



CERTIFICATE OF TITLE AND SEARCH

This Certificate of Title and Search is issued at the request of Partners of **KEYSTONE BUILDERS AND DEVELOPERS**, a registered office at 156, St. Minguel Vaddo, Dramapur, Salcete, Goa, in respect of the property without any special name admeasuring 3037.00 Sq. Meters, surveyed under Survey No. 49/3-A of Varoda or Veroda Village.

CERTIFICATE OF TITLE

With reference to the above referred plot, after scrutinizing the documents referred herein, I submit herewith my legal opinion as under:-

I. Description of the Property:

A) Property under Scrutiny:

Property without any special name admeasuring 3037.00 Sq. Meters, surveyed under Survey No. 49/3-A of Varoda or Veroda Village, erstwhile identified as PLOT B and formed the western portion of the landed property known as "NOVEM CAMARACHEM CUTUMBONA MORODA" or "MORODA" or "SORPAMODI", as admeasuring 6075.00 Sq. Meters, surveyed under Survey No. 49/3 of Varoda or Veroda Village being 1/48th part of the landed property known as "NOVEM CAMARACHEM CUTUMBONA MORODA" or "MORODA" or "SORPAMODI", described in the Land Registration Office under Description No. 26722 at page 199v of Book No. B-71 which in turn erstwhile formed part of the property known as "NOVEM CAMARACHEM CUTUMBONA MORODA" or "MORODA" or "SORPAMODI",

consisting of two parts, situated at Village Varoda also known as Veroda, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under Description No. 26358 at page 191 of Book No. B-70.

The property known as "NOVEM CAMARACHEM CUTUMBONA MORODA" or "MORODA" or "SORPAMODI", consisting of two parts, under Description No. 26358, is hereinafter referred to as "SAID BIGGER PROPERTY".

The Property "NOVEM CAMARACHEM CUTUMBONA MORODA" or "MORODA" or "SORPAMODI" under Description No. 26722 and surveyed under Survey No. 49/3 of Varoda Village is hereinafter referred to as "SAID PROPERTY".

This Property surveyed under Survey No. 49/3-A of Veroda Village being the Western Portion of the Said Property is hereinafter referred to as "SAID PLOT".

B) Location:

The SAID PLOT is situated at Veroda Ward of Veroda Village, within the limits of Cuncolim Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa.

C) Registration details of Said Property:

The Said Bigger Property is described under Land Registration Office of Salcete under Description No. 26358 at page 191 of Book No. B-70.


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The Said Property is described under the Land Registration Office of Salecte under Description No. 26722 at page 199v of Book No. B-71.

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

The Said Property is surveyed under Survey No. 49/3 of Village Veroda while the Said Plot is surveyed under Survey No. 49/3-A of village Veroda.

E) Boundaries of the Said One Fifth Property, Said Property and Said Plot:

OF THE SAID BIGGER PROPERTY

The First Part is bounded as under:

East : by land of Sadu Cumbar;
 West : by land of Antonio Columbano Fernandes and Road;
 North : by road that goes to Talvorda;
 South: by the land of said Antonio Columbano Fernandes.

The Second Part is bounded as under:

East : by road;
 West : by paddy field "Humtolem", "Topio" and Ors.
 North : by road;
 South: by "Sorpamody of Topio", "Humtolem Gingleamodem" & others.

OF THE SAID PROPERTY

East : by property under Survey No. 47/4 of Varoda or Veroda Village;


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West : by property under Survey No. 49/1 and 49/2
of Varoda or Veroda Village;
North : by Public Road;
South: by properties under Survey No. 48/6, 47/1,
47/2 and 47/3 of Varoda or Veroda Village.

OF THE SAID PLOT

East : by Eastern Part (Plot A) of the Said Property
under Survey No. 49/3;
West : by property under Survey No. 49/1 and 49/2
of Varoda or Veroda Village;
North : by Public Road;
South: by properties under Survey No. 48/6 and
47/1 of Varoda or Veroda Village.

