

LEGAL TITLE SEARCH REPORT

FOR

M/S EDIFICE DEVELOPERS
Uzro, Camorlim, Salcete, South Goa

DRAFTED BY:

Adv. KAPIL KALIDAS VERNEKAR & ASSOCIATES
ADVOCATES & ATTORNEYS (BGL, LL.M.)

GOA OFFICE:

Office No. 26,
1St Floor Midas Touch Building,
Opp. Margao Sessions Court,
Margao, Goa.

MUMBAI ADDRESS :

W-IV, 4 floor,
Jeevan Jyoth Apts.,
18/20, Cawasji Patel Street,
Fort, Mumbai. 400 001.

Name of the Client

M/S EDIFICE DEVELOPERS



Dated: 25-11-2025



To
M/S EDIFICE DEVELOPERS,
 having its registered office at 349/D,
 Uzro, Camorlim, Salcete, Margao,
 South Goa, Goa, 403720

Dear Sir,

REFERENCE: Legal Opinion in respect of the all that PLOT N and O being a part of the larger property known as Chondravado which plots forms an independent and separate property and Surveyed under Chalta Nos. 7 and 8 of P.T. Sheet No. 25 of Margao City Survey and totally admeasuring an area of 2518.00 sq. mts and 340 sq. mts. situated at ward Chondravado of Margao, within the bounds and jurisdiction of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa.

**PRESENT OWNERS OF THE PROPERTY SURVEYED UNDER
 CHALTA NOS 7 AND 8 OF P.T. SHEET NO. 25 & :**

M/S EDIFICE DEVELOPERS, a registered partnership Firm, under **the Indian Partnership Act**, having its registered office at 349/D, Uzro, Camorlim, Salcete, Margao, South Goa, Goa, 403720.

SCHEDULE-A
(DESCRIPTION OF THE FIRST PROPERTY)

ITEM NO. 1

ALL THAT PLOT N in Item No. 30 being the part and Parcel of the larger property known as 'Chondravado' (Lote N) and registered in the Land Registration Office of Salcete under No. 43,000, New Series and the property is enrolled in the Matriz under Nos. 1966 and 1999 and the Said Property is bounded as follows:-



BOUNDS OF THE SAID PLOT

On the East: by the property of Joao Fenelon Rebelo,

On the West: by the property of Joaquim da Silva;

On the North: by the property of the same name (Lote M) of
Antonio Barbosa and wife Rita Cardozo, and

On the South: by the property of the same name (Lote O) of
Caetano Barbosa and wife Sebastiana Cardozo.

ITEM NO. 2

ALL THAT PLOT O in Item No. 31 being the part and Parcel of the larger property known as 'Chondravado' (Lote O) and registered in the Land Registration Office of Salcete under No. 43,005, New Series and the property is enrolled in the Matriz under Nos. 1966 and 1999 and the Said Property is bounded as follows:-

BOUNDS OF THE SAID PLOT;

On the East: by the property of Joao Fenelon Rebelo;

On the West: by the property of Joaquim da Silva,

On the North: by the property of the same name (Lote N); and

On the South: by the summit of the hillock presently property of Vinaeca Naique.

Both these properties are situated at ward Chondravado of Margao, and corresponding each one of them 1/15 of the property, within the bounds and jurisdiction of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa and Surveyed under Chalta Nos 7 and 8 of P.T. Sheet No. 25 of Margao City Survey and admeasuring an area of 2518.00 sq. mts and 340 sq. mts.



SCHEDULE – B
(DESCRIPTION OF THE SECOND PROPERTY)

All THAT Property known as “TOLLOI CHONDROVADDO” admeasuring an area of 737.00 sq. mts. registered in the Land Registration Office under New Series and inscribed in the Land Revenue Office under no. 1957, situated at Fatorda, within the jurisdiction of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa and surveyed under Chalta No. 24 of P.T. Sheet No. 25 is bounded as follows:

BOUNDS OF THE SAID PROPERTY;

On the East: By property of Anthonio Barbosa;

On the West: By the property of Ligorio Vaz;

On the North: By property of the heirs of Joaquim da
 Piedade Silva; and

On the South: By hillock.

SCHEDULE – C
(DESCRIPTION OF THE 3/4th UNDIVIDED SHARE IN THE SAID PLOT)

All THAT entire 3/4th undivided share in the SAID PLOT to the extent of 75% admeasuring an area of 551.25 sq. mts., being the undivided 3/4th of the Plot totally admeasuring an area of 737.00 sq. mts. forming part of the entire property described in Schedule A hereinabove is bounded



BOUNDS OF THE SAID PROPERTY;

On the East: By the property of Atmaram Palondekar;

On the West: By the Public road;

On the North: By the property of Francisco Noronha; and

On the South: By property of Assis Francisco Noronha.

