TRUE COPY

4831

सत्यमेव जयते

INDIA NON JUDICIAL

Government of Goa

Mrs. SALONI S. KOLWALKAR
Lic. No. JUD/VEN-LIC/1/2016/Aug
Shop No. B-38, CD Signature
GOGOL, MARGAO-GOA

e-Stamp

Certificate No.	:	IN-GA00124824746234X
Certificate Issued Date	:	03-Oct-2025 05:01 PM
Account Reference	:	NONACC (SV)/ ga20000804/ SALCETE/ GA-SGA
Unique Doc. Reference	:	SUBIN-GAGA2000080400236261308109X
Purchased by	:	AIXAR ESTATES PRIVATE LIMITED
Description of Document	:	Article 22 Conveyance
Property Description	:	PLOT NO 25 AREA 575 SQ MTR SURVEYED UNDER CHALTA NO 18 OF P T SHEET NO 171 MARGAO CITY
Consideration Price (Rs.)	:	1,15,00,000 (One Crore FifteenLakh only)
First Party	:	SOYYA SHABIR AHMAD ALIAS SAYAD SHABIR AHMED
Second Party	:	AIXAR ESTATES PRIVATE LIMITED
Stamp Duty Paid By	:	AIXAR ESTATES PRIVATE LIMITED
Stamp Duty Amount(Rs.)	:	5,75,000 (Five Lakh Seventy Five Thousand only)

₹5,75,000

Please write or type below this line

IN-GA00124824746234X

NOTARY
Chetna Jaiprakash Nagvenkar
Reg. No. 509/25
Salcete Taluka
Exp. Dt. 26/02/2030
GOVT OF GOA (INDIA)

GG 0007535022

Statutory Alert:
1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

4631/25
06/10/2025

THIS DEED OF SALE is made on this 04th day of October 2025 at Margao-Goa.

BETWEEN

1. **MR. SOYYA SHABIR AHMAD ALIAS SAYAD SHABIR AHMED ALIAS SAYED SHABBIR AHMED**, Son of Sayed Aligan aged about 75 years, Retired, married, Indian National, holding Aadhar Card no, [redacted] Pan Card no. [redacted] and his Childrens...

2. **MR. SAYED AFSAR AHMED,** son of mr. soyya shabir ahmad alias sayad shabir ahmed alias sayed shabbir ahmed, aged about 59 years, Service, married, Indian National, holding Adhaar card [redacted] PAN card no. [redacted] and his wife

3. **MRS. AREEFA SAYED SHUKUR**, Wife of Mr. Sayed Afsar Ahmed alias Sayad Afasan Ahamad, aged about 48 years, Housewife, Indian National, holding Adhaar card no. [redacted], PAN card no. [redacted] both residing at H.no. 2693, Vidhiyanagar, Lane 3, Nxt to Home Town, Near Jay Bldg, Aquem, Margao, Salcete Goa.

4. **MR. SAYED MUCTAR AHMED**, Son of Mr. Soyya Shabir Ahmad alias Sayad Shabir Ahmed alias Sayed Shabbir Ahmed,

AIXAR ESTATES PRIVATE LIMITED
DIRECTOR

aged about 52 years, Service, married, Indian National, holding Aadhar Card No. , PAN Card No. and his wife,

5. **MRS. AQTAR BANU**, wife of Mr. Sayed Muctar Ahmed, aged 49 years, Married, Housewife, Indian National, holding Aadhar Card No. PAN Card No. both residing at H.no. 2693, Vidhiyanagar, Lane 3, Nxt to Home Town, Near Jay Bldg, Aquem, Margao, Salcete Goa.

6. **MRS. SHAIN MULLA ALIAS SHAHINBANU SHABIR AHMED SHAIK**, Daughter of Mr. Soyya Shabir Ahmad alias Sayad Shabir Ahmed alias Sayed Shabbir Ahmed, aged about 54 years, Married, Housewife, Indian National, holding Adhaar card , PAN card no. and her husband

7. **MR. MULAM SALIM**, Son of Mulam Assam, aged 64, married, service, Indian National, holding Aadhar Card no. , Pan Card No. Both residing at House No. 273/4, Safa Masjid, Shapur, Bandora, Ponda, North Goa, Goa,

Hereinafter jointly called **"THE OWNERS"** (which expression shall, unless repugnant to the context or meaning thereof, mean and include the said OWNERS as well as their heirs,

AIXAR ESTATES PRIVATE LIMITED

DIRECTOR

administrators, assigns, successors, nominees, and/or representatives) of the ONE PART.

AND

M/S. AIXAR ESTATES PRIVATE LIMITED, a Private Limited Company Registered under Companies Act 2013 (18 of 2013) under No. U41001GA2025PTC017399 holding Permanent Account Number (PAN) [redacted] Tax Deduction and Collection Account Number (TAN) [redacted] 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**, son of Mr. Shamsher Khan, aged 33 years, bachelor, Indian National, holding PAN Card No. [redacted] and Aadhar Card No. [redacted] resident of H.No. 104/15, Makhdoom Ashraf Nagar, Behind Masjid, Consua, Cortalim, South Goa, Goa-403710, hereinafter called **"THE PURCHASER"** (which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors-in-title, administrators, executors, legal representatives, and assigns) of the SECOND PART.

All parties hereto are Indian Nationals and each of the expressions, OWNERS and PURCHASER herein used shall unless repugnant to the context and/or meaning thereof be deemed to include as well their heirs, legal representatives, executors, administrators and assigns.

AIXAR ESTATES PRIVATE LIMITED

DIRECTOR

The Owners No. 4 and 5 namely **MR. SAYED MUCTAR AHMED** and his wife **MRS. AQTAR BANU** in the present Deed is represented by their son **MR. AYMAN MUCTAR SAYYAD** as a constituted lawful Attorney vide General Power of attorney executed before Notary Mr. Nandakumar R Bale at Margao Goa bearing Registration No. 2773/2025 dated 31-07-2025.

