

SHAIKH ALI ADVOCATE (B.COM LLB)

Shop No. 55-3, Ground Floor, Lotus Garden Co-op Society, Davondem, Fatorda, Margao
Goa, 403602, Mob- 7721809032 Email Advshaikali70@gmail.com

DATE: 01/09/2026

CERTIFICATE OF TITLE

REF: This Report and Certificate is issued at the request of **AIXAR ESTATES PRIVATE LIMITED**, a Private Limited Company Registered under Companies Act 2013 (18 of 2013) under No. U41001GA2025PTC017399 holding Permanent Account Number (PAN) ABDCA2127K, Tax Deduction and Collection Account Number (TAN) BLRA55919D having office at F-202, SHERRKHAN OPULENCE. Opposite Rodrigues Residency, Madel Grande, Margao, Salcete, Goa, represented herein by its Director and Authorised Person **MR. SOHIL KHAN**, in the said Building/Project known as "ZUBI MORADIAS", in respect of the property described herein below: -

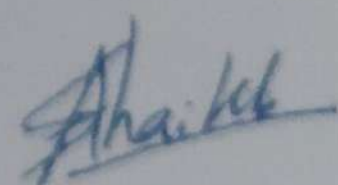
Description of the Plot

There exists **ALL THAT Plot No. 25**, carved out from the larger immovable property known as **BAMANGALLY**, situated at Ward Vidhyanagar of Margao, within the limits of the Margao Municipal Council, Taluka and Registration Sub-District of Salcete, District of South-Goa, State of Goa, which property comprises of three adjoining properties, registered in the Land Registration Office (Conservatória do Registo Predial) of Salcete at Margao under numbers 1079, 26665, and 26770, all of New Series, and enrolled in the Land Revenue Roll (Matriz Predial) of Margao under numbers 1103, 1104, and 1105, respectively and which Plot No. 25 is surveyed under Chalta No. 18 of P. T. Sheet No. 171 of Margao City Survey, admeasuring an area of 575 sq. metres and bounded as under:-

East: by Property surveyed under Chalta No. 31 of P.T Sheet No. 171,

West: by Property surveyed under Chalta No. 46 of P. T Sheet No. 197,

North: by 6mtrs Internal Road, and,



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South: Partly by 8mtrs wide road and partly by the property surveyed under Chalta No. 39 of P. T Sheet No. 197.

Which Plot No. 25 shall hereinafter be referred to as the 'Said Plot'.

THE search is restricted to Plot No. 25 carved out from the larger immovable property known as BAMANGALLY, which Plot forms an independent and separate property. The Plot is surveyed under Chalta No. 18 of P. T. Sheet No. 171 of Margao City admeasuring an area of 575 sq. metres.

1. Name of the Property

"BAMANGALLY"

2. Location of the Property:

Property situated at Ward Vidhyanagar of Margao, within the Margao Municipal Area, Taluka and Sub-District of Salcete, District of South Goa, Goa

3. Land Registration Description and inscription No:

Described in the Land Registration Office of Salcete under No. 10679, 26665 and 26770 all of New Series.

4. Matriz No.:

Enrolled in the Land Revenue Roll (Matriz Predial) of Margao under numbers 1103, 1104, and 1105

5. Chalta No. and P. T. Sheet No.:

Presently this property under scrutiny is surveyed under Chalta No. 18 of P. T. Sheet No. 171 of Margao City of Salcete Taluka.

6. Area:

The Plot under Scrutiny admeasures an area of 575 square meters as per the plan.

7. Boundaries of the property.:

The property under Scrutiny and more particularly is bounded as follows:

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On the East: by Property by Property surveyed under, Chalta Number 31 of P.T Sheet No. 171,

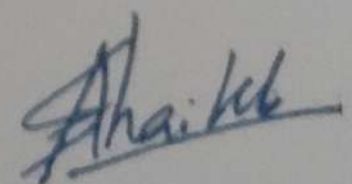
On the West: by Property surveyed under Chalta No. 46 of P.T Sheet No. 197,

On the North: by 6mtrs Internal Road

On the South: Partly by 8mtrs wide road and partly by Property surveyed under Chalta No. 39 of P.T Sheet No 197.