**TRACING OF TITLE AND OBSERVATION ON DOCUMENTS
PRODUCED, SCRUTINIZED AND EXAMINED:**

1. I HAVE CAREFULLY PERUSED THE FOLLOWING DOCUMENTS:-

All Photocopies:-

1. Photocopy of the Deed of Sale (in Portuguese version) Dated: 07-07- 1964 recorded at Folio 13V to 144 of Deed Book No. 1217 on 06-05- 2019 by the Office of the Civil Registrar cum Sub-Registrar and Notary Ex-Officio, Salcete at Margao.
2. Photocopy of the Sale Deed (Translated in English) Dated: 07-07- 1964 drawn at pages 70 overleaf of book number 1217 of office in the Judicial Sub-Division of Salcete, Margao City.
3. Photocopy of the Judgment Order and Decree Dated: 02-12-1974 bearing Special Civil Suit No. 30 of 1974 passed in the Court of the Civil Judge, Senior Divison, Salcete at Margao.
4. Photocopy of the Deed of Succession cum Relinquishment drawn on 12-04- 1983 by the Office of the Civil Registrar cum Sub-Registrar, Notary Ex-Officio of Salcete at Margao, Mr. Chandrakant Pissurlekar and recorded at Folio 89V to 91 in the Book of Deeds at No. 1293.



5. Photocopy of the Judgment Order and Decree Dated: 07-11-1983 bearing Special Civil Suit No. 147 of 1983/A passed in the Court of the Civil Judge, Senior Division, Salcete at Margao.
6. Photocopy of the Public Testament Dated: 20-09-1993 in the Notary Public Ex-Officio of the Judicial Division of Salcete at Margao.
7. Photocopy of the Deed of Will drawn on 30-09-1993 by the Office of the Civil Registrar cum Sub-Registrar, Notary Ex-Officio of Salcete at Margao, Mr. Chandrakant Pissurlekar and recorded at Folio 70V to 73 in the Book of Will at No. 203.
8. Photocopy of the Notarial Deed of Gratuitous Assignment of Undefined and Unascertained Rights to Inheritance and Declaration for Succession drawn on 14-12-1995 recorded at Folio 24 in the Book of Deeds at No. 1373 by the Notary Public Ex-Officio of the Judicial Division of Salcete at Margao
9. Photocopy of the Deed of Declaration for Succession of Heirs Dated: 07-07-2004 duly recorded at Folios 26V of Deeds Book No. 1465 in the Notary Public Ex-Officio of the Judicial Division of Salcete at Margao.
10. Photocopy of the Deed of Relinquishment of Rights drawn on 13-08- 2004 duly recorded at Folio 16 to 17 of Deed Book No. 1467 by the Office of the Civil Registrar cum Sub-Registrar. Notary Ex-Officio of Salcete at Margao, Mr. Chandrakant Pissurlekar.
11. Photocopy of the Agreement Dated: 22-03-2013 duly executed in Pune, Maharashtra
12. Photocopy of the General Power of Attorney Dated 03-04-2014 duly registered in the Office of the Sub-Registrar of Salcete at Margao
13. Photocopy of the Judgment Dated: 25-04-2014 filed in Marriage Petition No. 35/2013/11 passed in the Court of the IIND Addl. Civil Judge Senior Division, Margao-Goa.



14. Photocopy of the Official Gazette, Government of Goa, Dated: 05-02- 2015.
15. Photocopy of the Form-D of the Property of Chalta No. 7 of P.T. Sheet No. 25 of Goa Land Revenue (City Survey) Property Card of Margao City Dated: 06-05-2019.
16. Photocopy of the Form-D of the Property of Chalta No. 8 of P.T. Sheet No. 25 of Goa Land Revenue (City Survey) Property Card of Margao City Dated: 06-05-2019.
17. Photocopy of Consent Terms, dated: 20-12-2019, passed in the Court of the 1st Addl. Senior Civil Judge South Goa, Margao, under Special Inventory Proceedings No. 25/2018/1
18. Photocopy of the Land Zoning Certificate, issued by the Town and Country Planning Department.
19. Photocopy of Deed of Partnership dated: 14-03-2022, duly notarised before the notary Mr. V.V, Sukhthanker, at Margao, under Reg. No. 0789/22, on 14-03-2022.
20. Photocopy of Specific Power of Attorney duly Notarised at Austin Texas, before the Notary Public state of Texas, Mr. Amy Jantho, on 02-03-2022, as Apostilled under the Convention of Hague Dated: 05- 10-1961, and duly Certified under Section 32 of the Goa Stamp Duty rules on 18-05-2022, by the office of the Additional Collector-11 South Goa, at Margao, vide Certificate bearing Ref No. JUD/POA/STP-DUTY/2022/6959.
21. Photocopy of Power of Attorney Dated: 22-01-2010, duly Notarized before the Notary Mr. Kishor Prabhudessai, at Margao, under Registration No. 522/M/10, on 22-01-2010.