The Owners No. 7 namely **MR. MULAM SALIM** in the present Deed is represented by Owners No. 6 his wife **MRS. SHAIN MULLA alias SHAHEEN MULLA** as a constituted lawful Attorney vide Irrevocable General Power of attorney executed before Notary Mr. Nandakumar R Bale at Margao Goa bearing Registration No. 2476/2025 dated 09-07-2025.

The PURCHASER namely **AIXAR ESTATES PRIVATE LIMITED** is a Private Limited Company and is represented herein by its Director and Authorized Person MR. SOHIL KHAN having By virtue of a Resolution passed by the Board of Directors of the said company at the meeting held on 03/10/2025.

AND WHEREAS There exists an immovable property known as "BAMANGALLY," situated at Ward Gogol of Margao, within the Margao 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 No.

AIXAR ESTATES PRIVATE LIMITED

DIRECTOR

197/39. The property, as a whole and as a separate and distinct entity, is bounded as follows: on the East and South by the property of the Communidade of Margao; on the West by the Municipal Road; and on the North by the property held by Fenelon Rebelo and by the heirs of Joaquim Paulino Rodrigues of Margao, (more particularly described in Schedule -1, hereinafter referred to as SAID PROPERTY)

AND WHEREAS the said Joao Santana Gomes 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, divided the property into various plots intended for the construction of dwelling houses, which division was duly approved and the final N.O.C. granted by the Margao Municipal Council and was sanction by the Town Planning Department, Panaji-Goa.

AND WHEREAS the said legal heirs, as co-owners of the property, sold Plot No. 25, detached from the SAID PROPERTY and admeasuring an area of 575 sq. mtrs, to Owners No. 1 and his wife, Mrs. 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. (More particularly described in Schedule –II, hereinafter referred to as SAID PLOT)

AIXAR ESTATES PRIVATE LIMITED

DIRECTOR

AND WHEREAS Owners No. 1 and his wife thus became the lawful owners and were in possession of the SAID PLOT admeasuring 575 sq. mtrs.

AND WHEREAS Owners No. 1 and his wife mutated their names in the Occupant Column of Form D with respect to the SAID PLOT admeasuring 575 sq. mtrs.

AND WHEREAS the SAID PLOT was held in communion of assets by Owner No. 1 and his late wife, Mrs. Zubeda Bi, with each holding a moiety (1/2) share therein;

AND WHEREAS Mrs. Zubeda Bi passed away on 20/10/2013, leaving behind Owner No. 1 (her husband) and Owners No. 2, 3, 4, and 5 as her sole and exclusive legal heirs;

AND WHEREAS, pursuant to her demise, Owner No. 1, in his capacity as the surviving spouse and head of the family, initiated Regular Inventory Proceedings bearing Case No. 104/2025/A before the Court of the Civil Judge, Senior Division, Salcete at Margao, Goa, for the declaration of heirship of the deceased;

AND WHEREAS, in the course of the said proceedings, the learned Court declared Owners No. 2, 3, 4, and 5 as the legal heirs of the late Mrs. Zubeda Bi; however, the final order and judgment concluding the said Inventory Proceedings is still pending before the Court.

AND WHEREAS the OWNERS herein, representing the complete ownership of the SAID PLOT, have collectively represented to the

AIXAR ESTATES PRIVATE LIMITED

DIRECTOR

PURCHASER that they are the only persons entitled to the SAID PLOT and have undertaken to diligently pursue the said proceedings and furnish a certified copy of the final judgment and order to the PURCHASER immediately upon its issuance.

AND WHEREAS the PURCHASER approached the said Owners to Purchase a said plot No. 25 admeasuring 575 sq.mtrs bearing Chalta No. 18 of P. T. Sheet no. 171 of Margao City of Margao City. The Said Plot hereinafter referred to hereinafter referred to as the said Plot and more particularly described in Schedule II hereto.

WHEREAS, the Owners have agreed to sell the Said Plot, admeasuring 575 sq.mtrs, to the PURCHASER. The consideration for this sale shall be paid as follows: a) a part payment of Rs. 20,00,000/- (Rupees Twenty Lakhs Only, and b) the remaining consideration in kind, via the transfer of ownership of five flats to the Owners.

And whereas for the purpose of the stamp duty the present deed of sale is valued at **Rs. 1,15,00,000/- (Rupees One Crore fifteen lakhs only).**

AND WHEREAS the OWNERS have represented to the PURCHASER:

(a) That the OWNERS are the absolute OWNERS of the SAID PLOTmore particularly described in Schedule - II herein' as aforesaid and is totally free from tenancy and have good marketable and subsisting

AIXAR ESTATES PRIVATE LIMITED

DIRECTOR

title to and possession over the SAID PLOT and none others have any right, title, interest and share thereto or therein,

(b) That the SAID PLOT is not subject to any litigation' attachments by courts or acquisition Proceedings of any kind'

(c) That there are no claims, mortgage charges or Lien or encumbrances on the SAID PLOT,

(d) That the SAID PLOT is not a land in respect of which there is prohibition as regards sale and that there is no bar or prohibition to develop, acquire, hold or to sell the SAID PLOT under any laws for the time being force,

(e) That there are no pending proceedings in any court or forum concerning to the SAID PLOT.

