.
- 10) Presently the House Tax of H. No.27/1A is being paid by Ernesto Pinto pursuant to transfer of House Tax by the Village Panchayat of Siolim-Sodiem vide Letter dated 16/10/2017 bearing Ref. No.VPSS/2017-18/906.
- 11) In 2001, the Government of Goa had acquired Northern portion of the Said Larger Property admeasuring 1,680.00 Sq. Mts. and compensation was paid to both, Col. Herman Joseph Fernandes and Mrs. Leticia Almeida since Survey Records reflected both the names in the Occupant's

Column of Survey Form I & XIV in Survey No. 197/4 of Siolim Village.

12) Nevertheless, after the acquisition by the Government, Col. Herman Joseph Fernandes continued to be in possession of an area of 8,000 Sq. Mts. and said Leticia Almeida continued to be in possession of an area admeasuring 1,320 Sq. Mts respectively.

13) Shri. S. N. Bhohe, a Government Valuer, has prepared a Technical Report dated 20/02/2014 in order to ascertain the respective areas of old Survey Numbers 1726 and 1727 by comparing the same with the Survey No. 197/4 of Siolim Village, wherein he has concluded that the Western portion of Survey No. 197/4 corresponds to old Cadastral Survey No. 1726 and admeasured 1,800 Sq. Mts.; And the Eastern portion of Survey No. 197/4 corresponds to old Cadastral Survey No. 1727 and admeasures 9,200.00 Sq. Mts. Hence the Total area of Survey No.197/4 comes to 11,000 Sq. Mts.

14) An Inventory Proceeding bearing Case No. Inv/221/2010/B was filed in the Court of the Ld. Civil Judge Senior Division at Mapusa - Goa, upon the death of said Mr. Herman Joseph Fernandes, wherein it transpired that said Mr. Herman Joseph Fernandes was survived by his widow, said Mrs. Veronica Marie Celine Fernandez and his two children namely: (i) Mr. Edward Gerard Fernandes who is married to Mrs. Yvette Christine Fernandez and (ii) Mr. Ernest Bernard Pinto (**proposed VENDOR No. 1**) who is married to Mrs. Charmaine Genevieve Pinto (**proposed VENDOR No. 2**).

15) In the aforesaid Inventory Proceeding, Vide Order dated 29/11/2010 a portion of Property bearing Survey



No.197/4 admeasuring 5,500 Sq. Mts. was purchased by the said Mr. Ernest Bernard Pinto, through the process of 'Auction' upon payment of the Owelty Amount to the other co-sharers of the Said Larger Property i.e. said Mrs. Marie Veronica Celine Fernandez and said Mr. Edward Fernandes and his wife Mrs. Yvette Christine Fernandez.

16) Yet again, another Inventory Proceeding was initiated bearing Case No. Inv/446/2013/A before the Civil Judge Senior Division, at Mapusa - Goa since a portion of the Property bearing Survey No. 197/4 admeasuring (8000 - 5500) = 2,500.00 Sq. Mts was inadvertently left out during the earlier Inventory Proceedings bearing No. 221/2010/B; And vide Order dated 07/12/2013 Mrs. Charmaine Genevieve Pinto purchased the portion of property bearing Survey No.197/4 admeasuring an area of 2,500 Sq. Mts, through the process of 'Auction', upon the payment of the Owelty Amount to the other co-sharers i.e. said Mrs. Marie Veronica Celine Fernandez and said Mr. Edward Gerard Fernandes and his wife Mrs. Yvette Christine Fernandez. Thus both, Mr. Ernest Bernard Pinto and Mrs. Charmaine Genevieve Pinto became the sole owners in possession of the said property.

17) Pursuant to the Orders dated 29/11/2010 and 07/12/2013 passed in Inventory Proceedings No. 221/2010/B and Inventory Proceedings No. 446/2013/A respectively passed by the Ld. Civil Judge Senior Division at Mapusa - Goa, Mr. Ernest Bernard Pinto and Mrs. Charmaine Genevieve Pinto also got their names duly mutated/recorded in the Occupant's Column of Survey Form I & XIV of Siolim Village with respect to the Property bearing Survey No.197/4 and got deleted the name of said 'Leticia Almeida' against Mutation Entry No. 15768.

18) And vide Order dated 14/08/2017 the Dy. Collector & SDO, Mapusa in Case No. 15/106/2017/PART/LAND has



confirmed the partition and formed a new land holding bearing Survey No. 197/4-A admeasuring 8,000 sq. mts of Siolim Village, Bardez, North Goa, and accordingly necessary changes have also been carried out in the Survey Records with respect to the Said Larger Property bearing Survey No.197/4 of Siolim Village.

19) Now after confirmation of partition of the Said Larger Property bearing Survey No.197/4, the name of Mr. Ernest Bernard Pinto and Mrs. Charmaine Genevieve Pinto are duly found to be recorded in the Survey Records of Survey Form I & XIV bearing No. 197/4-A of Siolim Village admeasuring 8,000 sq. mts. (*Hereinafter referred to as the 'Said Property'*).

20) The said property bearing Survey No.197/4-A of Siolim Village is bounded as under:-

On the East: By Property bearing Survey No.197/6 and;

On the West: By Property bearing Survey No.197/4 of Siolim Village

On the North: By Property bearing Survey No.197/4 of Siolim Village

On the South: By a Public Road

21) A Surveyor's Report dated nil was also prepared by Mr. Bruno P. Furtado, wherein it has been certified that Said Property now bearing Survey No. 197/4-A is corresponding to old Cadastral Survey No. 1727(part) of Siolim Village and was originally owned and possessed by the ancestors of the Mr. Ernest Bernard Pinto and Mrs. Charmaine Genevieve Pinto, namely the heirs of Late Mr. Diogo Caetano Fernandes alias Diogo Gaspar Fernandes.

- 22) Technical Clearance Order dated 01/03/2018 issued by the Office of the Senior Town Planner to Mr. Ernest Bernard Pinto and Mrs. Charmaine Genevieve Pinto thereby granting Technical Clearance for the construction of a Compound Wall in the said property bearing survey no. 197/4-A as per the Plans submitted by them.
- 23) Thereafter Construction Licence No.F.07/VPSS/2018-19/COMPW/1146 dated 04/10/2018 was also issued by the Village Panchayat of Siolim – Sodiem, to Mr. Ernest Bernard Pinto and Mrs. Charmaine Genevieve Pinto thereby granting permission to construct a Compound Wall in the Said Property bearing Survey No.197/4-A.
- 24) Pursuant to the Orders dated 29/11/2010 and 07/12/2013 in Inventory Proceedings No. 221/2010/B and Inventory Proceedings No. 446/2013/A respectively passed by the Ld. Civil Judge Senior Division at Mapusa – Goa, Mr. Ernest Bernard Pinto who is married to Mrs. Charmaine Genevieve Pinto became the lawful owners of the Said Property and their names are also reflecting in the Occupants Column of Form I & XIV with respect to the Said Property bearing Survey No.197/4-A of Siolim Village.
- 25) In view of the above, I hereby certify that 'Mr. Ernest Bernard Pinto and Mrs. Charmaine Genevieve Pinto are the owners of the Said Property bearing Survey No.197/4-A admeasuring 8,000 sq. mts of Siolim Village and hence there is no legal impediment for entering into any Agreement/Sale Deed with 'Mr. Ernest Bernard Pinto and Mrs. Charmaine Genevieve Pinto' by prospective purchasers.

Date: 15/11/2019

Place: Panaji – Goa.


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