22. Photocopy of Specific Power of Attorney Dated: 18-02-2022, duly Notarized before the Notary Mr Sanjay Malkarnekar, at Margao under Registration No. 37/2022, on 18-02-2022.
23. Photocopy of General Power of Attorney Dated: 03-04-2014, duly registered, in the office of the Sub-registrar of Salcete at Margao, under Registration No. MGO-BK4-00036-2014, in CD Number MGOD76 on 03-04-2014.
24. Photocopy of Deed of Sale, duly registered with the Office of Sub- Registrar of Salcete under Registration No. MGO-1-2547-2022, Book 1 Document on 04-07-2022.
25. Photocopy Deed of Sale dated: 19/11/1976, duly registered in the Office of Sub-Registrar of Salcete at Margao under Registration no. 1384, at pages 209 to 212 volume 167, on 16/12/1976.
26. Photocopy Deed of Qualification of Heirship, drawn on 9/11/2020, in the office of the Notary Public Ex-Officio of the Judicial Division of Salcete At Margao recorded at folio 43 to 44v of Book No. 1680.
27. Photocopy Deed of Sale of Undivided Shares, dated: 18/11/2022, duly registered in the office of Sub-Registrar of Salcete, at Margao, under Registration no. MGO-1-4366-2022, Book I Document, on 21/11/2022.
28. Photocopy Agreement for Sale of Plot Dated: 25/11/2022, duly registered in the Office of Sub-Registrar of Salcete at Margao under Reg. no. MGO-1-4496-2022-, Book I Document, on 29/11/2022.
29. Photocopy of Deed of Sale of Undivided Share dated: 18/11/2022, duly registered in the Office of Sub Registrar of Salcete under Reg. no. MGO-1-4366-2022, Book I Document dated: 21/11/2022.
30. Photocopy of Agreement for Sale of Plot dated: 25/11/2022, duly registered in the Office of Sub Registrar of Salcete under Reg. no. MGO-1-4496-2022, Book I Document dated: 29/11/2022.



31. Photocopy of Deed of Retirement and Reconstitution of the Partnership of "EDIFICE DEVELOPERS" dated: 14/03/2022, duly notarized by V.V. Sukhthankar under Reg No. 7286.
32. Photocopy of the Form-D of the Property of Chalta No. 7 of P.T. Sheet No. 25 of Goa Land Revenue (City Survey) Property Card of Margao City Dated: 15/12/2022.
- 33 Photocopy of the Form-D of the Property of Chalta No. 8 of P.T. Sheet No. 25 of Goa Land Revenue (City Survey) Property Card of Margao City Dated: 15/12/2022.
34. Photocopy of the Form-D of the Property of Chalta No. 24 of P.T. Sheet No. 25 of Goa Land Revenue (City Survey) Property Card of Margao City Dated: 20/05/2023.
35. Photocopy of NOC No. DHS/2024/DHS0901/00028/95 dated: 27/11/2024, issued by Director of health Service Government of Goa Urban Health Centre Margao Goa, vide order no. SGPDA/P/6771/1125/24-25 dated: 06/11/2024.
36. Photocopy of Development Permission Ref. no. SGPDA/P/6771/1125/24-25, dated: 06/11/2024, issued by South Goa Planning and Development Authority.
37. Photocopy of Conversion Sanad under Ref. no. CAD1SAL04-24-97/49, issued by the Office of the Collector, South Goa District.
38. Photocopy of Construction Licence under no. CONSTLIC/MARGAO/2025-2026/76, issued by the Margao Municipal Council.
39. Notarized copy of Deed of Amendment to the Deed of Partnership "Edifice Developers" dated: 24/11/2025, Notarized by V.V. Sukhtankar under reg no. 7286, Margao Goa.
40. Photocopy of Approved Survey Plans of the Project.



2. ON RELAYING UPON INFORMATION GIVEN ARE AS TRUE I OBSERVED THAT:

TITLE CHAIN OF FIRST PROPERTY DESCRIBED UNDER SCHEDULE -A :

1. **AND WHEREAS** the Said Property originally belonged to Xavier Barbosa and his wife Anna Miranda, Caetano Barbosa and his wife Sebastiana Colaco who both sold Plot N and Plot O being the part and parcel of the larger property known as 'Chondravado' unto and in favour of Mr. Vishwambhar Atmaram Pai Panandiker, who purchased the same by virtue of the Deed of Sale (Translated in English) dated 07-07-1964 drawn at pages 70 overleaf of book number 1217 of office in the Judicial Sub-Division of Salcete, Margao City as enlisted at Serial No. (1) & (2) above, who thereby became the absolute Owner and in possession of the Said Plots.

2. **And as can** be seen from the document enlisted at Serial No. (3) above that a Special Civil Suit No. 30 of 1974 was filed by the plaintiffs namely Mr. Ramchandra Atmaram Pai Panandiker and his wife Mrs. Rajani Ramchandra Pai Panandiker v/s defendants namely Shri. Atmarama Xembu Poi Palonicar and his wife Smt. Sitabai Atmarama Palondicar, Shri Shambhu Atmaram Pai Panandiker and his wife Smt. Anjali Shambhu Pai Panandiker, Shri. Vishwambhar Atmaram Pai Panandiker and his wife Smt. Aruna Vishwambhar Pai Panandiker, Shri. Shanu Atmaram Pai Panandiker and his wife Smt. Kunda Shanu Pai Panandiker, Shri. Kamlesh Atmaram Pai Panandiker and his wife Smt. Mangala Kamlesh Pai Panandiker and H.U.F. of Palondicar Family, represented by its former Karta; whereupon all were made as defendants; for the dissolution the H.U.F. of Palondicar Family which was accordingly dissolved by Decree dated 02-12-1974 and Order dated 02-12-1974, wherein the Said Property, which was allotted to defendants No. 5 and 6 Shri. Vishwambhar Atmaram Pai Panandiker and his wife Smt. Aruna Vishwambhar Pai Panandiker, in 1/6th share of the Said Property.



