



NAYIM KHAN

B.Com, LL.M
Advocate & Notary

OFFICE: Office No.2B, Ground Floor,
Raza Plaza Building,
Near Gosya Masjid (Mosque)
Sirvodem, Navelim, Salcete - Goa
RESI: Flat No. G-1, Ground Floor,
Lake View Apartment,
Tolchand, Benaolim Salcete - Goa.
Ph : 0832-2780760
MOBILE : 9421249655 / 9673694694
Email: nayimkhan29@gmail.com

Dated. 17.07.2025.

CERTIFICATE OF TITLE

Ref: - This Report and Certificate is issued at the request of **M/s S. A. BUILDERS & DEVELOPERS**, a partnership concern having its office at Rasheeda Manzil, Plot No. 24, Amrut Nagar, near Manovikas High School, Fatorda, Margao, Salcete, Goa, duly represented by its partners, **Mr. ALLAM SAYED** alias **ALAM SHAH SAYED**, son of late Mr. Baulsha Sayed, aged about 42 years, married, businessman, Indian National, resident of H. No. 24, Amrut Nagar, Gogol, Margao, Salcete, Goa in respect of the PLOT described herein below.

ALL THAT property situated at Fatorda, within the Jurisdiction of the Margao Municipal Council, Taluka and Sub District of Salcete, District of South Goa, State of Goa, forming part of the property described in the land Registration Office of Salcete under no. 23121 of the new series and forming part of the property enrolled in the Taluka Revenue office records of Salcete under Matriz no. 919

Hereinafter this property shall be referred to as the SAID PROPERTY.



The search is restricted to Plot of land, admeasuring an area of 573 square meters as per survey records, surveyed under Chalta No. 3 of P.T. Sheet No. 46 of city survey of Margao carved out from the SAID PROPERTY which forms an independent and separate property.

1. Name of the Property:

"NIL"

2. Location of the Property:

Fatorda, within the Jurisdiction of the Margao Municipal Council, Taluka and Sub District of Salcete, District of South Goa, State of Goa

3. Land Registration Description and Inscription No. :

Described in the land Registration Office of Salcete under no. 23121 of the new series

4. Matriz No.:

Registered in the Land Revenue roll under Matriz no. 919

5. Survey/Chalta No.:

Presently this property under scrutiny is surveyed under Chalta No. 3 of P.T. Sheet No. 46 of city survey of Margao,

6. Area:

This Plot under scrutiny is Plot admeasuring 573 Sq. Meters.

7. Boundaries of the Property:



The Plot admeasuring an area of 573 square meters as per survey records, surveyed under Chalta No. 3 of P.T. Sheet No. 46 of city survey of Margao, is bounded as follows:

- On the EAST : by Chalta no 2 of P.T. Sheet no 46
On the WEST : by public road.
On the NORTH : by Chalta no 1 of P.T. Sheet no 46,
On the SOUTH : by Chalta no 5 of P.T. Sheet no 46.

8. Documents Scrutinized:

- a) Photocopy of the land Registration Office of Salcete under no. 23121 of the new series.
- b) Photocopy of the Taluka Revenue office records of Salcete under Matriz no. 919.
- c) Photocopy of the Deed of sale dated 08.05.1974, duly registered in the Office of Sub Registrar of Salcete, Margao Goa under no. 497 at pages 21 to 23 of book no. I, Volume no. 127 dated 28th May 1974.
- d) Photocopy of construction licence no A/150/86 dated 1st October 1986 issued by the Margao Municipal Council
- e) Photocopy of construction licence no A/150/86 dated 20th July 1988 issued by the Margao Municipal Council along with approved plan.
- f) Photocopy of construction licence no A/138/91 dated 27th April 1993 issued by the Margao Municipal Council
- g) Photocopy of Occupancy certificate under ref no. 3 (OC) / /88-Tech/134 dated Oct 1988 issued by the Margao Municipal Council
- h) Photocopy of Occupancy certificate under ref no. 3 (OC) /92-93/Tech/13 dated 27th April 1993 issued by the Margao Municipal Council.