(f) That the SAID PLOT is absolutely free from all or any encumbrances whatsoever which is being zoned under settlement area and that the PURCHASER shall hold the SAID PLOT freely, clearly and absolutely acquitted, exonerated and forever released and discharged or otherwise by the OWNERS' well and sufficiently saved, defended, kept harmless and indemnified' including any development/ improvement/ construction made in the SAID PLOT, from and against all the former and other estates, titles, charges and encumbrances whatsoever had made' executed, occasioned and suffered by the OWNERS or by any other person or persons claiming by, from, under or in trust for the OWNERS.

AIXAR ESTATES PRIVATE LIMITED

DIRECTOR

NOW THEREFORE THIS DEED WITNESSETH AS FOLLOWS:

1. **CONSIDERATION**: That in pursuance to the said deed and in consideration of Rs. 1,15,00,000/- (Rupees One Crore fifteen lakhs only), wherein a payment of Rs. 20,00,000/- (Rupees Twenty lakh only). The parties acknowledge that Rs. 5,50,000/- (Rupees Five Lakhs Fifty Thousand Only) has already been paid. The remaining balance of Rs. 13,35,000/- (Rupees Thirteen Lakhs Thirty-Five Thousand Only) after deduction of TDS shall be paid upon the execution of this Deed. The receipt of which the Owner no. 6 and 7 do hereby admits and acknowledge. The Owners do hereby grant, convey, transfer and assume unto the PURCHASER all that the said PLOT No. 25 described in the Schedule II herein below written, with all the ways, paths, passages, easements, privileges, and appurtenance whatever to the said PLOT no. 25 or any part thereof now or any time hereto usually held, used, occupied or enjoyed therewith or reputed to belong and be thereto and the estate, right, title, interest and claim whatsoever by law or in equity of the Sellers in or out of the said PLOT NO. 25 hereby granted, conveyed, sold, transferred and assumed or otherwise expressed or intended so to be UNTO AND TO THE USE of the PURCHASER.

2. **TDS DEDUCTION:** That the TDS of Rs. 1,15,000/-(Rupees one lakh Fifteen thousand only) which is 1% of the consideration

AIXAR ESTATES PRIVATE LIMITED

DIRECTOR

amount has been paid to the income tax Department vide Challan identification number (CIN) 25100500087686HDFC dated 05/10/2025.

3. **CONSIDERATION IN KIND:** The remaining consideration for the sale of the SAID PLOT shall be discharged by the PURCHASER, who, as the new owner, undertakes to design, construct, and allot to the OWNERS, at the PURCHASER's own cost and expense, a total of 5 (Five) residential flats, in the new building complex to be constructed on the SAID PLOT.

4. **SPECIFIC ALLOTMENT OF UNITS AND FINANCIAL ADJUSTMENTS:** The PURCHASER agree to construct and allot 5 Residential Flats in the new building to the Owners. This allocation includes both specific flats and financial adjustments:

a) To Owners No. 1:

- Unit: One (1) Two-Bedroom Flat, Flat No. 703, with an area of 159.47 sq. mtrs. (including an 18.78 sq. mtr. open terrace).
- Parking: One (1) car parking space, Parking No. 9.
- Payment: Rs. 10,000/- (Rupees Ten Thousand Only) by Cheque No. 000001, dated 29/08/2025, drawn on Kotak Mahindra Bank, Margao Branch.

b) To Owners No. 2 and 3 (Jointly):

AIXAR ESTATES PRIVATE LIMITED

DIRECTOR

- Units: Flat No. 301 (108.32 sq. mtrs.) and Flat No. 802 (50.11 sq. mtrs.), along with Car Parking Space, Parking Nos. B-10 and B-11, respectively.
- Payment: Rs. 15,000/- (Rupees Fifteen Thousand Only) by Cheque No. 000002, dated 29/08/2025, drawn on Kotak Mahindra Bank, Margao Branch.
- Rent Allowance: Rs. 15,000/- (Rupees Fifteen Thousand Only) per month, starting from the construction license date until the PURCHASER issue a letter of possession.

c) To Owners No. 4 and 5 (Jointly):

- Unit: One (1) Flat, Flat No. 701, with an area of 166.99 sq. mtrs.
- Parking: One (1) car parking space, Parking No. B-9.
- Payment from PURCHASER: Rs. 10,000/- (Rupees Ten Thousand Only) by Cheque No. 000003, dated 29/08/2025, drawn on Kotak Mahindra Bank, Margao Branch.

d) To Owners No. 6 and 7 (Jointly):

- Unit: One (1) Flat, Flat No. 101, with an area of 118.71 sq. mtrs.
- Parking: One (1) car parking space, Parking No. B-14.
- Payment: Rs. 20,00,000/- (Rupees Twenty Lakhs Only). The parties acknowledge that Rs. 5,50,000/- (Rupees Five Lakhs Fifty Thousand Only) has already been paid. The remaining balance of Rs. 13,35,000/- (Rupees Thirteen

AIXAR ESTATES PRIVATE LIMITED
DIRECTOR

Lakhs Thirty-Five Thousand Only) by Cheque No. 000004, dated 29/08/2025, drawn on Kotak Mahindra Bank, Margao Branch after deduction of TDS shall be paid upon the execution of this Deed.

5. **POSSESSION OF PROPERTY AND TRANSFER OF TITLE:**

The OWNERS hereby confirm that upon the execution of this Deed, the vacant and peaceful possession of the SAID Plot has been handed over to the PURCHASER. The PURCHASER shall, from this date, be the sole and absolute owner of the SAID PLOT, with full rights to hold, use, possess, and develop the same, subject to the conditions of this Deed.

6. **COVENANTS AS TO TITLE:**

The OWNERS hereby declare and covenant with the PURCHASER that they have a clear, marketable, and unencumbered title to the SAID PLOT and that it is free from all mortgages, charges, liens, or other encumbrances whatsoever. The OWNERS shall at all times hereafter indemnify and keep the PURCHASER indemnified against any loss, damage, costs, or claims arising from any defect in the title of the SAID PLOT.