3. **And as established** from the document enlisted at Serial No. (4) above that Smt. Sitabai Atmarama Palondicar expired on 01-03-1983 leaving behind her husband Shri. Atmarama Xembu Poi Palondicar as the plaintiff as the widower and the above defendants are the heirs of his deceased wife except her daughter Mrs. Vijayalakshmi Vinayak Kamat who is the widow of Vinayak Kamat relinquished off her rights over the above said property in the share of her mother under Article 2029 vide **Deed of Succession cum Relinquishment drawn on 12-04-1983 by the Office of the Civil Registrar cum Sub-Registrar, Notary Ex-Officio of Salcete at Margao, and recorded at Folio 89V to 91 in the Book of Deeds at No. 1293.**
4. **And thereafter** it transpires from the document enlisted at Serial No (5) above that a **Special Civil Suit No. 147 of 1983/A** was filed in the Court of the Civil Judge, Senior Division, Margao-Goa for Declaration of Division cum allotment of Assets by metes and bounds amongst the Palondicar Family members and accordingly the said suit was **Order and decreed by Judgment and Order dated 07-11-1983 and Decree dated 07-11-1983** whereupon the Said Property was allotted to the above defendants namely Shri. Vishwambhar Atmaram Pai Panandiker and his wife Smt. Aruna Vishwambhar Pai Panandiker enlisted at Item No. 30 and 31.
5. On perusal of the document enlisted at Serial No. (7) above it is established that Shri. Atmarama Xembu Poi Palordicar died in the status of widower on 13-12-2003 at Margao leaving behind his **testamentary disposition or Deed of Will drawn on 30-09-1993 by the Office of the Civil Registrar cum Sub-Registrar, Notary Ex-Officio of Salcete at Margao, and recorded at Folio 70V to 73 in the Book of Will at No. 203** and by this will the testator Late Shri. Atmarama Xembu Poi Palondicar bequeathed all his moveable and immoveable properties except his shares in private Limited companies unto and in favour of his **five sons** namely Mr. Ramchandra Atmaram Pai Panandiker married to Rajani Ramchandra Panandiker, Shri. Shambhu Atmaram Poi Palondicar married to Anjali Shamboo Panandiker, Shri. Vishvambhar Atmaram Pai Panandikar married to Aruna Vishvambhar Panandikar. Shri. Shanu Atmaram Pai Panandiker married to Kunda Shanu



Panandiker and Shri. Kamlesh Atmaram Pai Panandiker married to Mangala Kamlesh Panandiker with the obligation that they should give their shares to their grandchildren namely Shri. Venkatesh Vinayak Kamat, Vinaya Rajiv Shinkre and Smt. Vidya Baiju Parthan.

6. **And thereafter** it is further established from the document enlisted at Serial No. (8) above that the said Vijayalakshmi Vinayak Kamat daughter of Late Shri. Atmarama Xembu Poi Palondicar and widow of Vinayak Kamat died intestate and without executing any will or gift nor any other disposition of her last wish who predeceased her father but leaving behind her three children namely Venkatesh Vinayak Kamat married to Nandini Venkatesh Kamat, Vinaya Rajiv Shinkre married to Rajiv Mukund Shinkre and Vidya Baiju Kamat Parthan married to Baiju Parthan as her sole and universal heirs, and that the said children Venkatesh, Vinaya and Vidya alongwith their respective spouses have relinquished and assigned their Illiquid and undivided Rights to Inheritance of their late mother/mother-in-law the said Vijayalakshmi Vinayak Kamat by a **Notarial Deed of Gratuitous Assignment of Undefined and Unascertained Rights to Inheritance and Declaration for Succession drawn on 14-12-1995 recorded at Folio 24 in the Book of Deeds at No. 1373, in terms of Article two. thousand and twenty nine of the Portuguese Civil Code** as enlisted at Serial No. (8) above ;
7. **And as can** be seen from the document enlisted at **Serial No. (10)** above the said Smt. Vinaya Vinayak Kamat alias Vinaya Rajiv Shinkre daughter of late Shri. Vinayak Venkatesh Kamat along with her husband Shri. Rajiv Mukund Shinkre, Shri. Venkatesh Vinayak Kamat son of late Shri. Vinayak Venkatesh Kamat along with his wife Smt. Nandini Venkatesh Kamat and Smt. Vidya Baiju Kamat Parthan daughter of late Shri. Vinayak Venkatesh Kamat along with her husband Shri. Baiju Parthan, released/Relinquished freely all their illiquid and undivided rights which they had acquired or are entitled to the estate and inheritance left by their said grandfather/grand-father- in-law Late Shri. Atmarama Xembu Poi Palondicar, where they all relinquished their rights vide **Deed of Relinquishment of Rights drawn on 13-08-2004 duly recorded at Folio 16 to 17 of Deed Book No. 1467 by the Office of the Civil Registrar cum Sub-Registrar, Notary Ex-Officio of Salcete at Margao.**



