



CERTIFICATE OF TITLE AND SEARCH

This Certificate of Title and Search is issued at the request of Mr. Shashidaran Shankaran Pillai, Sole Proprietor of S. J. Constructions having its place of business at Plot No. S-150, Phase IIIB, Verna Industrial Estate, Verna, Salcete, Goa, in respect of the Property known as BELLOY surveyed under Survey No. 232/3-A of Nuvem Village admeasuring 10,315.00 Sq. Meters, situated at Gonvoloy Ward of Nuvem 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 known as BELLOY surveyed under Survey No. 232/3-A of Nuvem Village admeasuring 10,315.00 Sq. Meters, erstwhile formed part of the property BELLOY surveyed under Survey No. 232/3 of Nuvem Village admeasuring 10,475.00 Sq. Meters, which in turn erstwhile formed part of the property known as "DANDO or "DUAS TERCA PARTES DO TERRENO GORDERAVISVO (UM QUINTO)" alias "TWO THIRDS OF THE PROPERTY GORDERAVISVO (ONE FIFTH)", situated at Gonvoloy Ward of Nuvem Village, which in turn erstwhile formed part of the property "DUAS TERCA PARTES DO TERRENO GORDERAVISVO" alias "TWO THIRDS OF THE PROPERTY GORDERAVISVO" described in the Land Registration Office of Salcete under Description No. 15685 of Book B-40 of New Series

Gaurish

the property "DUAS TERCA PARTES DO TERRENO GORDERAVISVO" alias "TWO THIRDS OF THE PROPERTY GORDERAVISVO" described in the Land Registration Office of Salcete under Description No. 15685 of Book B-40 of New Series, is hereinafter referred to as "SAID ENTIRE PROPERTY".

property known as "DANDO or "DUAS TERCA PARTES DO TERRENO GORDERAVISVO (UM QUINTO)" alias "TWO THIRDS OF THE PROPERTY GORDERAVISVO (ONE FIFTH)" is hereinafter referred to as "SAID ONE FIFTH PROPERTY".

The Property BELLOY admeasuring 10,475.00 Sq. Meters under Survey No. 232/3 of Nuvem Village is hereinafter referred to as "SAID PROPERTY".

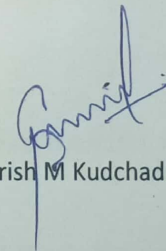
The Property BELLOY admeasuring 10,315.00 Sq. Meters under Survey No. 232/3-A of Nuvem Village is hereinafter referred to as "SAID PLOT"

B) Location:

The SAID PLOT situated at Gonvoloy Ward of Nuvem Village, within the limits of Village Panchayat of Nuvem, Taluka and Sub-district of Salcete, District of South Goa, State of Goa.

C) Registration details of Said Property:

The SAID ENTIRE PROPERTY is described under Land Registration Office of Salcete under Description No. 15685 of Book B-40 of New Series.



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

The Said Plot is surveyed under Survey No. 232/3-A of Nuvem Village.

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

OF THE SAID ONE FIFTH PROPERTY

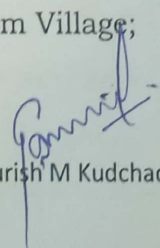
East : by the top of hillock;
 West : by the paddy field of Comunidade of Margao;
 North : by the property of Joao Consolace de Souza;
 South: by the properties of Patrick E. Lemos
 Fernandes now of Francisquinho Fernandes,
 Pedro da Costa, Luiza de Costa e Aguiar and
 Candida Veronica Soares.

OF THE SAID PROPERTY

East : by the top of hillock of Comunidade of Margão
 under Survey No. 234 of Nuvem Village,
 West : by the public road,
 North : by the property of Consolacao D'Souza,
 Beatriz Valentina de Menino Jesus Gracias
 under Survey No. 232/2 of Nuvem Village;
 South: by the property under Survey No. 232/4 of
 Government of India and Survey No. 232/4-A
 of Indira Hilda Rodrigues.

OF THE SAID PLOT

East : by the top of hillock of Comunidade of Margão
 under Survey No. 234 of Nuvem Village;


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West : partly by the public road and partly by the Survey No. 232/3 of Nuvem Village;

North : by the property of Consolacao D'Souza, Beatriz Valentina de Menino Jesus Gracias under Survey No. 232/2 of Nuvem Village;

South: by the property under Survey No. 232/4 of Government of India and Survey No. 232/4-A of Indira Hilda Rodrigues.

F) Area of the Property under scrutiny:

Property surveyed under Survey No. 232/3-A of Nuvem Village admeasures 10,315.00 Sq. Meters

II. Scrutiny of Documents and Flow of Title:

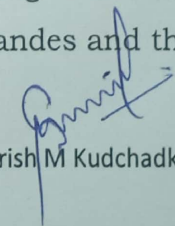
(A) TITLE DOCUMENTS

From the scrutiny of documents as referred in this report, I narrate herein the flow of title for last 110 years:

vide Public Deed of Partition, Gift with express Acceptance, Purchase and Acquittance of the price and Division into Glebas dated 22/09/1916 duly recorded by Asst. Notary of Judicial Division of Salcete Mr. Jose Francisco da Silva Coelho at folio 40 onwards in his Register of Deeds No. 258, the SAID ENTIRE PROPERTY came to be divided into five parts/strips, of which a distinctive 1/5th part or 5th part/strip (SAID ONE FIFTH PROPERTY) came to be allotted to Mr. Pedro Fernandes and his wife Ana Graca Silveira also known as Ana Graciana Silveira.