8. Documents Examined:

- a) Photocopy of Land Description and Inscription of Salcete under No. 10679, 26665 and 26770 all of New Series along with its English Translation.
- b) Photocopy of Matriz Certificate under No. 1103, 1104, and 1105
- c) Photocopy of the Deed of Sale dated 05/04/1980 duly registered in the Office of the Sub-Registrar of Salcete at Margao, under Registration No. 776, at pages 58 to 68 Book I Document, dated 26/12/1980 between the said Shri Rodolfo Joaquim Tiago Sacramento De Santa Gomes and his wife Mrs. Hilda Terezinha Verediana Frazers, Shri Adolfo Patrocinio Estevam Gomes and his wife Smt. Hilda Perina Rosalina Piedade Gomes, Shri Romeo Lamartinho Gomes and his wife Smt. Ana Belisa Paiva, Shri. Joao Santana Gomes (Junior) and his wife Smt. Marcia Maria Piedade Almeida, Shri. Antonio Rosario Isidorio Gomes and his wife Smt. Maria Olivette Barreto, Mr. Antonio Oliveira gomes alias Antonio Oliveiro Gomes, Shri. Julino dos Martires Gomes, Shri Roldao Dos Martires Gomes, Shri. Tomas Roberto Gomes and Shri Armando Raimundo Gomes on First part as Vendors and Shri. Sayad Shabir Ahmed and his wife Smt. Zubeda Bi on the other part as purchaser.
- d) Photocopy of the Deed of Sale dated 04/10/2025 duly registered in the Office of the Sub-Registrar of Salcete at Margao, under Registration No. MGO-1-4679-



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2025, Book 1 Document, dated 06/10/2025 between the said Mr. Soyya Shabir Ahmad alias Sayad Shabir Ahmed alias Sayed Shabbir Ahmed and his Children's namely Mr. Sayed Afsar Ahmed and his wife Mrs. Areefa Sayed Shukur, Mr. Sayed Muctar Ahmed and his wife Mrs. Aqtar Banu, Mrs. Shain Mulla alias Shahinbanu Shabir Ahmed Shaik and her husband Mr. Mulam Salim on one part as Vendors and **AIXAR ESTATES PRIVATE LIMITED** represented herein by its Director and Authorised Person Mr. Sohil Khan on the other part as purchaser.

- e) Photocopy of Construction licence from Margao Municipal Council bearing No. MARGAO/2025-2026/96 dated 17/12/2025
- f) Photocopy of the Survey Plan of the property surveyed under Chalta No. 18 of P.T. Sheet No. 171 of Margao City, issued by Directorate of Settlements and Land Records, Margao-Goa.
- g) Photocopy of Form D of property surveyed under Chalta No. 18 of P.T Sheet No. 171 of Margao City, issued by Inspector of Survey and Land records, Margao Goa.
- h) Photocopy of Nil Encumbrance Certificate.

9. Findings:

- a) The Document at Para 8. (a) above shows that the SAID PLOT is Described in the Land Registration office of Salcete under No. 10679, 26665 and 26770.
- b) The Document at Para 8. (b) above shows the SAID PLOT is described in the Matriz Certificate.
- c) The Document at Para 8. (c) above shows that Deed of Sale dated 05/04/1980 duly registered in the Office of the Sub-Registrar of Salcete at Margao, under Registration No. 776, at pages 58 to 68 Book 1 Document, dated 26/12/1980 between the said Shri. Rodolfo Joaquim Tiago Sacramento De Santa Gomes and