8. **And thereafter** expired the said Mr. Ramchandra Atmaram Pai Panandiker son of late Shri. Atmaram Shambhu Pai Panandiker on 19-12- 2003 at Margao intestate and without executing any gift or will nor any other disposition of his last wish leaving behind his widow Smt. Rajani Ramchandra Panandikar as moiety-sharer and his two sons namely Rohan Ramchandra Pai Panandikar who married to Nutan Rohan Panandikar and Rohit Ramchandra Pai Panandikar married to Gauri Rohit Panandiker as his sole and universal heirs, who are so declared and qualified by virtue of the **Deed of Declaration for Succession of Heirs dated: 07-07-2004 duly recorded at Folio 26V of Deeds Book No. 1465 in the Notary Public Ex-Officio of the Judicial Division of Salcete at Margao as enlisted at Serial No. (9) above.**
9. **It is further** from the same Deed of Declaration for Succession of Heirs dated: 07-07-2004 duly recorded at Folio 26V of Deeds Book No. 1465 in the Notary Public Ex-Officio of the Judicial Division of Salcete at Margao, as enlisted at Serial No. (9) above that upon the death of the said Shri. Atmaram Shambhu Pai Panandiker as stated in the above para his daughter-in-law, children, grandsons namely Smt. Rajani Ramchandra Panandiker, Rohan Ramchandra Pai Panandikar who married to Nutan Rohan Panandikar and Rohit Ramchandra Pai Panandikar married Gauri Rohit Panandiker, Shri. Shambhu Atmaram Poi Palondicar and his wife Anjali Shambhu Panandiker, Shri. Vishvambhar Atmaram Pai Panandikar and his wife Aruna Vishvambhar Panandikar, Shri. Shanu Atmaram Pai Panandiker and his wife Kunda Shanu Panandiker and Shri. Kamiesh Atmaram Pai Panandiker and his wife Mangala Kamlesh Panandiker are declared as the sole and universal heirs and also by that capacity being the previous owners of the Said Plots N and O both forming a part of the said Property which is fully described in Schedule-A and B above.
10. **And is established that** the said Mr. Rohit Ramchandra Pai Panandikar who was married to Mrs. Gauri Rohit Panandiker and their marriage has been **dissolved by the Judgment Dated: 25-04-2014 filed in Marriage Petition No. 35/2013/II passed in the Court of the IIND Addl. Civil Judge Senior Division, Margao-Goa as enlisted at Serial No. (13) above** in pursuance whereof the said Mr. Rohit Ramchandra Pai Panandikar and his wife



Mrs. Gauri Rohit Panandiker cancelled the entry of their marriage registration which was recorded in the Marriage Sub- Registrar of Salcete at Margao as was published in the **Official Gazette, Government of Goa, Dated: 05-02-2015 as enlisted at Serial No. (14) above.**

12. **It is also** seen from the document enlisted at Serial No. (11) above that the said Mr. Rohit Ramchandra Pai Panandikar entered into an **Agreement dated 22-03-2013** with his wife Mrs. Gauri Rohit Panandiker for the partition and separation of Assets/properties and subsequently by virtue of a special **Inventory Proceedings vide No. 25/2018/1**, for separation of Assets/properties before the Court of the Ist Addl. Senior Civil Judge South Goa, at Margao, and which proceedings are **Decreed by the said Court vide Consent Decree Dated: 10-01-2020, as enlisted at serial no. 17** above, all the rights of Mrs. Gauri Panandiker in the Communion of properties stand Relinquished and extinguished in favour of Mr. Rohit Panandiker .

14. **And it is** seen from the document enlisted at Serial No. 37 above which is the Conversion Sanad issued by the Office of Collector, South Goa District in respect of Chalta No.7, 8 & 24 of P.T. Sheet No. 25 of Margao City of Salcete Taluka-Goa.

15. **It is seen** from the document enlisted at Serial Nos. 15 & 16 above which is the Form D in respect of Chalta Nos. 7 and 8 of P.T. Sheet No. 25 of Margao City Survey dated: 06/05/2019 and the same stands recorded in the name of EDIFICE DEVELOPERS which records were transferred from the previous owner's names as appearing earlier and which now stand deleted as seen bracketed entries in the said Form-D, as enlisted at serial no. 32, 33, & 34. Thus I certify that the Survey Records are clear.

16. **And thereafter** it is seen from the document enlisted at Serial No. 19 above ie. Deed of Partnership dated: 14-03-2022, duly notarised before the notary Mr. V.V, Sukhthanker, at Margao, under Reg. No. 0789/22, on 14-03-2022, M/s Edifice Developers, is a partnership Firm duly constituted under the Indian Partnership Act & duly registered in the office of the Registrar of Firms of Salcete under **Registered Certificate No. MGO-F-40-2020, consisting of its partners namely Mr. Faizan Shaikh, Mr. Akhtar Shaikh and Mr. Shaikh Mohamed Abu Sufiyan**, to develop the said property.