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Said Mrs. Ana Graciana Silveira expired leaving behind her husband and moiety holder said Mr. Pedro Fernandes and three


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children namely Margarida Fernandes, Roque alias Roquesinho Fernandes and Caetano Fernandes and in the Inventory Proceeding of Orphans instituted upon her death and vide Order dated 08/03/1917 passed therein, SAID ONE FIFTH PROPERTY described under Item No. 13 of the said Inventory Proceeding came to be allotted in auction to said Mr. Pedro Fernandes.

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Said Mr. Pedro Fernandes in his second nuptial was married to Mrs. Joaquina de Souza alias Amelia de Souza and the former expired leaving behind his widow said Mrs. Joaquina de Souza and Nine children being three children as aforesaid from the first nuptial and six children from his second nuptial being Mr. Lucio Fernandes, Beatriz Fernandes, Francisco Borges Fernandes, Conceicao Fernandes, Aguiar Fernandes and Xavier Fernandes.

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Upon the death of said Mr. Pedro Fernandes, the Inventory Proceeding of Mrs. Ana Graciana Silveira was reopened and continued, wherein the SAID ONE FIFTH PROPERTY came to be allotted to the following in the ratio as mentioned corresponding to their names:

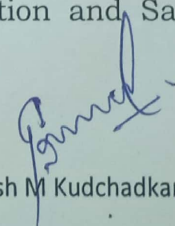
Mr. Roque alias Roquesinho Fernandes	1/5 th share
Mr. Caetano Fernandes	1/5 th share
Mr. Lucio Fernandes	1/5 th share
Mrs. Beatriz Fernandes	1/5 th share
Mr. Francisco Borges Fernandes	1/5 th share

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The SAID ONE FIFTH PROPERTY got bifurcated into two portions being Eastern Portion and Western Portion due to passing of Margao-Cortalim Public road therefrom, resultant whereof the Eastern Portion admeasuring 10,474.00 Sq. meters came to be separately surveyed under Survey No. 232/3 of Nuvem Village (SAID PROPERTY) while the Western Portion admeasuring 2575.00 Sq. Meters came to be separately surveyed under Survey No. 216/4 of Nuvem Village.

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Vide Deed of Sale dated 26/09/1981 duly registered in the Office of Sub Registrar of Salcete under Reg. No. 969 at pages 35 to 41 of Book No. I, Vol. 278 dated 05/07/1983, (i) Mr. Roquesinho Fernandes alias Roque Fernandes and his wife Mrs. Maria Aramita Colaco e Fernandes, (ii) Mrs. Romaninha Pereira Fernandes (widow of Mr. Caetano Roque Fernandes alias Caetano Jose Fernandes) and children (ii)(a) Mrs. Justina Fernandes and her husband Mr. Alarico Fernandes, (ii)(b) Ms. Clara Margarida Fernandes (spinster), (ii)(c) Mr. Felix Peter Fernandes (bachelor), (ii)(d) Mr. Agnelo Bernardo Fernandes (bachelor), (iii) Mr. Lucio Fernandes (bachelor), (iv) Mrs. Beatriz Fernandes and her husband Mr. Gaspar Fernandes alias Domingos Simao Jose Fernandes (v) Mr. Francisco Borges Fernandes and his wife Mrs. Conceicao Fernandes, the Said Eastern Portion and Said Western Portion of the SAID ONE FIFTH PROPERTY were purchased by Shri. Domingos Gomes alias Domingos Antonio Jeremias Casimiro Gomes and his wife Mrs. Bela Terezinha Sa E Gomes alias Bela Terezinha de Sa e Gomes, in pursuance whereof their names came to be recorded in the Survey records of the Said Eastern Portion and Said Western Portion.



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Said Mrs. Bela Terezinha Sa E Gomes alias Bela Terezinha de Sa e Gomes or simply known as Bela T. Gomes expired on 23/08/2010, leaving behind her widower cum moiety holder said Shri. Domingos Antonio Jeremias Casimiro Gomes and as sole and universal heirs her following three children:

- (i) Mr. Edwin Jude Joseph Bernand Mathew Gomes married to Mrs. Ubaldina Noronha;
- (ii) Mr. Fabian Anthony Francis Bosco Gomes married to Yueh-Yuan Chou;
- (iii) Mr. Aaron Francis Savio Rufin Gomes married Mrs. Metila Yasmin Ethel Vaz;

as have been declared and witnessed vide Deed of Declaration for Succession of Heirs dated 16/03/2011, executed in the office of the Ex-officio Notary Public, Salcete at Folio 8 to 9 of Deeds Book No. 1561.