7. **PURCHASER RESPONSIBILITIES AND INDEMNIFICATION**

AMXAR ESTATES PRIVATE LIMITED

DIRECTOR

a. The PURCHASER shall bear and pay all costs related to the project, including fees for architects, engineers, legal counsel, as well as stamp duty and registration fees for necessary documents.

b. The PURCHASER shall be solely responsible for any dispute, liability, or claim arising from its agreements with PURCHASER of units in the PURCHASER's Allocation.

c. The PURCHASER shall indemnify and keep the OWNERS indemnified against any claims, penalties, or litigation arising from the breach of any building laws, zoning regulations, license conditions, or any other statutory provisions during the course of construction.

9. INDEMNITY AND TITLE GUARANTEE

a. The OWNERS hereby represent and warrant that they have a clear, absolute, and marketable title to the SAID PLOT and that it is free from all encumbrances, claims, and litigations.

b. . It is expressly agreed that in the event any claim is made upon the SAID PLOT or any part thereof by any third party, including but not limited to any legal heirs of the OWNERS, such claim shall be the sole responsibility of the OWNERS. The PURCHASER, having entered into this Deed in good faith as bona fide PURCHASER for value, shall not be liable for any such claim.

AIXAR ESTATES PRIVATE LIMITED

DIRECTOR

c. Any and all such claims shall be limited to the consideration paid to the OWNERS under the terms of this Deed, and the OWNERS hereby undertake to satisfy, settle, and discharge any such liability exclusively from the consideration they have received, without any recourse to the PURCHASER or the Project Land.

10. FORCE MAJEURE

a. Neither party shall be held liable for the non-performance of its obligations to the extent that such performance is prevented by a Force Majeure event. Force Majeure shall include acts of God (flood, earthquake, and storm), war, civil commotion, riots, industry-wide strikes, non-availability of essential construction materials in the market, or failure of authorities to provide essential utility connections without fault of the PURCHASER.

11. DISPUTE RESOLUTION

Any dispute or difference arising between the parties concerning the interpretation of this Deed or the performance of any obligation hereunder shall be referred to a sole arbitrator to be appointed by mutual consent, in accordance with the provisions of the Arbitration and Conciliation Act, 1996, and its amendments.

AMAR ESTATES PRIVATE LIMITED

DIRECTOR

12. PREPARATION OF LEGAL DOCUMENTATION

It is hereby expressly agreed and declared that all legal documents pertaining to the project shall be prepared and finalized exclusively by the Advocate nominated by the PURCHASER. The form and content of all such documents, as prepared by the PURCHASER' Advocate, shall be final and binding on the OWNERS.

13. MUTATION AND SURVEY RECORDS

The Owners hereby give their irrevocable consent and no-objection to the PURCHASER to include their names in the survey records in the occupant column before the Talathi of Mutation with respect to the said Plot No. 25. The Owners shall provide all necessary support and sign any required documents to facilitate this process and ensure the PURCHASER' names are properly recorded.

14. FREEDOM FROM ENCUMBRANCES AND RESTRAINTS

The Owners hereby represent and warrant that there is no injunction, order, or restraint from any Court, Collector, Revenue Authority, Municipal Corporation, or any other governmental body that prevents or restricts them from selling, conveying, or otherwise dealing with the said Plot No. 25. The property is not subject to any outstanding taxes, dues, or demands from any of

AIXAR ESTATES PRIVATE LIMITED

DIRECTOR

these authorities that would impede the transfer of a clear and marketable title to the PURCHASER.

15. RIGHTS OF WAY, EASEMENTS, AND THIRD-PARTY RIGHTS

The Owners represent and warrant that neither they nor their predecessors in title have granted or created any right of way, easement, license, or any other rights (including Mundcarial or tenancy rights) over the said Plot No. 25. They further warrant that no such rights have become effective by prescription or otherwise. There is no public or private right of access, passage, or use granted to or claimed by any adjoining property owners, their tenants, or Mundcars over any part of the said Plot No. 25.

16. COMMUNITY STATUS

The Owners and the PURCHASER both confirm and declare that they do not belong to the Scheduled Caste (SC) or Scheduled Tribe (ST) communities.

17. COSTS AND STAMP DUTY

a. The stamp duty and registration charges on this Deed or any other documents executed in pursuance of this Deed shall be borne and paid by the PURCHASER.

AIXAR ESTATES PRIVATE LIMITED

DIRECTOR

b. . Each of the Party hereto shall bear its own legal, accountancy and other costs, charges, and expenses connected with the negotiation, preparation, and implementation of this Deed.

c. . For the purpose of Stamp duty, the market value of the SAID PLOT hereby agreed to be transferred is **₹1,15,00,000/- (Rupees One Crore Fifteen Lakhs Only).**

d. It is agreed between the parties that on this date the possession of the SAID PLOT has been handed over by the OWNERS to the PURCHASER.

ARY
Akash Nagvenkar
J. No.
19/25
cle Taluka
21.26/02/2030
OF GOA (INDIA)

AIXAR ESTATES PRIVATE LIMITED
DIRECTOR

SCHEDULE NO. I

DESCRIPTION OF SAID PROPERTY

All that Landed property known as "BAMANGALLY," situated at Ward Gogol of Margao, within the Margao 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 no 197/39. The property, as a whole and as a separate and distinct entity, is bounded as follows:

on the East : by the property of the Communidade of Margao

On the West: by the Municipal Road

On the North: by the property held by Fenelon Rebelo and by the heirs of Joaquim Paulino Rodrigues of Margao

On the South: by the property of the Communidade of Margao;

AIXAR ESTATES PRIVATE LIMITED

DIRECTOR

SCHEDULE NO. II

DESCRIPTION OF SAID PLOT HEREBY SOLD

All that SAID PLOT No. 25 as Independent Plot detached from the SAID PROPERTY described in Schedule-I, admeasuring area of 575 sq. mtrs Surveyed under Chalta No. 18 of P. T. Sheet no. 171 of Margao City, and is bounded as under:-

East: by Property having Survey No. 171/31

West: by Property having Survey No. 197/46

North: by 6mtrs Internal Road

South: Partly by 8mtrs wide road and partly by 197/39

The SAID PLOT is represented with the boundaries and dimension marked in red color in the copy of the plan annexed hereto, which is duly signed by the parties.

