



Date: 22/09/2025

This Certificate of Title and Search is given at the request of **EDAL BUILDERS PRIVATE LIMITED**, a Private Limited company registered under Indian Companies Act, 2013 with the Registrar of Companies – Goa, with Corporate Identity Number U68100GA2024PTC016372, with Regd. address at Shop No. 5, Royal Classic Bldg., Navelim South Goa, in respect of landed property known as “AMLI-MOLL” admeasuring an area of 14,150.00 Sq. Meters, situated at Village Guirdolim, within the limits of Village Panchayat of Guirdolim, Taluka and Sub-district of Salcete, District of South Goa, State of Goa, surveyed under survey no. 94/3 and 94/3-A of Guirdolim Village.

CERTIFICATE OF TITLE

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

I. Description of the Property:

All That landed property known as “AMLI-MOLL” admeasuring an area of 14,150.00 Sq. Meters, situated at Village Guirdolim, within the limits of Village Panchayat of Guirdolim, Taluka and Sub-district of Salcete, District of South Goa, State of Goa, of which an area admeasuring 7758.00 sq meters is surveyed under survey no. 94/3 of Guirdolim Village and an area admeasuring 6392.00 sq meters is surveyed under Survey No. 94/3-A of Guirdolim Village, both survey holdings together erstwhile formed eastern part of that landed property known as NOVA MEDICAO DECIMA FUNEA MORODA or NOVA MEDICAO CIOMA or MORODA DE SORLA DE CIMA or AMLO MOL (First Plot), situated at Village Guirdolim of the Parish of Chandor, described in the Land Registration Office of Salcete under Description No. 31561 at folio 176 overleaf of Book No. B-81 New Series

Office Address: Office No. 203, K Square, Upper Ground Floor, Pajifond, Margao-Goa. 403601

E-mail: adv.gaurish@rediffmail.com

The property known as NOVA MEDICAO DECIMA FUNEA MORODA or NOVA MEDICAO CIOMA or MORODA DE SORLA DE CIMA or AMLO MOL (First Plot), is herein after referred to as "SAID BIGGER PROPERTY";

The property known as "AMLI-MOLL" admeasuring an area of 14,150.00 Sq. Meters, surveyed under survey no. 94/3 and 94/3-A of Guirdolim Village is hereinafter referred to as "SAID PROPERTY".

Boundaries of the Said Bigger Property and of the Said Property:

Of the Said Bigger Property

- East : by the property of Anta Xete Bandorcar;
- West : by the second plot of Pedro Miguel da Costa and with those of the heirs of Cecilia Mariana Gomes;
- North : by the property of Guilherme da Costa and the said Second Plot of said Mr. Pedro Miguel da Costa
- South : by the heirs of said Ananta and said Cecilia

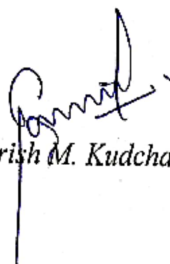
Of the Said Property

(Survey No. 94/3 and 94/3-A)

- East : by the property of heirs Anta Xete Bandorcar;
- West : by the western half of the Said Bigger Property erstwhile owned by Joao Salvador Cardozo and later by Catarina Costa;
- North : by the property of Guilherme da Costa and the Second Plot of Mr. Pedro Mioguel da Costa
- South : by the heirs of said Ananta Bandorcar and property of Cecilia Maria Ana Gomes.

(Of the Survey No. 94/3 of Guirdolim Village)

- East: by the said property under Survey No. 94/3-A of Guirdolim Village;


Adv. Gaurish M. Kudchadkar

West: partly by property under Survey No. 94/2 of Guirdolim Village and partly by road beyond which is Survey No. 94/2-A;

North: by property bearing Survey no. 111/2 of Guirdolim Village;

South: by Public Road.

(Of the Survey No. 94/3-A of Guirdolim Village)

East: by the said property under Survey No. 94/4 of Guirdolim Village;

West: by property under Survey No. 94/3 of Guirdolim Village;

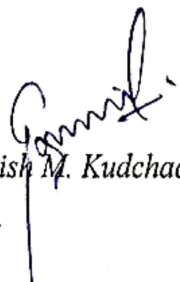
North : by property bearing Survey no. 111/2 of Guirdolim Village;

South: by Public Road.

II. Scrutiny of Documents and Flow of Title:

I have verified the following documents:

- i. Description Certificate no. 31561 at folio 76 overleaf of Book No. B-81 New Series and Inscription certificate no. 22157
- ii. Public deed dated 05/06/1924
- iii. Orphanological Inventory Proceeding No. 29/1950
- iv. Deed of Sale dated 02/06/1976
- v. Deed of Declaration for Succession of Heirs and Deed of Relinquishment of Illiquid and undivided rights dated 24/02/2011
- vi. Special Inventory Proceedings No. 12/2015/III
- vii. Order dated 10/09.2018 in Partition case no. LRC/PART/Guir/256/2016/II/12878
- viii. Deed of Sale dated 28/02/2024


