



Gaurish M. Kudchadkar
B.com., LL.M.

Advocate, High Court,
Ph: 0832-2734907
Mob: 9822089087

Date: 16/10/2025

This Certificate of Title and Search is issued at the request of Edal Builders Private Limited, a company incorporated under the Companies Act, 1956 registered office at H. No. 463/6/GF55, Shop No. 5, Royal Classic Building, Navelim, Salcete, Goa in respect of the Property known as "NICLOBHAT" or "NAGLOBATTA" or "MAZILWADO" or "MAGILVADDO", admeasuring an area of 2125.00 Sq. mtrs, surveyed under Survey No. 3/4 of Village Nagoa, Salcete Taluka, State of Goa.

CERTIFICATE OF TITLE

With reference to the above-described property, after scrutinizing the documents submitted to me, I submit herewith my legal opinion as under:-

I. Description of the Property:

A) Property under Scrutiny:

Property known as "NICLOBHAT" or "NAGLOBATTA" or "MAZILWADO" or "MAGILVADDO".

B) Location:

Village Nagoa, within the limits of Village Panchayat of Nagoa Village, Taluka Salcete and Sub-District of Salcete, District of South-Goa, State of Goa.

C) Registration details of Property:

Description Number	4113
Inscription Number	42159 of Book No. G-48
Matriz No.	251

Office Address: Office No. 203, K Square, Upper Ground Floor, Pajifond, Margao-Goa. 403601
E-mail: adv.gaurish@rediffmail.com

Unique Identification No.	Property 1A46D
------------------------------	-------------------

D) Survey Number of the property as per new Land Revenue Code:

Survey No. 3/4 of Village Nagoa.

E) Area of the Property:

Current Area of the Survey No. 3/4 as per From I and XIV is
2125.00 Sq. mtrs.

F) Boundaries of the Property::

East : By property of Antoneta Bernadette D'Souza
under Survey No. 3/5 of Nagoa Village;

West : By property of Comunidade of Nagoa
under survey No. 3/3 of Nagoa Village;

North : By the public road; and

South : By property of Francisco Simao Cabral
under survey No. 3/9 of Nagoa Village and
partly by of Antoneta Bernadette D'Souza
under Survey No. 3/5 of Nagoa Village.

The Property known as "NICLOBHAT" or "NAGLOBATTA" or
"MAZILWADO" or "MAGILVADD0", described under Description No.
41143 of Book B No. 106 of New Series, with area admeasuring
2125.00 Sq. Meters, surveyed under Survey No. 3/4 of Nagoa
Village is hereinafter referred to as "SAID PROPERTY".

Sr. no	Date, if any	Name/ Nature of the Document
1.		Transcription of Description No. 41143 of Book B No. 106 of New Series,

Adv. Gaurish M Kudchadkar

	02/12/1948 30/03/1968	Inscription No. 42159 of Book No. G-48; Inscription No. 50682 of Book No. G-48
2.	-	Certificate of Matriz 251
3.	08/11/1948	Public Deed
4.	31/05/1988	Deed of Sale
5.	29/09/1988	Deed of Rectification
6.	24/07/2013	Deed of Sale
7.	27/06/1997	Certificate of Incorporation No. 24-02371/1997 dated
8.	29/03/2016	Deed of Sale
9.	18/12/2024	Deed of Sale
10.	07/03/2025	Conversion Sanad
11.	30/05/2025	Technical Clearance Order
12.	17/06/2025	NOC from Directorate of Health Services, Curpawada, Cortalim
13.	16/10/2025	Form I & XIV (Online Search)
14.	16/10/2025	Construction Licence

II. Documents Scrutinized:

III. Scrutiny of Documents-Search and Investigation:

From the scrutiny of the documents referred herein, I give hereto the manner in which the title of the said property has devolved for last 77 years and my opinion on the title of the SAID PROPERTY:

The SAID PROPERTY was owned by Mr. Agostinho Xavier Sebastiao Purificacao Monteiro having purchased the same from its erstwhile owners vide Public Deed dated 08/11/1948 recorded by Assistant of Notary of Salcete Redcar at folio 1 onwards of Book No. 708, in

Adv. Gaurish M Kudchadkar

pursuance whereto his name came to be inscribed under Inscription No. 42159 of Book No. G-48 vide endorsement dated 02/12/1948 so also his name came to be enrolled in the Taluka Revenue Office under Matriz No. 251.

↓

Upon the death of said Mr. Agostinho Xavier Sebastiao Purificacao Monteiro, an Orphanological Inventory was instituted before Judicial Division of Ilhas, Goa, whereby the SAID PROPERTY was allotted to Mrs. Fernanda de Purificacao Monteiro, Jose Filipe de Purificacao Monteiro and Maria Jacinta de Purificacao Monteiro and consequently the SAID PROPERTY came to be inscribed in their names undr Inscription No. 50862 dated 30/03/1968.

↓

Vide Deed of Sale dated 31/05/1988, duly registered in the office of Sub Registrar of Salcete under Reg. No. 355 at pages 511 to 523 of Book No. I, Volume No. 64 dated 23/02/1989, read with Deed of Rectification dated 29/09/1988, duly registered in the office of Sub Registrar of Salcete under Reg. No. 869 at pages 537 to 543 of Book No. I, Volume no. 74 dated 23/05/1989, said Mrs. Maria Fernanda de Purificacao Monteiro, her husband Mr. Antonio De Andrade Rodrigues De Amaral, Mr. Jose Filipe de Purificacao Monteiro, his wife Mrs. Maria De Lurdes Guerreiro Cavaco Monteiro and Mrs. Maria Jacinta de Purificacao Monteiro and her husband Joe De Souza, sold the SAID PROPERTY unto M/s National Distilleries, a partnership firm.