- i) Photocopy of Deed of Sale dated 20.05.2010, duly Registered in the Sub Registrar of Salcete, Margao Goa bearing Reg. No. MGO-BK1-02716-2010, CD Number MGOD17, Book I Document, dated 21.05.2010
- j) Photocopy of Deed of Sale dated 17.11.2016, duly Registered in the Sub Registrar of Salcete, Margao Goa bearing Reg. No. MGO-BK1-05291-2016, CD Number MGOD97, Book I Document, dated 18.11.2016.
- k) Photocopy of Deed of Partnership dated 18th Feb 2014 of S A BUILDERS & DEVELOPERS along with certificate of registration.
- l) Photocopy of Deed of Sale dated 05.06.2017, duly Registered in the Sub Registrar of Salcete, Margao Goa bearing Reg. No. MGO-BK1-02480-2017, CD Number MGOD112, Book I Document, dated 06.06.2017.
- m) Photocopy of copy of resolution dated 30.05.2017, appointing Vice President Shaikh Masood to sign the sale deed dated 05.06.2017
- n) Photocopy of General Power of attorney dated 13.09.2011, duly executed before the Notary Advocate Mr. Menino Fernandes, bearing registration no. 16302/11.
- o) Photocopy of Power of attorney, duly executed before the Notary Advocate Mr. Rajendra G. Raut Dessai, bearing registration no. 24221/16 dated 21.06.2016.
- p) Photocopy of Power of attorney, duly executed before the Notary Advocate Mr. Rajendra G. Raut Dessai, bearing registration no. 24221/16 dated 21.06.2016.
- q) Photo copy of Sanad ref no CDSAL02-24-98/4813 dated 24.03.2025 issued by the Office of the Sub Divisional Office (Dy. Collector), Margao, Goa.



- r) Photo copy of Development permission under ref no SGPDA/P/6706/271/25-26 dated 22.05.2025 issued by the South Goa Planning and Development Authority.
- s) Photo copy of Construction licence under ref no CONSTLIC/MARGAO/2025-2026/20 dated 06.06.2025 issued by the Margao Municipal Council.
- t) Photo copy of Development permission under ref no SGPDA/P/6706/271/25-26 dated 22.05.2025 issued by the South Goa Planning and Development Authority
- u) Photo copy of Form D of property surveyed under Chalta no 3 of P.T Sheet no 46 of Margao City, Salcete Taluka.
- v) Photo copy of survey plan of surveyed under Chalta no 3 of P.T Sheet no 46 of Margao City, Salcete Taluka issued by Directorate of Settlements and Land Records, Margao – Goa.
- w) Photo copy of NOC Objection issued by the office of the Directorate of Health Services Primary Health Centre Margao Goa under Ref no. DHS/2025/DHS0901/O00028/40 dated 29.05.2025

A. DESCRIPTION OF THE DOCUMENTS SCRUTINIZED

My legal due diligence on the basis of the documents referred herein above:

DESCRIPTION OF THE SAID PROPERTY

ALL THAT property situated at Fatorda, within the Jurisdiction of the Margao Municipal Council, Taluka and Sub District of Salcete, District of South Goa, State of Goa, forming part of the property described in the land Registration Office of Salcete under no. 23121 of the new series and forming part of the



property enrolled in the Taluka Revenue office records of Salcete under Matriz no. 919

Hereinafter this property shall be referred to as the SAID PROPERTY.

DESCRIPTION OF THE SAID PLOT

The Plot of land, admeasuring an area of 573 square meters as per survey records, surveyed under Chalta No. 3 of P.T. Sheet No. 46 of city survey of Margao carved out from the SAID PROPERTY which forms an independent and separate property and is bounded as under:

On the EAST : by Chalta no 2 of P.T. Sheet no 46

On the WEST : by public road.

On the NORTH : by Chalta no 1 of P.T. Sheet no 46,

On the SOUTH : by Chalta no 5 of P.T. Sheet no 46

The Plot is more particularly described shall hereinafter be referred to as the "SAID PLOT" for the sake of brevity.

WHEREAS it is further seen that vide Deed of sale dated 08.05.1974, duly registered in the Office of Sub Registrar of Salcete, Margao Goa under no. 497 at pages 21 to 23 of book no. I, Volume no. 127 dated 28th May 1974, the said Mr. Venkatesh Vissu Arsekar (bachelor) sold the SAID PLOT to the Mrs. Philomena Fernandes.

AND WHEREAS Thereafter the said Mrs. Philomena Fernandes had constructed a building in the SAID PLOT admeasuring 300 square meters of super built up area, in the year 1978 and later renovated the same in the year 1988 and 1993 and the same is certified to be fit for occupation by the Margao Municipal Council vide its Occupancy certificate dated 22.12.1978, Occupancy Certificate no. 3(OC)/1/88-TECH/134



dated 14.10.1988 and occupancy certificate no. 3(OC)/92-93-TECH/13 dated 27.04.1993.