Said Mr. Fabian Anthony Francis Bosco Gomes and his wife Mrs. Yueh-Yuan Chou by virtue of Deed of Relinquishment of Illiquid and Undivided Rights to Inheritance dated 16/02/2016, duly recorded in the office of the Ex-officio Notary Public, Salcete at Folio 50V to 51 of Deed Book No. 1620, relinquished their illiquid and unascertained rights to the inheritance left by their mother/mother-in-law Mrs. Bela Terezinha Sa E Gomes alias Bela Terezinha de Sa e Gomes, resultant thereof, the ownership of the SAID PROPERTY devolved upon following in the following ratio:

Shri. Domingos Gomes alias

Domingos Antonio Jeremias Casimiro Gomes

.....50%

Mr. Edwin J. Gomes alias Edwin J. J. B. M. Gomes

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alias Edwin Jude Joseph Bernard Mathew Gomes

& his wife Mrs. Ubaldina Noronha

.....25%

Mr. Aaron Francis Savio Rufin Gomes alias

Aaron F. S. R. Gomes & his wife

Mrs. Melita Yasmin Ethel Gomes alias

Melita Yasmin Ethel Vaz

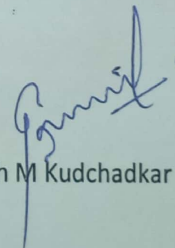
.....25%



Vide Deed of Sale dated 17/08/2024 duly registered in the office of the Sub-Registrar of Salcete under No. MGO-1-4140-2024 dated 19/08/2024, said Mr. Domingos Antonio Jeremias Casimiro Gomes, Mr. Edwin Jude Joseph Bernard Mathew Gomes, his wife Mrs. Ubaldina Noronha; Mr. Aaron Francis Savio Rufin Gomes his wife Mrs. Metila Yasmin Ethel Vaz sold the SAID PLOT i.e. an area admeasuring 10,315.00 Sq. Meters of the SAID PROPERTY (excluding 165.00 Sq. Meters acquired by the Government towards the west of the SAID PROPERTY) to S. J. Constructions, a sole proprietary concern of Mr. Shashidaran Shankaran Pillai and to Mr. Sreeju Kumar Pillai.

Post the purchase thereof, said S. J. Constructions and Mr. Sreeju Kumar Pillai, applied for partition of the SAID PLOT from the SAID PROPERTY and vide Order dated 25/03/2025, passed in Partition Case No. PCSSAL 12-24-492/282, the SAID PLOT came to be partitioned from the SAID PROPERTY and came to be surveyed independently under Survey No. 232/3-A of Nuvem Village in the name of S. J. Constructions and Mr. Sreeju Kumar Pillai.

(B) OTHER MISC. DOCUMENTS

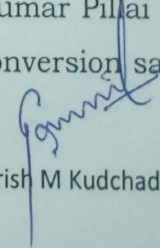


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With intention to develop the SAID PLOT, said S. J. Constructions and Mr. Sreeju Kumar Pillai, have obtained the following licences and permissions:

- (i) Technical clearance order dated 24/04/2025: This Technical Clearance Order dated under Reference No. TPM/36291/Nuv/232/3/2025/2873 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 buildings, Swimming Pool, Compound wall and CTI room in the property surveyed under survey No. 232/3 of Village Nuvem.
- (ii) NOC from Directorate of Health Centre dated 23/05/2025: Vide this NOC issued by Directorate of Health Centre under Ref. No. DHS/2025/DHS0901/O0025/28 permission has been granted to construct residential buildings, Swimming Pool, Compound wall and CTI room in the property surveyed under survey No. 232/3 of Village Nuvem.
- (iii) Construction License dated 17/06/2025: Vide this license under no. VP/NUV/BL/2025-26/16, granted by the Office of the Village Panchayat of Nuvem to M/s S. J. Constructions, permission has been granted to construct residential buildings, Swimming Pool, Compound wall and CTI room in the property surveyed under survey No. 232/3 of Village Nuvem.

Note: said S. J. Constructions and Mr. Sreeju Kumar Pillai vide application dated 06/01/2025 has applied for conversion sanad


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in respect of the SAID PLOT under scrutiny and the same is pending adjudication before the office of the Collector, South Goa, Margao.

Certificate:

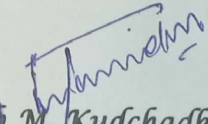
On the basis of the documents referred in this report, I certify that Mr. Shashidaran Shankaran Pillai, Sole Proprietor of S. J. Constructions and Mr. Sreeju Kumar Pillai are the owners in possession of the SAID PLOT under scrutiny.

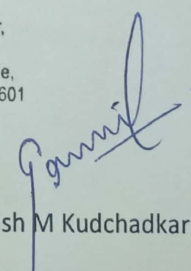
This Title Report which is issued at the request of Mr. Shashidaran Shankaran Pillai and Mr. Sreeju Kumar Pillai is solely based on the documents submitted to me which I have referred in my report, which I assume to have not been tampered so also, I assume that no documents have been concealed from me. 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

10/09/2025


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