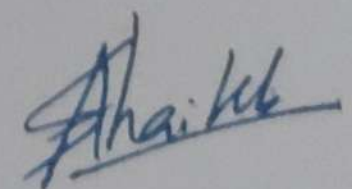
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his wife Mrs. Hilda Terezinha Verediana Frazers, Shri Adolfo Patrocinio Estevam Gomes and his wife Smt. Hilda Perina Rosalina Piedade Gomes, Shri Romeo Lamartinho Gomes and his wife Smt. Ana Belisa Paiva, Shri. Joao Santana Gomes (Junior) and his wife Smt. Marcia Maria Piedade Almeida, Shri. Antonio Rosario Isidorio Gomes and his wife Smt. Maria Olivette Barreto, Mr. Antonio Oliveira gomes alias Antonio Oliveira Gomes, Shri. Juliao dos Martires Gomes, Shri Roldao Dos Martires Gomes, Shri. Tomas Roberto Gomes and Shri Armando Raimundo Gomes who sold the said plot to Shri. Sayad Shabir Ahmed and his wife Smt. Zubeda Bi as purchaser who became the lawful owner in possession of the said plot.

- d) The Document at Para 8. (d) above shows that the Deed of sale dated 04/10/2025 duly registered in the Office of the Sub-Registrar of Salcete at Margao, under Registration No. MGO-1-4679-2025, Book I Document, dated 06/10/2025 between the said Mr. Soyya Shabir Ahmad alias Sayad Shabir Ahmed alias Sayed Shabbir Ahmed and his Childrens namely Mr. Sayed Afsar Ahmed and his wife Mrs. Areefa Sayed Shukur, Mr. Sayed Muctar Ahmed and his wife Mrs. Aqtar Banu, Mrs. Shain Mulla alais Shahinbanu Shabir Ahmed Shaik and her husband Mr. Mulam Salim, sold the Said Plot bearing Chalta No. 18 of P.T sheet No. 171 to AIXAR ESTATES PRIVATE LIMITED Represented herein by its Director and Authorised Person Mr. Sohil Khan.
- e) The Document at Para 8. (e) above shows that Construction license is issued from the Office of Margao Municipal Council bearing No. MARGAO/2025-2026/96 dated 17/12/2025 for the purpose of construction of the Residential Building in the SAID PROPERTY.
- f) The Document at Para 8. (1) above shows that in the Survey Plan issued by Directorate of Settlements and Land Records, Margao-Goa of the property Chalta No. 18 of P.T. Sheet No. 171 of Margao City.



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g) The Documents at Para 8 (g) above shows that in the Form D of the property Chalta No. 18 of P.T. Sheet No. 171 of Margao City issued by Inspector of Survey and Land Records, Margao, Goa the Name of Aixar Estates Private Limited is figuring in the Mutation Column bearing Mutation Number 315699 dated 02/12/2025 having an area totally admeasuring 575 Sq. metres.

h) The Document at Para 8. (p) above shows that there is no encumbrance on the SAID PLOT.

10. Conclusion:

AND WHEREAS there exists an immovable property known as "**BAMANGALLY.**" situated at Ward Gogol of Margao, within the Margao immovable property known as Municipal Area, Taluka and Sub-District of Salcete, District of Goa which property comprises three adjoining properties, registered in the Land Registration Office (Conservatória do Registo Predial) of Salcete at Margao under numbers 1079, 26665, and 26770, all of New Series, and enrolled in the Land Revenue Roll (Matriz Predial) of Margao under numbers 1103, 1104, and 1105, respectively and surveyed under Chalta No. 39 of P.T. Sheet No. 197 of Margao City Survey -Henceforth, the aforementioned property shall be referred to as the SAID PROPERTY.

AND WHEREAS the SAID PROPERTY originally pertained to said Joao Santana Gomes who was the Original lawful Owner and in possession of the said property.