IN WITNESS WHEREOF the parties hereto have signed this deed on the date and place as mentioned herein above in the presence of two attesting witnesses.

NOTARY Akash Nagvenkar Reg. No. 509/25 Salcete Taluka Valid Upto 26/02/2030 GOA (INDIA)

AIKAR ESTATES PRIVATE LIMITED

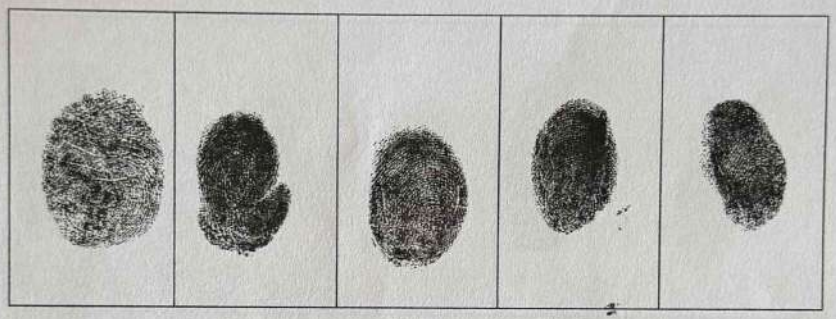
DIRECTOR

SIGNED AND DELIVERED BY

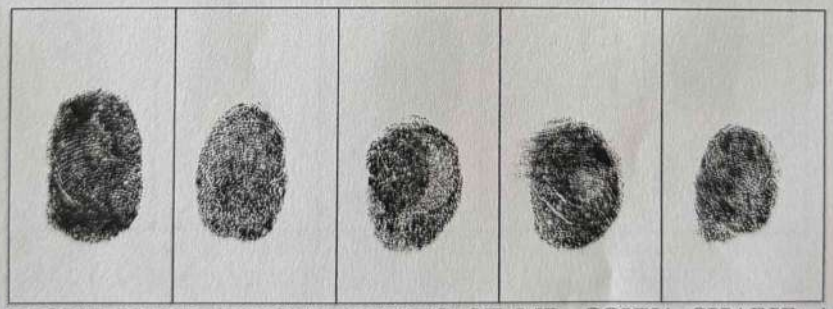
THE WITHIN NAMED OWNERS NO. 1

MR. SOYYA SHABIR AHMAD ALIAS

SAYAD SHABIR AHMED ALIAS SAYED SHABBIR AHMED



LEFT HAND FINGER PRINTS OF MR. SOYYA SHABIR AHMAD ALIAS SAYAD SHABIR AHMED ALIAS SAYED SHABBIR AHMED



RIGHT HAND FINGER PRINTS OF MR. SOYYA SHABIR AHMAD ALIAS SAYAD SHABIR AHMED ALIAS SAYED SHABBIR AHMED

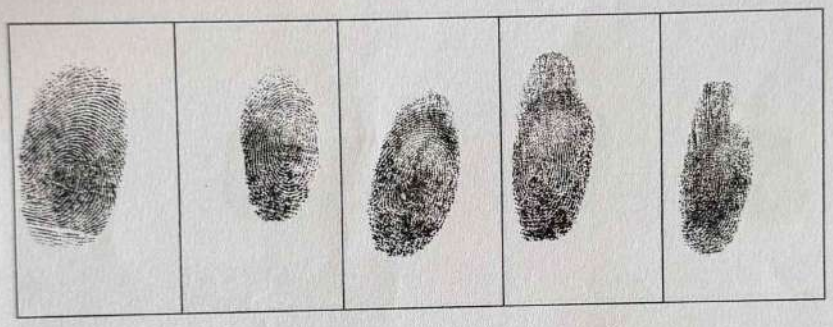
AIXAR ESTATES PRIVATE LIMITED

DIRECTOR

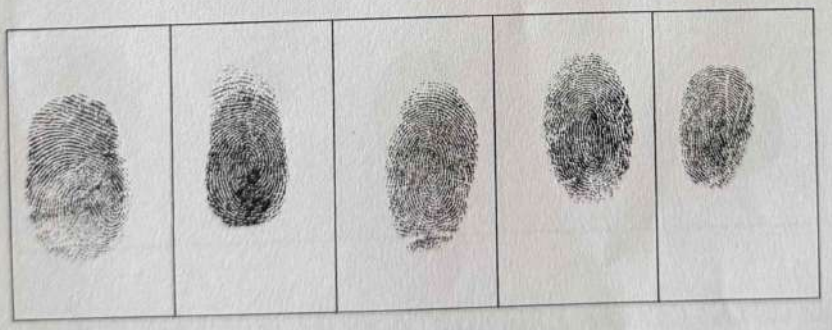
SIGNED AND DELIVERED BY

THE WITHIN NAMED OWNERS NO. 2

MR. SAYED AFSAR AHMED



LEFT HAND FINGER PRINTS OF MR. SAYED AFSAR AHMED



RIGHT HAND FINGER PRINTS OF MR. SAYED AFSAR AHMED

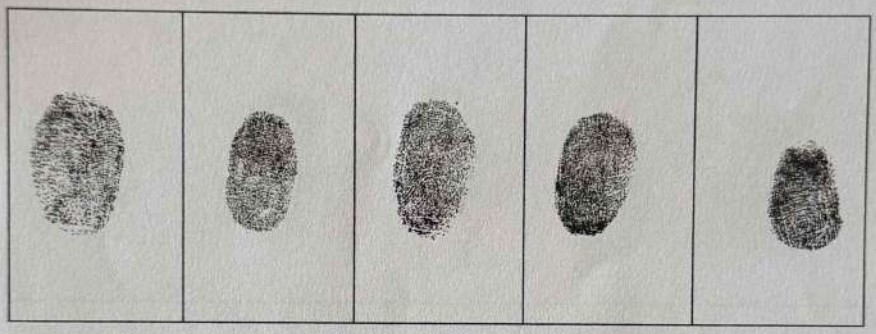
AIXAR ESTATES PRIVATE LIMITED

DIRECTOR

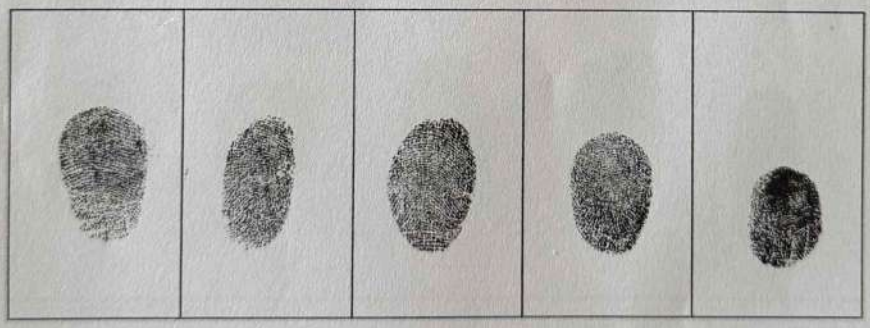
SIGNED AND DELIVERED BY

THE WITHIN NAMED OWNERS NO. 3

MRS. AREEFA SAYED SHUKUR