Adv. Gaurish M. Kudchadkar



- ix. Technical Clearance Order (Provisional) dated 01/09/2025 under ref. no. TPM/36751/Guird/94/3 & 94/3-A/2025/6505
- x. Form I and XIV of Survey No. 94/3 and 94/3-A of Guirdolim Village

Scrutiny of Title 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 100 years and my opinion on the title of the SAID BIGGER PROPERTY and SAID PROPERTY:

- The Eastern Half of the SAID BIGGER PROPERTY was owned by Mr. Tomas Cardozo and Western Half of the SAID BIGGER PROPERTY was owned by Mr. Joao Salvador Cardozo, they having purchased the same in the said manner from its erstwhile owners Mr. Antonio Luis Gonzaga da Costa and his wife Maria Felicidade Marcelina Anunciacao da Costa vide Public Deed dated 05/06/1924 recorded before assistant Notary Public of Salcete Mr. Irineu Constancio Roque da Costa and recorded at folio 4 overleaf to folio 9 of Book No. 376.

↓

- In pursuant to the aforesaid purchase the names of said Mr. Tomas Cardozo and Mr. Joao Salvador Cardozo came to be inscribed under Inscription No. 22157 vide endorsement made on 11/08/1928, as owners of Eastern Half and Western Half respectively of the SAID BIGGER PROPERTY.

↓

- Said Mr. Thomas Cardoso was married to Mrs. Matildes Purificacao Cardoso. The former expired on 14/02/1950, intestate leaving behind his moiety holder said Mrs. Matildes Purificacao Cardoso and as sole and universal heirs his following five children:

Adv. Gaurish M. Kudchadkar

- a) Mrs. Damiana Cardoso married to Mr. Inacio Caetano Cardoso,
- b) Mr. Joaquim Aleixo Cardozo, bachelor,
- c) Ms. Aurora Cardozo, spinster,
- d) Ms. Carma Perpetua Cardoso, spinster;
- e) Ms. Emerciana Piedade Cardoso, spinster;



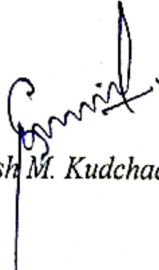
- Upon the death of said Mr. Thomas Cardoso an Orphanological Inventory Proceeding was instituted in the Tribunal of Judicial Division of Salcete registered as Orphanological Inventory Proceeding No. 29/1950, wherein the SAID PROPERTY was listed under Item No. 3 of the Description of Assets and vide Final Map of Partition the SAID PROPERTY was allotted to the following in equal ratio, being:

Mr. Joaquim Aleixo Cardozo1/4 th share
Ms. Aurora Cardozo, spinster1/4 th share
Ms. Carma Perpetua Cardoso1/4 th share
Ms. Emerciana Piedade Cardoso1/4 th share



- Vide Deed of Sale dated 02/06/1976, duly registered before the Office of Sub-Registrar, Salcete under Reg. No. 688 at pages 79 to 84 of Book No. I, Vol. 160, dated 12/07/1976, said Mrs. Aurora Cardozo along with her husband Mr. Salvador Hilario Mascarenhas, said Mrs. Carma Perpetua Cardoso along with her husband Mr. Tiago Jose Pereira and said Mrs. Emerciana Piedade Cardoso along with her husband Mr. Rosario Cardoso sold unto their brother/brother-in-law said Mr. Joaquim Aleixo Cardozo their entire 3/4th undivided share in the SAID PROPERTY.



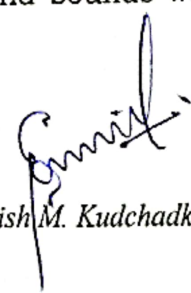

 Adv. Gaurish M. Kudchadkar

- Said Mr. Joaquim Aleixo Cardoso was married to Mrs. Caetaina Rosada Neri Florida Fernandes, the former expired on 28/11/2009, intestate, leaving behind his moiety holder said Mrs. Caetaina Rosada Neri Florida Fernandes and as sole and universal heirs his following three children:

- a) Mr. Roy Thomas Cardozo alias Roy Thomas Cardoz married to Mrs. Maria Cardozo alias Maria Cardoz;
- b) Mr. Ignatius Agnelo Cardozo alias Ignatius Cardoz married to Mrs. Gina Cardoz;
- c) Mrs. Blossom Cardozo e Mathias married to Mr. Savio Mathias.

- ↓
- Said Mrs. Blossom Cardozo e Mathias and her husband Mr. Savio Mathias, relinquished their illiquid and unascertained rights in the inheritance left behind by their father/father-in-law in favour of other co-heirs and the said relinquishment as also the heirship of late Mr. Joaquim Aleixo Cardoso, was recorded in the office of the Ex-officio Notary Public, Salcete via Notarial Deed of Declaration for Succession of Heirs and Deed of Relinquishment of Illiquid and undivided rights dated 24/02/2011 at folio 10 to 11 of Deeds Book No. 1560.