F) Area of the Property under scrutiny:

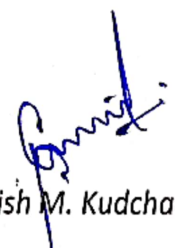
Property surveyed under Survey No. 49/3-A of village
Varoda admeasures 3037.00 Sq. Meters

II. Scrutiny of Documents and Flow of Title:

(A) TITLE DOCUMENTS

From the scrutiny of documents as referred in this report, I
narrate herein the flow of title:

Vide Deed of Sale dated 13/11/1963, duly recorded at page 32
of Book No. 831, maintained by the Notary Mr. Antonio Vicente
da Fonseca; Mr. Antonio Adriaio Furtado and his wife Mrs. Lira
Anatalia Aurora Fernandes the then owners of the unsold
portion of the Said Bigger Property, dis-annexed a portion of
land of quadrilateral shape corresponding to 1/48th part of the
Said Bigger Property and sold the same to Mr. Augusto Teofilo
Saude Noronha.


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Upon the purchase of the said 1/48th part, the same came to be separately described in the Land Registration Office under Description No. 26722 at page 199v of Book No. B-71 with name NOVEM CAMARACHEM CUTUMBONA MORODA" or "MORODA" or "SORPAMODI" and the same came to be inscribed in the name of said Mr. Augusto Teofilo Saude Noronha under Inscription No. 23379 at page 141V of Book No. G-28 vide endorsement dated 01/04/1966.

During the survey operations conducted in the State of Goa, the said 1/48th part of the Said Bigger Property and independently described under Description No. 26722 came to be surveyed under Survey No. 49/3 of Veroda Village with area admeasuring 6075.00 Sq. Metres and name of said Mr. Augusto Teofilo Saude Noronha came to be recorded in the Occupant's Column thereof.

Said Mr. Augusto Teofilo Saude Noronha was married under the regime of communion of assets to Mrs. Detura Justa Eutermine Vaz alias Detura Justa Eutermine Vas E Noronha, in the first and only nuptial of each other.

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Said Mr. Augusto Teofilo Saude Noronha and his wife Mrs. Detura Justa Eutermine Vaz, during their lifetime, bequeathed their various properties to their children and grandchildren vide Public Wills being Public Will dated 16/07/2012 recorded at folio 37 to 40v of Wills Book No. 393 executed by Mr. Augusto Teofilo Saude Noronha and Public Will dated 16/07/2012 recorded at folio 40 v to 47v of Wills Book No. 393 executed by Mrs. Detura Justa Eutermine Vaz, both recorded in the office of


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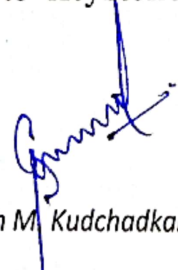
the Ex-officio Notary Public, Salcete read with Deed of Consent dated 16/07/2012 recorded at folios 96v to 98 of Consent Book No. 1577.

By virtue of aforesaid wills, the portion of land admeasuring 3037.00 Sq. Meters being the Western Half of the SAID PROPERTY was bequeathed to their Grandson Mr. Keith Joel Anthony De Noronha while the portion of land admeasuring 3037.00 Sq. Meters being the Eastern Half of the SAID PROPERTY was bequeathed to another grandson Mr. Wayne Noronha.

Said Mr. Augusto Teofilo Saude Noronha and his wife Mrs. Detura Justa Eutermia Vaz expired on 12/09/2012 and on 03/03/2019, respectively, resultant whereof, their respective aforementioned wills, being their last wills, came into force and since then Mr. Keith Joel Anthony De Noronha has been in exclusive, settled, peaceful and uninterrupted possession and enjoyment of the SAID PLOT i.e. said Western Portion of the Said Property, which portion is well demarcated and separate from the Eastern Portion by the compound wall constructed between the two portions. Further, vide Deed of Testamentary Succession dated 11/07/2024, duly drawn in the office of the Ex-Officio Notary Public, Salcete at folio 76 to 78 of Deeds Book No. 1722, the aforesaid facts have been declared.