17. **And vide** document enlisted at serial no. 21 above, the said Mr. Shambhu Atmaram Pai Panandiker and his wife Mrs. Anjali Shambhu Pai Panandiker, has constituted their attorney in favour of Mr. Vijay Mukund Kamat by virtue of Specific Power of Attorney duly Notarised at Austin Texas, before the Notary Public state of Texas, Mr. Amy Jantho, on 02-03-2022, as Apostilled under the Convention of Hague Dated: 05-10-1961, and duly Certified under Section 32 of the Goa Stamp Duty rules on 18-05-2022, by the office of the Additional Collector-11 South Goa, at Margao, vide Certificate bearing Ref No. JUD/POA/STP-DUTY/2022/6959 ;
18. **And vide** Power of Attorney Dated: 22-01-2010, duly Notarized before the Notary Mr. Kishor Prabhudessai, at Margao, at Margao under Registration No. 522/M/10, on 22-01-2010, as enlisted at serial no. 22 above, the said Mr. Shanu Atmaram Pai Panandiker and his wife Mrs. Kunda Shanu Pai Panandiker, has constituted their attorney in favour of their son Mr. Raj Shanu Pai Panandiker.
19. **And it can** be seen from the document enlisted at serial no. 23 above, the said Mr. Kamlesh Atmaram Pai Panandiker and his wife Mrs Mangala Kamlesh Pai Panandiker, has constituted their attorney in favour of their Brother in Law/Brother Mr. Prasad Purxottam Chitnis, by virtue of Specific Power of Attorney Dated: 18-02-2022, duly Notarized before the Notary Mr. Sanjay Malkarnekar, at Margao under Registration No. 37/2022, on 18-02-2022.
20. **It is seen** vide General Power of Attorney Dated: 03-04-2014, duly registered, in the office of the Sub-registrar of Salcete at Margao, under Registration No. MGO-BK4-00036-2014, in CD Number MGOD76 on 03-04-2014, as enlisted at serial no. 24 above, the said Mrs. Rajani Ramchandra Pai Panandiker, has constituted her attorney in favour of her son Mr. Rohit Ramchandra Poi Panandiker.

I CERTIFY THAT All the above Power of Attorney documents have been duly verified by us and the same are properly executed, stamped and enforceable and do contain appropriate powers in favour of the attorneys to execute the Deeds and Documents of transfer .



22. **And thereafter** it is established that all the above land owners namely Smt. Rajani Ramchandra Panandiker, Mr. Rohan Ramchandra Pai Panandikar and his wife Mrs. Nutan Rohan Panandikar and Mr. Rohit Ramchandra Pai Panandikar and his wife Gauri Rohit Panandiker, Shri. Shambhu Atmaram Poi Palondicar and his wife Anjali Shambhu Panandiker, Shri. Vishvambhar Atmaram Pai Panandikar and his wife Aruna Vishvambhar Panandikar, Shri. Shanu Atmaram Pai Panandiker and his wife Kunda Shanu Panandiker and Shri. Kamlesh Atmaram Pai Panandiker and his wife Mangala Kamlesh Panandiker, by virtue of **Deed of Sale, duly registered with the Office of Sub-Registrar of Salcete under Registration No. MGO-1- 2547-2022, Book 1 Document on 04-07-2022, as enlisted at serial no. 24 above**, sold the said property described in Schedule A & B above to present Owners namely **M/s Edifice Developers** . I Certify that the Said Deed of Sale is validly and legally executed and enforced between the parties, with the appendage of appropriate amount of Stamp duty and Registration fees as in force which stands paid. Thus the title to the Said Plots of the Present Owners has become absolute and unimpeachable upon the execution of a Valid Sale Deed as above and therefore the Said Plots have got a **good, valid, clean, clear and marketable title free from any charge, lien, and encumbrance whatsoever**.

23. The title history of more than last 30 years from this date shows the chain of above transactions. The links in the chain of title have been properly established and fortified. All the transactions have been duly verified and scrutinized from the relevant Records of the Registrar of documents from the City Survey, South Goa Planning and Development Authority and Margao Municipal Council and the Land Revenue Department .



TITLE CHAIN OF THE SECOND PROPERTY DESCRIBED UNDER SCHEDULE-B :

