

Galileo F. Teles
Advocate (High Court)

306, Gera Imperium
EDC Complex,
Patto Plaza,
Near Bus Stand,
Panaji, Goa
Mob: 9370538063
Phone No: 0832-2437063

Date: 20/11/2019

Ref No. Galileo/Gen/Non-Lit/827-A/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	<p>a) Deed of Purchase dated 08/05/1922 along with Translation. (Copy)</p> <p>b) Deed of Session dated 10/04/1964. (Copy)</p> <p>c) Deed of Sale dated 17/05/1990 executed in favour of Elias Fernandes. (Copy)</p> <p>d) Judgment and Decree dated 04/08/1997 passed by the Civil Judge Junior Division, Mapusa - Goa in Regular Civil Suit No. 64/1994/C. (Copy)</p> <p>e) Registo Do Agrimensor issued by the Settlement of Land and Records, Mapusa - Goa. (Copy)</p> <p>f) Document of Inscription bearing No. 17589 at Page 35 V of G24 of 1922 along with translation. (Copy)</p> <p>g) Document of Description bearing No. 777 at Pages 383 of B New along with Translation. (Copy).</p> <p>h) Manual Form I & XIV of Survey No. 361 of 1-A showing the name of showing the name of Danick Domnic Danials issued by the Office of the Talathi of Siolim. (Copy)</p> <p>i) Manual Form I & XIV of Survey No. 361 of 2-A showing the name of showing the name of Danick Domnic Danials issued by the</p>

		<p>Office of the Talathi of Siolim. (Copy)</p> <p>j) Authorization Letter dated 30/06/2008 issued by the Comunidade De Assagao, Assagoa, Bardez - Goa along with the Plan. (Copy)</p> <p>k) Deed of Sale dated 07/07/2008 executed in favour of Mr. Danik Daniels. (Copy)</p> <p>l) Approval dated 04/04/2009 passed by the Village Panchayat of Siolim - Marna in the monthly Meeting held on 28/03/2009 vide Resolution No. 4(18). (Copy)</p> <p>m) Report dated 19/08/2010 bearing Ref. No. TPBS/2220/510/10/2851 issued by Town & Country Planning Department, North - Goa, Govt. of Goa along with Site Plan (Copy)</p> <p>n) Survey Plan of Survey No. 361/1-A issued by the Directorate of Settlement of Land and Records, Mapusa - Goa. (Copy)</p> <p>o) Survey Plan of Survey No. 361/2-A issued by the Directorate of Settlement of Land and Records, Mapusa - Goa. (Copy)</p> <p>p) Land Zoning Certificate dated 24/01/2018 bearing Ref. No. TPBZ/ZON/4307/SIO/TCP/18/282. (Copy)</p> <p>q) Certificate dated 28/08/2013 bearing Ref. No. COM-SIO-02-13/2 issued by the Comunidade of Siolim. (Copy)</p> <p>r) Proceeding of Extra Ordinary General Meeting of Siolim, Comunidade of Bardez Taluka dated 24/11/2013.</p> <p>s) No Objection Certificate dated 20/12/2013 issued by Comunidade of Siolim. (Copy)</p> <p>t) Approval dated 13/03/2014 issued by the Village Panchayat of siolim-Marna, Bardez - Goa. (Copy)</p> <p>u) Application for NOC dated 27/03/2015 addressed to Executive Engineer, Work Division Water Resource Department, Panaji - Goa. (Copy)</p>
--	--	---

		<p>v) Letter dated 26/08/2015 bearing Ref. No. WRD/WDI/ASW/F.15/138/2015-16 issued by Office of Executive Engineer, Works Division I, Water Resources Department, Panaji - Goa. (Copy)</p> <p>w) Death Certificate of Mrs. Albertina Teresa de Souza alias Albertina Tereza Eufemiana D'Souza alias Albertina Eufemiana D'Souza. (Copy)</p> <p>x) Memorandum for Conversion of Land dated 14/05/2019 bearing Ref. No. 4/15/CNV/AC-III/2019/679 issued by the Office of Additional Collector - III, Mapusa - Goa. (Copy)</p> <p>y) Report dated 30/10/2019 issued by Adv. Ryan Menezes. (Copy)</p> <p>z) Deed of Sale dated 23/09/2019 executed in favour of Realcon Residency LLP. (Copy)</p> <p>aa) Nil Encumbrance Certificate dated 03/10/2019 issued by Sub-Registrar of Bardez - Goa</p> <p>bb) Site Plan of Survey Nos. 361/1-A and 2-A of Siolim Village of Bardez. (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 said Immovable Property no.1	All that property and/or part and/or parcel of land admeasuring 825 Sq. Mts. known and/or denominated as 'WADI AFRAMENT', situated at Marna, Siolim, Bardez - Goa, forming a part of the property described in the Land Registration Office, Bardez, under No. 777, at Pages 383, of Book No. 2(New) and enrolled in the Taluka Revenue Office under Matriz No. 100 of the first circumstances, presently surveyed under Survey No. 361/1-A of Village, Siolim, Taluka and Sub-District of Bardez, District of North Goa, in the State of Goa.
5.	Survey Nos.	361/1-A
6.	Locations like name of the place, village, city,	Village Panchayat of Siolim-Marna, Bardez Taluka, North Goa District, State of Goa, India.

ahil

	registration, Sub-District etc.	
7.	Boundaries (of the property).	North: By property bearing Survey No. 361/1 of Village Siolim South: By property bearing Survey No. 361/2 of Village Siolim East: By property bearing Survey No. 361/2-A of Village Siolim West: By Rivulet/Nallah
8.	Complete or Full Description of said Immovable Property no.2	All that property and/or part and/or parcel of land admeasuring 1,925 Sq. Mts. known and/or denominated as 'WADI AFRAMENT', situated at Marna, Siolim, Bardez - Goa, forming a part of the property described in the Land Registration Office, Bardez, under No. 777, at Pages 383, of Book No. 2(New) and enrolled in the Taluka Revenue Office under Matriz No. 100 of the first circumstances, presently surveyed under Survey No. 361/2-A of Village, Siolim, Taluka and Sub-District of Bardez, District of North Goa, in the State of Goa.
9.	Survey Nos.	361/2-A
10.	Boundaries (of the property).	North: By Survey No. 361/2 and 208/1 of Village Siolim South: By Survey No. 361/2 of Village Siolim East: By the boundary of Village of Assagao West: By property bearing Survey No. 361/1-A of Village Siolim
11.	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.
12.	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' .
13.	Encumbrances, Attachments, and/or claims	Nil Encumbrance Certificate dated 03/10/2019 issued by Sub-Registrar of Bardez - Goa.

abhishek

	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.	
14.	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 from 23/09/2019 to 03/10/2019

Date: 20/11/2019

Place: Panaji - Goa



Galileo F. Teles

GALILEO F. TELES
 B.G.L., LL.B (HONS)
 306, GERA'S IMPERIUM-1,
 Patto Plaza, EDC Complex,
 Panaji-Goa, 403 001