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Vide Deed of Sale dated 16/12/2024 duly registered in the office of the Sub-Registrar of Salcete under No. MGO-1-6105-2024 dated 17/12/2024, said Mr. Keith Joel Anthony De Noronha sold the SAID PLOT identified therein as Plot B to Keystone Builders and Developers, a partnership firm.


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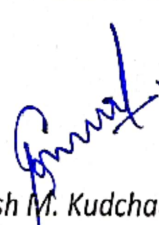


Post the purchase thereof, said Keystone Builders and Developers, applied for partition of the SAID PLOT from the SAID PROPERTY and vide Order dated 13/01/2025 passed in Partition Case No. P/SAL01-25-20/80, the SAID PLOT came to be partitioned from the SAID PROPERTY and came to be surveyed independently under Survey No. 49/3-A of Veroda Village in the name of Keystone Builders and Developers.

(B) OTHER MISC. DOCUMENTS

With intention to develop the SAID PLOT, said Keystone Builders and Developers, have obtained the following licences and permissions:

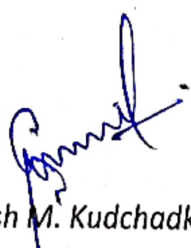
- (i) Conversion Sanad dated 15/04/2025: This Sanad dated 15/04/2025 under reference no. CCSAL02-25-133/125 is issued by the office of Collector of South Goa for converting an area of 1932 sq. Mts. in respect of survey no. 49/3-A of village Veroda.
- (ii) Technical Clearance Order dated 30/05/2025: This Technical Clearance Order dated 30/05/2025 under Reference No. TPM/36364/Veroda/49/3-A/2025/4012 is issued by the Office of the Senior Town Planner, Town and Country Planning Department, South Goa at Margao for carrying out the proposed construction of residential building, Compound wall, swimming pool, and security cabin in the property surveyed under survey No. 49/3-A of Village Veroda.
- (iii) NOC from Directorate of Health Services, Primary Health Centre, Bali dated 17/07/2025: Vide this NOC issued by


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Directorate of Health Centre under Ref. No. DHS/2025/DHS0901/O0054/22 permission has been granted to Keystone Builders and Developers in the property surveyed under survey No. 49/3-A of Village Veroda;

- (iv) Construction License dated 17/07/2025: Vide this license under no. CMC/Tech-Sec/CL/2025-26/1574/15, granted by the Office of the Cuncolim Municipal Council to Keystone Builders and Developers, permission has been granted to construct residential building, Compound wall, swimming pool, and security cabin in the property surveyed under survey No. 49/3-A of Village Veroda.
- (v) NOC from Directorate of Fire and Emergency Services dated 24/07/2025: Vide this NOC issued by Directorate of Fire and Emergency Services under ref. No. DFES/FPNA/FES2503401/2025/257 permission has been granted to Keystone Builders and Developers for the proposed construction of residential building in the property surveyed under survey No. 49/3-A of Village Veroda.
- (vi) NOC from Goa State Pollution Control Board dated 22/07/2025: Vide this NOC issued by the Goa State Pollution Control Board under ref. No. 12/2025-PCB/2800700/G00018886 permission has been granted to Keystone Builders and Developers for construction of residential complex.


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Certificate:

On the basis of the documents referred in this report, I certify that Keystone Builders and Developers, a partnership firm, are the owners in possession of the SAID PLOT under scrutiny.

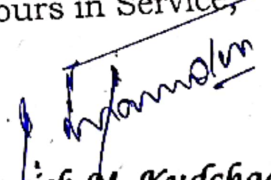
This Title Report which is issued at the request of Keystone Builders and Developers, is solely based on the documents submitted to me which I have referred in my report, which I assume to have not been tampered so also, I assume that no documents have been concealed from me. I have also assumed that 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.

Margao

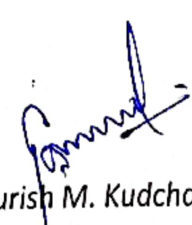
02/09/2025

Yours in Service,


Gaurish M. Kudchadkar
B.Com., LL.M.

ADVOCATE

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JMD's 'K' Square,
Near Shree Krishna Temple,
Pajifond, Margao Goa. 403601


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