AND WHEREAS, upon the death of Joao Santana Gomes, his legal heirs became the sole and lawful owners in possession of the **SAID PROPERTY.**

AND WHEREAS the said legal heirs, as co-owners of the property namely Shri. Rodolfo Joaquim Tiago Sacramento De Santa Gomes and his wife Mrs. Hilda Terezinha Verediana Frazers, Shri Adolfo Patrocinio Estevam Gomes and his wife

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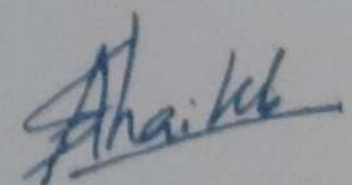
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Smt. Hilda Perina Rosalina Piedade Gomes, Shri Romeo Lamartinho Gomes and his wife Smt. Ana Belisa Paiva, Shri, Joao Santana Gomes (Junior) and his wife Smt. Marcia Maria Piedade Almeida, Shri. Antonio Rosario Isidorio Gomes and his wife Smt. Maria Olivette Barreto, Mr. Antonio Oliveira gomes alias Antonio Oliveira Gomes, Shri. Juliao dos Martires Gomes, Shri Roldao Dos Martires Gomes, Shri. Tomas Roberto Gomes and Shri Armando Raimundo Gomes sold, the Said Plot being Plot No. 25, detached from the SAID PROPERTY and admeasuring an area of 575 sq. metres, to Shri. Sayad Shabir Ahmed and his wife Smt. Zubeda Bi, vide Deed of Sale dated 05/04/1980 executed before the Sub-Registrar of Salcete at Margao, Goa, under Registration No. 776, Volume No. 233, Page Nos. 58 to 68, Book No. 1, dated 26/12/1980, forming part of Chalta No. 18 of P.T. Sheet No. 171 of Margao City.

AND WHEREAS vide Deed of sale dated 04/10/2025 duly registered in the Office of the Sub-Registrar of Salcete at Margao, under Registration No. MGO-1-4679-2025 Book 1 Document, dated 06/10/2025 between the said Mr. Soyya Shabir Ahmad alias Sayad Shabir Ahmed alias Sayed Shabbir Ahmed and his Children's namely Mr. Sayed Afsar Ahmed and his wife Mrs. Areefa Sayed Shukur, Mr. Sayed Muctar Ahmed and his wife Mrs. Aqtar Banu, Mrs. Shain Mulla alias Shahin banu shabir ahmed shaik and her husband Mr. Mulam Salim sold the Said Plot No. 25, detached from the Said Property, admeasuring an area of 575 sq. metres, bearing Chalta No. 18 of P.T sheet No. 171 to **AIXAR ESTATES PRIVATE LIMITED** Represented herein by its Director and Authorised Person Mr. Sohil Khan.

AND WHEREAS AIXAR ESTATES PRIVATE LIMITED Represented herein by its Director and Authorised Person Mr. Sohil Khan became the lawful owner in possession of the Said Plot bearing Chalta No. 18 of P.T. Sheet No. 171 admeasuring totally an area of 575 sq. metres.



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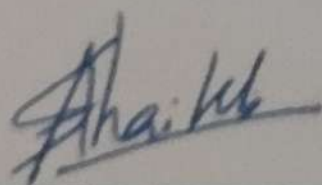
AND WHEREAS AIXAR ESTATES PRIVATE LIMITED Represented herein by its Director and Authorised Person Mr. Sohil Khan obtained an approved construction license No. MARGAO/2025-2026/96 dated 17/12/2025 from the Margao Municipal Council.

AND WHEREAS AIXAR ESTATES PRIVATE LIMITED represented herein by its Director and Authorised Person Mr. Sohil Khan, accordingly applied for mutation and company name is recorded in the Form D bearing Mutation Number 315699 dated 02/12/2025 having an area totally admeasuring 575 sq. metres in respect of Said Plot bearing Chalta No. 18 of P.T. Sheet No. 171 of Margao City in Salcete Taluka is Clear, legal and Marketable.

11. Certificate:

The AIXAR ESTATES PVT LTD is in possession of the property bearing Chalta No. 18 of P.T. Sheet No. 171 of Margao, admeasuring 575 sq. metre, and has a clear and marketable title to the said property.”

The above report is purely based on the documents and information made available to the undersigned.



Adv Shaikh Ali
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