- 1 **AND WHEREAS** the said Larger Property, described in Schedule-B hereinabove originally belonged to, owned and possessed by one **Mr. Francisco Noronha and his wife Mrs. Adelina Rebello Xavier**, who sold a portion of the larger Property, admeasuring an area of 737 sq. mts. being the part and parcel of the larger property known as "TOLLOI CHONDROVADDO" unto and in favour of **Mrs. Varsha Vasant Pednekar**, who purchased the same by virtue of the **Deed of Sale dated: 19/11/1976, duly registered in the Office of Sub-Registrar of Salcete at Margao under Registration no. 1384, at pages 209 to 212 volume 167, on 16/12/1976**, as enlisted at Serial No. 25, who thereby became the absolute Owner and in possession of the Said Plot and hereinafter referred to as the SAID PLOT morefully described under Schedule B.
2. **And thereafter** it transpires that the said Mrs. Varsha Pednekar alias Varsha Vasnat Pednekar expired on 28/01/2020 and her husband Mr. Vasant Pednekar alias Mr. Vassant Pednekar expired on 21/05/2007, leaving behind as their sole and universal heirs their four children namely Mr. Sanjay Bala Vasant Pednekar (Bachelor), Mr. Sandeep Vasant Pednekar married to Mrs. Vaishali Sandeep Pednekar, Mr. Sudesh Vasant Pednekar married to Mrs. Sarita Sudesh Pednekar and Mr. Sachit Vasant Pednekar married to Pooja Sachit Pednekar, who were so declared by virtue of **Deed of Qualification of Heirship, drawn on 9/11/2020, in the office of the Notary Public Ex-Officio of the Judicial Division of Salcete At Margao recorded at folio 43 to 44v of Book No. 1680, as enlisted at serial no: 26** who thus acquired by inheritance the possessory right and title interest of ownership in respect of the SAID PLOT.
3. **And it transpires by vide of Deed of Sale of Undivided Shares, dated: 18/11/2022, duly registered in the office of Sub-Registrar of Salcete, at Margao, under Registration no. MGO-1-4366-2022, Book I Document, on 21/11/2022, as enlisted at sr. no. 27**, the said Mr. Sandeep Vasant Pednekar and his wife Mrs. Vaishali Sandeep Pednekar sold their 1/4th share of the SAID PLOT to M/s Edifice Developers, thus holding an area of 183.75 sq. mts. of the Said Larger Property.



- 4. And thereafter** the remaining 3/4th share of the SAID PLOT described in Schedule B hereinabove, admeasuring an area of 551.25 sq. mts. continued to belonged to Mr. Sanjay Bala Vasant Pednekar (Bachelor), Mr. Sudesh Vasant Pednekar and his wife Mrs. Sarita Sudesh Pednekar and Mr. Sachit Vasant Pednekar and his wife Pooja Sachit Pednekar.
- 5. And it transpires** by the virtue of Agreement for Sale of Plot Dated: 25/11/2022, duly registered in the Office of Sub-Registrar of Salcete at Margao under Reg. no. MGO-1-4496-2022-, Book I Document, on 29/11/2022, as enlisted at serial no. 28, thus the above said owner had agree to sell the SAID PLOT morefully described in Schedule B hereinabove to the M/S. EDIFICE DEVELOPERS and thus they became the lawful Owner of the SAID PLOT.
- 6. And thereafter** the Owners/Builders namely M/s. Edifice Developers, with the intention to develop the said Properties morefully described in Schedule-A & B hereinabove by way of construction of a project thereon consisting of Residential Buildings A & B obtained the following Licenses and Permissions as enlisted at Serial Nos. 32, 33, 34, 35, 36, 37, 38 & 40 above as postulated as under ;
- a. Form-D of the Property of Chalta No. 7 of P.T. Sheet No. 25 of Goa Land Revenue (City Survey) Property Card of Margao City Dated: 15/12/2022.
 - b. Form-D of the Property of Chalta No. 8 of P.T. Sheet No. 25 of Goa Land Revenue (City Survey) Property Card of Margao City Dated: 15/12/2022.
 - c. Form-D of the Property of Chalta No. 24 of P.T. Sheet No. 25 of Goa Land Revenue (City Survey) Property Card of Margao City Dated: 20/05/2023.
 - d. NOC No. DHS/2024/DHS0901/00028/95 dated: 27/11/2024, issued by Director of health Service Government of Goa Urban Health Centre Margao Goa, vide order no. SGPDA/P/6771/1125/24-25 dated: 06/11/2024.



e. Development Permission Ref. no. SGPDA/P/6771/1125/24-25, dated: 06/11/2024, bearing Chalta No. 7, 8, & 24 of P.T. Sheet No. 25 issued by South Goa Planning and Development Authority.

f. Conversion Sanad under Ref. no. CAD1SAL04-24-97/49, Dated: 26/02/2025, bearing Chalta No. 7, 8, & 24 of P.T. Sheet No. 25 issued by the Office of the Collector, South Goa District.

g. Photocopy of Construction Licence under no. CONSTLIC/MARGAO/2025-2026/76, issued by the Margao Municipal Council.

i. Approved Plans of the Project by SGPDA and Margao Municipal Council .

18. SPECIFIC OBSERVATIONS:

1. The said Property, described under Schedule- A & B hereinabove, bearing Chalta Nos. 7, 8, & 24 of P.T. Sheet No. 25 now stand already amalgamated into one Property vide Order ref no. SGPDA/P/6771/1125/24-25 dated: 06/11/2024 issued by the South Goa Planning and Development Authority.

I hereby wish to clarify that by means of the aforesaid order the said properties are technically amalgamated under the provisions of section 44 of the Goa Town and Country Planning Act 1974, however for the purpose of the applicability of the Goa Daman and Diu land revenue code 1968, both the properties continue to hold distinct/separate survey/Chalta Numbers.