LEFT HAND FINGER PRINTS OF MRS. AREEFA SAYED SHUKUR



RIGHT HAND FINGER PRINTS OF MRS. AREEFA SAYED SHUKUR

ARY
ash Nagvenkar
. No.
09/25
ete Taluka
Dt. 26/02/2030
OF GOA (INDIA)

AIXAR ESTATES PRIVATE LIMITED

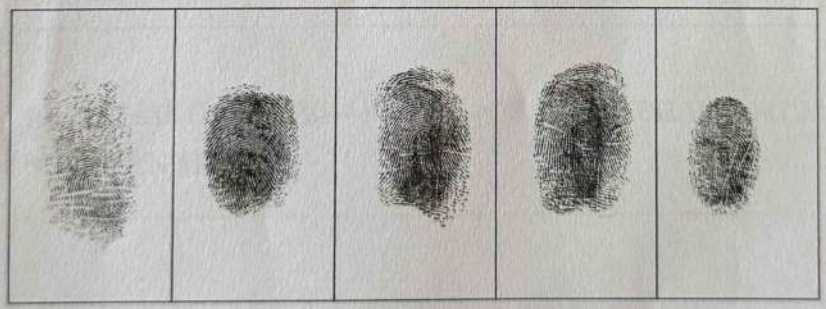
DIRECTOR

SIGNED AND DELIVERED BY

THE WITHIN NAMED OWNERS NO. 4 & 5

(Both Owners No. 4 & 5 is hereby Represented through POA by their Son **MR. AYMAN MUCTAR SAYYAD**)

LEFT HAND FINGER PRINTS OF MR. AYMAN MUCTAR SAYYAD



RIGHT HAND FINGER PRINTS OF MR. AYMAN MUCTAR SAYYAD

AIXAR ESTATES PRIVATE LIMITED

DIRECTOR

SIGNED AND DELIVERED BY

THE WITHIN NAMED OWNERS NO. 6 & 7

MRS. SHAIN MULLA ALIAS SHAHEEN MULLA

(For Self as Owner No. 6 and POA for Owners no. 7)

LEFT HAND FINGER PRINTS OF MRS. SHAIN MULLA alias SHAHEEN MULLA

RIGHT HAND FINGER PRINTS OF MRS. SHAIN MULLA alias SHAHEEN MULLA

AIXAR ESTATES PRIVATE LIMITED

DIRECTOR

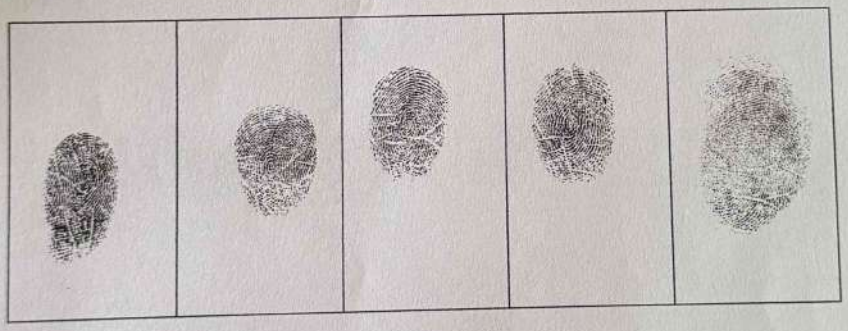
SIGNED AND DELIVERED

THE WITHIN NAMED PURCHASER

AIXAR ESTATES PRIVATE LIMITED

Represented by its Director/Authorized Person

Mr. Sohil Khan



LEFT HAND FINGER PRINTS OF MR. SOHIL KHAN

RIGHT HAND FINGER PRINTS OF MR. SOHIL KHAN

AIXAR ESTATES PRIVATE LIMITED

DIRECTOR

Witnesses:

1. _____

Name: SHAIKH ALI

Address: 5/203/A, Pairaband, Cuncolim, South Goa, Goa 403703

2. _____

Name: BILAL DHALAYAT

Address: LIG 396, Rumdamol, Housing Board, Davorlim, Margao,

Salcete, South Goa, Goa 403601

AIXAR ESTATES PRIVATE LIMITED

DIRECTOR

100019613035

Government of Goa
Form 'D'
See Rule 7
Goa Land Revenue (City Survey) Rules, 1969
Property Card of Margao city

Page No. 1
Date 24/01/2025

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
171	18	575.00			Private

Easements

----- Nil -----

Holders in the origin of the title
(So far as traced) -

SOYYA SHABIR AHMAD ZUBEDA BI

Lessees -

----- Nil -----

Other Encumbrances -

----- Nil -----

Other Remarks -

----- Nil -----

Details -

Mutation Date	Mutation Number	Mutation Type	Name / Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)

----- Nil -----

[ ]Bracketed entries indicate Deletion
For any further inquires, please contact the ISLR of the concerned city.

*** END OF REPORT ***

The record is computer generated on 24/01/2025 at 18:14:21 as per Online Reference Number - 100019613035. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website https://dslr.goa.gov.in .

AIXAR ESTATES PRIVATE LIMITED
DIRECTOR

NOTARY
Prakash Nagvenkar
Reg. No. 509/25
Mete Taluka
26/02/2030
GOA (INDIA)

Government of Goa

Directorate of Settlement and Land records

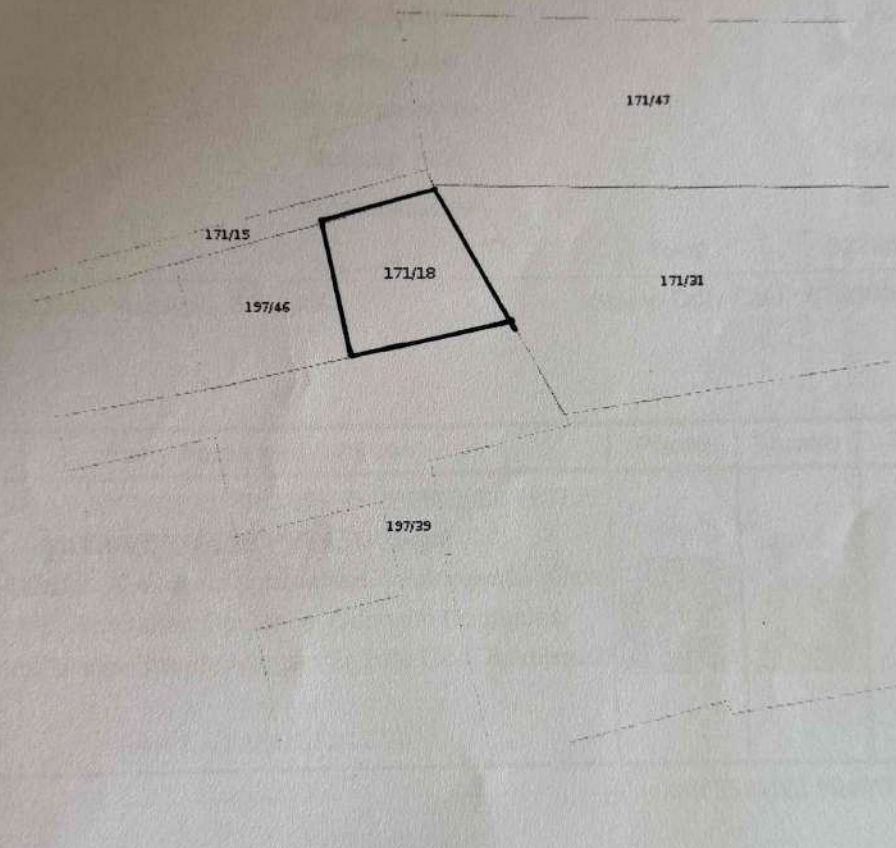
Survey Plan

Salcete Taluka, Margao City

PT Sheet No.: 171 , Chalta No.: 18

Scale 1:1000

Reference No.: REV192588780



AIXAR ESTATES PRIVATE LIMITED

DIRECTOR

This record is computer generated on 04-03-2025 11:36:31. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website https://dslr.goa.gov.in/.

NOTE: PLAN TO BE PRINTED ON A4 SIZE

TARY
prakash Nagvenkar
Reg. No.
509/25
cete Taluka
28/02/2030

Government of Goa

Document Registration Summary 2

Office of the Civil Registrar-cum-Sub Registrar, Salcete

Print Date & Time : - **06-Oct-2025 01:23:18 pm**

Document Serial Number :- **2025-MGO-4831**

Presented at **01:19:01 pm** on **06-Oct-2025** in the office of the **Office of the Civil Registrar-cum-Sub Registrar, Salcete** along with fees paid as follows

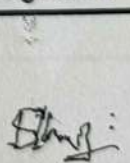
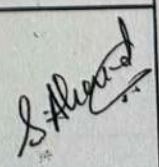
Sr.No	Description	Rs.Ps
1	Stamp Duty	575000
2	Registration Fee	345000
3	Mutation Fees	1500
4	Processing Fee	1400
	Total	**922900**