↓

Said M/s National Distilleries, a partnership firm was converted into a company via Certificate of Incorporation No. 24-02371/1997 dated 27/06/1997 issued by the Registrar of Companies, Goa,

Adv. Gaurish M Kudchadkar

thereby converting the Partnership M/s National Distilleries to Company under new name and style "Pelican Distilleries Private Limited."

↓

Vide Deed of Sale dated 24/07/2013, registered in the Office of the Sub- Registrar of Salcete at Margao under Registration No. MGO-BK1-03970-2013, CD number MGOD70, dated 24/07/2013, said Pelican Distilleries Private Limited sold the SAID PROPERTY unto Mrs. Artimizia D'Cruz, Mr. K. Murugan, Mr. K. Sivaraj, Mr. Karuppa Samy C., Mr. Jayabal Muthu, Mr. Antoney Gannaselyam, Mr. U. Dhandapani, Mr. Raja Ratanam, Mr. Ganesan Shiva, Mr. R. Balakrishna, Mr. Oscar V. Karkada, Mr. G. Samy G., Mr. Mohan Pickaran, Mr. Palaya Rajendran, Mr. P. Elumalai, Mr. T. Kalidas, Mr. Tamil, Selvam, Mr. D Sundermurthy, Mr. Karmegam M., Mr. D. Ramesh, Mr. S. Sekar and Mr. A. T. George.

↓

Vide Deed of Sale dated 29/03/2016, duly registered in the Office of Sub-Registrar, Salcete at Margao under Reg. No. MGO-BK1-01569-2016, CD No. MGOD91, Book-1 Document, dated 30/03/2016, said Mrs. Artimizia D'Cruz, Mr. Suji Kumath Mathews, Mr. K. Murugan, Mr. K. Sivaraj, Mr. Karuppa Samy C., Mr. Jayabal Muthu, Mr. Antoney Gannaselyam, Mr. U. Dhandapani, Mr. Raja Ratanam, Mr. Ganesan Shiva, Mr. R. Balakrishna, Mr. Oscar V. Karkada, Mr. G. Samy G., Mr. Mohan Pickaran, Mr. Palaya Rajendran, Mr. P. Elumalai, Mr. T. Kalidas, Mr. Tamil, Selvam, Mr. D Sundermurthy, Mr. Karmegam M., Mr. D. Ramesh, Mr. S. Sekar and Mr. A. T. George and others sold the SAID PROPERTY unto Mr. Cherupallin Johny Varghese who is also known as Johny Varghese.

↓

Mr. Cherupallin Johny Varghese and his wife Mrs. Sonia E. Varghese also known as Sonia Estefania Da Silva E Varghese sold the Said Property to Edal Builders Private Limited, vide Deed of sale dated 18/12/2024 registered in the office of the Sub Registrar of Salcete under no. MGO-1-6238-2024.

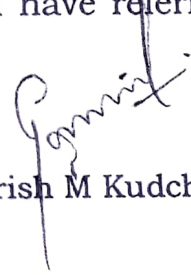
Edal Builders Private Limited with intent to develop the SAID PROPERTY by constructing residential building (Block A, B & C) and swimming pool, have obtained following licenses and permissions:

- (i) Conversion Sanad 07/03/2025 under Ref. No. CCSAL01-25-8/71 from the office of the Collector of South Goa;
- (ii) Technical Clearance dated 30/05/2025 under Ref. No. TPM/36313/Nagoa/3/4/2025/4024 issued by Office of the Town and Country Planning Department, Margao Goa,
- (iii) NOC dated 17/06/2025 from Primary Health Centre, Cortalim, under Ref. No. DHS/2025/DHS0901/O0016/95,
- (iv) Construction Licence dated 16/10/2025 under Ref. No. 6/VP/NAG-SAL/2025-2026/665 issued by Village Panchayat of Nagoa.

IV. Certificate:

On the basis of the scrutiny of the documents as aforementioned, I hereby certify that the SAID PROPERTY is owned by Edal Builders Private Limited.

This Title Report which is issued at the request of Directors of Edal Builders Private Limited a private limited company is solely based on the documents submitted to me which I have referred in


Adv. Gaurish M Kudchadkar

my report, which I assume to have not been tampered so also, I assume that no documents have been concealed from me. I have also assumed that the English translation of the Portuguese documents furnished to me, on the basis of which the flow of title is ascertained, is true and correct translation and is not wrongly translated and or meddled with.

The opinion is based on the assumption of documents, translation and information furnished to me to be true and accurate. The undersigned does not assume any liability nor is accountable to any person for the opinion expressed in this report.

Yours in Service,

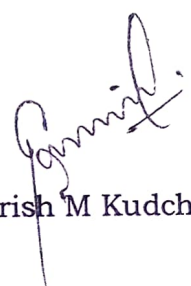

Adv. Gaurish M. Kudchadkar

Gaurish M. Kudchadkar

B.Com., LL.M.

ADVOCATE

203, Upper Ground Floor,
JMD's 'K' Square,
Near Shree Krishna Temple,
Pajifond, Margao Goa 403601


Adv. Gaurish M Kudchadkar