- ↓
- In order to partition the assets left behind by said late Mr. Joaquim Aleixo Cardoso, an Inventory Proceeding was instituted being Special Inventory Proceedings No. 12/2015/III before Civil Court, Margao, wherein the Said Property was described under Item No. 2 of the Description of Assets and the said proceeding was disposed off in terms of Consent Terms filed therein, whereby the SAID PROPERTY for the purpose of partition by meets and bounds was

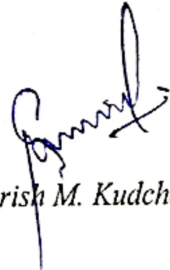

 Adv. Gaurish M. Kudchadkar

divided into two equal halves being Plot C admeasuring 6392.00 Sq. Meters and Plot D admeasuring 6392.00 Sq. Meters while an area admeasuring 1366.00 Sq. meters of the SAID PROPERTY was left towards common road and marked as Plot E therein.

- Via aforementioned consent terms, the Plot C came to be allotted to Mr. Ignatius Agnelo Cardozo alias Ignatius Cardoz and his wife Mrs. Gina Cardoz and Plot D came to be allotted to Mr. Roy Thomas Cardozo alias Roy Thomas Cardoz and his wife Mrs. Maria Cardozo alias Maria Cardoz while the access identified as Plot E was kept common for enjoyment of the both plot owners, with usufructory right to both the plots in favour of Mrs. Caetaina Rosada Neri Florinda Fernandes alias Rosy Cardoz alias Rosy Rosada Cardoz.



- In pursuance to the allotment as aforesaid, the Said Plot D came to be partitioned from the SAID PROPERTY and vide Order 10/09/2018 passed by the Dy. Collector and SDO-II, Margao in Partition Case No. LRC/PART/Guir/256/2016/II/12878, the SAID PLOT came to be separately and independently surveyed under Survey No. 94/3-A of Village Guirdolim with name "AMLI-MOLL" with an area 6392.00 Sq. Meters in the name of Mr. Roy Thomas Cardozo alias Roy Thomas Cardoz and his wife Mrs. Maria Cardozo alias Maria Cardoz, while the remaining area of the SAID PROPERTY being an area admeasuring 6392.00 Sq. Meters of Plot C and an area admeasuring 1366.00 Sq. Meters of Plot E together admeasuring 7758.00 Sq. meters continued under its original Survey number being Survey No. 94/3 of Guirdolim Village with the name "AMLI-MOLL" in the names of Mrs. Caetaina Rosada Neri Florinda Fernandes alias Rosy Cardoz alias Rosy Rosada Cardoz,


 Adv. Gaurish M. Kudchadkar

Mr. Ignatius Agnelo Cardozo alias Ignatius Cardoz and his wife Mrs. Gina Cardoz.

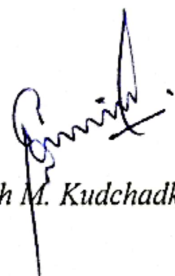
- In pursuance to aforesaid, Mr. Roy Thomas Cardozo alias Roy Thomas Cardoz and his wife Mrs. Maria Cardozo alias Maria Cardoz owned Plot admeasuring 6392.00 Sq. Meters under Survey No. 94/3-A of Guirdolim Village and Mr. Ignatius Agnelo Cardozo alias Ignatius Cardoz and his wife Mrs. Gina Cardoz owned the Plot admeasuring 6392.00 Sq. Meters forming part of Survey No. 94/3 of Guirdolim Village while the ownership and possession of an area admeasuring 1366.00 Sq. Meters of Survey No. 94/3 of Guirdolim Village was in joint possession and ownership of all with Mrs. Caetaina Rosada Neri Florinda Fernandes alias Rosy Cardoz alias Rosy Rosada Cardoz.



- Vide Deed of Sale dated 28/02/2024 registered before the Sub-Registrar of Salcete under no. MGO-1-1118-2024 on 29/02/2024, the aforementioned owners/usufruct rights holder sold and transferred the title, possession, usufruct right unto Edal Builders Private Limited, post where to the name of Edal Builders Private Limited came to be recorded in the survey records of Survey No. 94/3 and 94/3-A came to be recorded in the name of Edal Builders Private Limited



- With intent to develop the SAID PROPERTY by dividing the same into sub-plots, Edal Builders Private Limited has obtained from The Town and Country Planning Office Technical Clearance Order dated 01/09/2025 under Ref. No. TPM/36751/Guird/94/3&94/3-


Adv. Gaurish M. Kudchadkar

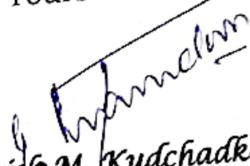
A/2025/6505 for amalgamation of plots and sub division of plots in the property surveyed under Survey No. 94/3 and 94/3-A of Guirdolim Village.

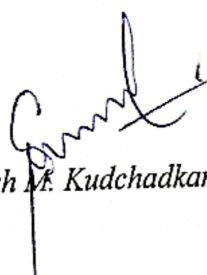
Certificate:

On the basis of the scrutiny of the documents as aforementioned, I hereby certify that the SAID PROPERTY is owned M/S. Edal Builders Private Limited and that they hold a clean, clear and marketable title thereto.

This Title Report which is issued at the request of Directors of Edal Builders Private Limited is solely based on the documents submitted to me which I have referred in my report and the undersigned does not assure any liability to any third person for the opinion expressed in this report.

Yours faithfully,


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