Stamp Duty Required :**575000/-** Stamp Duty Paid : **575000/-**

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**SOHIL KHAN AS THE AUTHORISED REPRESENTATIVE AIXAR ESTATES PVT LTD , Age: , Marital Status: ,Gender:,Occupation: , Address1 -** office at F-202, Sherrkhan Opulence, Opposite Rodrigues Residency, Madel Grande Margao Salcete Goa, **Address2 -** ,			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**SOYYA SHABIR AHMAD Alias SAYAD SHABIR AHMED Alias SAYED SHABBIR AHMED , Father Name:Sayed Aligan, Age:** 75, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Other, H.no. 2693, Vidhiyanagar, Lane 3, Nxt to Home Town, Near Jay Bldg, Aquem, Margao, Salcete Goa,			
2	**SAYED AFSAR AHMED , Father Name:Sayed Shabbir Ahmed, Age:** 59,. **Marital Status:** Married ,**Gender:**Male,**Occupation:** Service, H.no. 2693, Vidhiyanagar, Lane 3, Nxt to Home Town, Near Jay Bldg, Aquem, Margao Goa,			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	**AREEFA SAYED SHUKUR , Father Name:Soid Abdul Shakur, Age:** 48, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Service, H.no. 2693, Vidhiyanagar, Lane 3, Nxt to Home Town, Near Jay Bldg, Aquem, Margao, Salcete Goa,			
	SOHIL KHAN AS THE AUTHORISED REPRESENTATIVE AIXAR ESTATES PVT LTD , , Age: , Marital Status: ,Gender:,Occupation: , office at F-202, Sherrkhan Opulence, Opposite Rodrigues Residency, Madel Grande Margao Salcete Goa,			
5	**AYMAN MUCTAR SAYYAD , Father Name:Sayyad Muctar Ahmed, Age:** 20, **Marital Status: ,Gender:**Male,**Occupation:** Other, H.no.2693, Vidhiyanagar, Lane 3, Nxt to Home Town, Near Jay Bldg, Aquem, Margao, Salcete, Goa, **, as Power Of Attorney Holder for SAYED MUCTAR AHMED**			
6	**AYMAN MUCTAR SAYYAD , Father Name:Sayyad Muctar Ahmed, Age:** 20, **Marital Status: ,Gender:**Male,**Occupation:** Other, H.no.2693, Vidhiyanagar, Lane 3, Nxt to Home Town, Near Jay Bldg, Aquem, Margao, Salcete, Goa, **, as Power Of Attorney Holder for SAYED MUCTAR AHMED**			
7	**SHAIN MULLA ALIAS SHAHINBANU SHABIR AHMED SHAIK , Father Name:Soyya Shabir Ahmad Alias Sayad Shabir Ahmed Alias Sayed Shabbir Ahmed, Age:** 54, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Housewife, H.no. 273-4, Safa Masjid, Shapur, Bandora, Ponda, North Goa, Goa,			
	SHAIN MULLA ALIAS SHAHINBANU SHABIR AHMED SHAIK , Father Name:Soyya Shabir Ahmad Alias Sayad Shabir Ahmed Alias Sayed Shabbir Ahmed, Age: 54, **Marital Status: ,Gender:**Male,**Occupation:** Housewife, H.no. 273-4, Safa Masjid, Shapur, Bandora, Ponda, North Goa, Goa, **, as Power Of Attorney Holder for MULAM SALIM**			

Witness:

I/We individually/Collectively recognize the POA Holder, Vendor, Purchaser,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: **Shaikh Ali,Age: 33,DOB: ,Mobile: 7721809032 ,Email: ,Occupation:Advocate , Marital status : Married** , Address:403703, Cuncolim, Salcete, SouthGoa, Goa			
2	Name: **Bilal Dhalayat,Age: 29,DOB: ,Mobile: 8050985587 ,Email: ,Occupation:Service , Marital status : Unmarried** , Address:403707, Davorlim, Salcete, SouthGoa, Goa			

Sub Registrar
Cum
Sub Registrar
Salcete

Document Serial Number :- 2025-MGO-4831

Document Serial No:-2025-MGO-4831

Book :- 1 Document
Registration Number :- **MGO-1-4679-2025**
Date : 06-Oct-2025

Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Salcete)

Civil Registrar
-Cum-
Sub Registrar
Salcete

NOTARY
Chetna Jaiprakash Nagvenkar
Reg. No.
509/25
Salcete Taluka
Exp. Dt. 28/02/2030
GOVT. OF GOA (INDIA)

NOTARIAL

CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL / CERTIFIED

Chetna Jaiprakash Nagvenkar
ADVOCATE AND NOTARY
SALCETE TALUKA
State of Goa (India)
Reg. No. 5TH5/2025
Date: 11/11/2025

Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED
Office of the Civil Registrar-cum-Sub Registrar, Salcete
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time:- 06-Oct-2025 13:49:36
Date of Receipt: 06-Oct-2025

Receipt No : 2025-26/2/5373
Serial No. of the Document : 2025-MGO-4831
Nature of, Document : **Conveyance - 22**
Received the following amounts from **SOHIL KHAN AS THE AUTHORISED REPRESENTATIVE AIXAR ESTATES PVT LTD** for Registration of above Document in Book-1 for the year 2025

Registration Fee	345000	E-Challan(Online fee)	• Challan Number : 202500659005 • CIN Number : 0236324016	345000
Processing Fee	1400	Payment to ITG	• Payment Reference : pay_RPKrRmTIRH1aM9 • Receipt Number : 3fa126ba157c857b5612	1400
Total Paid	**346400** (Rupees Three Lakh Forty Six Thousands Four Hundred only)			

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL
Please handover the Registered Document to the person named below
Name of the Person Authorized :

Bilal Dhalayat

Specimen Signature of the Person Authorized

AIXAR ESTATES PRIVATE LIMITED
DIRECTOR

Signature of the Presenter

TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT
The Registered Document has been handed over to on Dated **06-Oct-2025**

Signature of the person receiving the Document

Signature of the Sub-Registrar