I hereby seen that the Edifice Developers have effected amendments in the Partnership Deed in respect of Correction of wrong address, although the Office of the Partnership remain at the same place, and also one of the one of the partner's PAN card number was corrected . Thus the Said Deed of Amendment is herewith relied upon .



KIDNLY NOTE THAT THE DEVELOPMENT IS CONSTRUCTED ON BOTH THE PROPERTIES DESCRIBED IN SCHEDULE- A & B HEREINABOVE.

LEGAL OPINION :

In view of the above stated findings I hereby Certify that the present Owners/Vendors have acquired the possessory right and title interest of ownership in respect of the said Property under description in Schedule-A & B herein above and thus title to the said Property A & B of the Prospective Purchasers of various premises shall become absolute upon the execution of a **Valid Sale Deed between them as proposed and therefore the said Property has got a good, valid, clean, clear and marketable title free from any charge, lien, and encumbrance whatsoever.**

The title history of last 30 years from this date shows the chain of above transactions. The links in the chain of title have been properly established and fortified. All the transactions have been duly verified and scrutinized from the relevant Records of the Registrar of documents from the City Survey of Salcete, Margao, South Goa Town and Country Planning department and Margao Municipal Council.

3. CONCLUSION:-

From the scrutiny of the documents enlisted hereinabove in the list of documents, and search of relevant records, I have found and contended that the title of the applicant and the rights of the vendor, in respect of the property described in the Schedule 'A' above and the Said Pot described in Schedule -A, is in accordance with the Plans and terms and conditions approved and contemplated by the S.G.P.D.A. and the Town and Country Planning Department and therefore the Vendors, are having a clean, clear valid and readily marketable title and the owners can and are entitled for selling/disposing/alienating the said Property described in Schedule -'A' along with the proportionate share in the land to any prospective Purchaser/s and the Owner/developer have an absolute and every right to transfer and dispose off the said property along with the said Property to whomsoever.



FINAL CERTIFICATE

As per my observations :

- a) There are no claims of minors or any other person/persons, institutions, firms or companies in respect of the said Property;
- b) There are no liabilities created by any person or persons on the said property of whatsoever kind or nature.
- c) Assessment of Land Revenue Tax as per the present Land Revenue Code in force is not yet finalized in Goa and that it will take its own time for completion.
- d) Provisions of Urban Land Ceiling Act are not applicable in Goa and the ownership of the said plot by the Owners in accordance with the provisions of the Land Reforms Act.
- e) There are no prior mortgages, charges, claims, encumbrances, and liens of whatsoever nature in respect of the said Plot.
- f) There is no Act nor any law in force in the State of Goa which prohibits creation of a charge in form of mortgage in respect of the nature and kind of the said property or otherwise, situated in the State of Goa.



FURTHER CERTIFY THAT :

i) I have taken the necessary searches of the registration before the Sub-Registrar of Salcete, Margao, Survey Office of Salcete, Office of the Margao Municipal Council, South Goa Planning and Development Authority and Town and Country Planning, Land Revenue department, in respect of the said Property under description in Schedule-A & B, above and found the records of the said Properties are all in Order.

ii) I am satisfied and confirm hereby that the above said Property is perfectly heritable and transferable and all the Statutory provisions as envisaged in the **Real Estate Regulation Act (RERA)** are complied and therefore this project is fully entitled to be registered with the **RERA Authority** and the transferors/owners/developers/vendors have every right to transfer the built up premises that shall be constructed upon the same.

iii). All the necessary parties have been joined in the documents perused by me and the same stands duly executed and validly registered before the appropriate authorities as envisaged by the law in force pertaining to transfer of properties, registration and stamp duties have the desired effect.

Therefore the facts and event material to the title have been subjectively and satisfactorily proved, and such built up premises can be kept as security by way of equitable Mortgage with any financial institutions/bank/s by the Prospective Purchasers of such premises of the Developers. The documents of Title referred hereinabove are perfect and conclusive proof of evidence of Title.

ABOUT MORTGAGE : Valid Equitable Mortgage is created in the manner required in Law it would satisfy the requirement of creation of Equitable Mortgage in favour of **M/S EDIFICE DEVELOPERS**.

TITLE CERTIFICATE :

From the detailed study of all the title documents placed before me, I certify and endorse that the owners/developers have got a clean, clear, valid and perfectly marketable title to the SAID PROPERTIES DESCRIBED UNDER SCHEDULE-A & B hereinabove, and therefore the present applicants have derived a **valid clear marketable and unencumbered Title to the Said Properties** as stated hereinabove.



I HAVE CONDUCTED THE SEARCH OF THE CONCERNED REGISTRATION BEFORE THE RESPECTIVE AUTHORITIES IN RESPECT OF THE SAID PLOT AND ISSUED THE PRESENT TITLE REPORT AT THE REQUEST OF PRESENT OWNER M/s. **EDIFICE DEVELOPERS** .

Place: Margao, Goa.

Date: 25-11-2025.



**For Kapil K. Vernekar & Associates
(ADVOCATE)**