AND WHEREAS later, the said Mrs. Philomena Fernandes and her husband Mr. Roque Xavier Fernandes sold the SAID PLOT and BUILDING standing thereon to the Mr. Shaikh Abdul Azeem vide Deed of Sale dated 20.05.2010, duly Registered in the Sub Registrar of Salcete, Margao Goa bearing Reg. No. MGO-BK1-02716-2010, CD Number MGOD17, Book I Document, dated 21.05.2010.

AND WHEREAS it is further transpired that the said Mr. Shaikh Abdul Azeem and his wife Mrs. Humehra Shaikh sold the SAID PLOT and BUILDING standing thereon vide Deed of Sale dated 17.11.2016, duly Registered in the Sub Registrar of Salcete, Margao Goa bearing Reg. No. MGO-BK1-05291-2016, CD Number MGOD97, Book I Document, dated 18.11.2016 to the TAALEEM EDUCATIONAL & SOCIAL WELFARE SOCIETY, an educational society registered under Societies Act, 1860 under no. 06/GOA/95, having its Regd, office at MAS Building, Colmorod, Navelim, Salcete Goa herein.

AND WHEREAS it is further seen that the said TAALEEM EDUCATIONAL & SOCIAL WELFARE SOCIETY was facing difficulties to maintain the said building premises and it also not feasible for them to spent further amount on the said building and therefore they had resolved to disposed off the SAID PLOT and the Building standing thereon to any prospective purchasers for their benefit at large.

AND WHEREAS it is transpired that the said TAALEEM EDUCATIONAL & SOCIAL WELFARE SOCIETY vide resolution dated 30.05.2017, appointed Vice President Shaikh Masood with



the consenting party as Mr. Shaikh Abdul Azeem and his wife Mrs. Humehra Shaikh and sold the SAID PLOT and the SAID BUILDING vide Deed of Sale dated 05.06.2017, duly Registered in the Sub Registrar of Salcete, Margao Goa bearing Reg. No. MGO-BK1-02480-2017, CD Number MGOD112, Book I Document, dated 06.06.2017 to M/s S. A. BUILDERS & DEVELOPERS, a partnership concern having its office at Rasheeda Manzil, Plot No. 24, Amrut Nagar, near Manovikas High School, Fatorda, Margao, Salcete, Goa, duly represented by its partners. Thus the M/s S. A. BUILDERS & DEVELOPERS became lawful owner in occupation, possession and enjoyment of the SAID PLOT and building.

AND WHEREAS it is further seen that the M/s S. A. BUILDERS & DEVELOPERS a partnership firm is duly registered in the office of the Registrar of firms under ref no. MGO-F54-2014 dated 18th Feb 2014.

AND WHEREAS it is transpired that the said M/s S. A. BUILDERS & DEVELOPERS had obtained Sanad under Ref no CDSAL02-24-98/4813 dated 24.03.2025 issued by the Office of the Sub Divisional Office (Dy. Collector), Margao, Goa in respect of the SAID PLOT.

AND WHEREAS Subsequently, the said M/s S. A. BUILDERS & DEVELOPERS had carried out mutation and inserted their name in the Form D of Chalta no 3 of P.T Sheet no 46 of Margao City, Salcete Taluka.

AND WHEREAS the said M/s S. A. BUILDERS & DEVELOPERS with an intention to develop the SAID PLOT by constructing a building in the SAID PLOT, had accordingly



obtained the Development permission under ref no SGPDA/P/6706/271/25-26 dated 22.05.2025 issued by the South Goa Planning and Development Authority for carrying out construction upon obtaining Construction licence under ref no CONSTLIC/MARGAO/2025-2026/20 dated 06.06.2025 issued by the Margao Municipal Council and NOC Objection issued by the office of the Directorate of Health Services Primary Health Centre Margao Goa under Ref no. DHS/2025/DHS0901/O00028/40 dated 29.05.2025.

AND WHEREAS in pursuance to the approvals, licences and permissions granted, said M/s S. A. BUILDERS & DEVELOPERS shall undertake the construction of Residential building consisting of PREMISES and parking's in the SAID PLOT with the name of the Said project as "**B R MADONNA**". This project named "**B R MADONNA**" is hereinafter referred to as "SAID PROJECT".

AND WHEREAS the said M/s S. A. BUILDERS & DEVELOPERS are the lawful and absolute owner in possession, occupation and enjoyment of the SAID PLOT wherein the proposed construction is carried out of surveyed under Chalta no 3 of P.T Sheet no 46 of Margao City, Salcete Taluka, is clear, legal and marketable.

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



Nayim Khan

