

Madhavi Naik

ADVOCATE



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Date: 13/02/2026

To,
Mr. Mohammed Jassim Shaikh alias
Jassim Mohammed Shaikh
H.No.175/B, 27-A, UGF-1,
Near MES College, Aman Colony,
Zuarinagar, Goa.

Sir,

TITLE SEARCH REPORT

As per your request, I am herewith submitting the Search Report of the property described hereinbelow.

DESCRIPTION OF THE PROPERTY

SCHEDULE-I

ALL THAT immovable property being a plot of land admeasuring 34182.00 sq. mts. or thereabout, bearing Survey No. 40/1 of Village Dabolim of Mormugao Taluka, being the eastern part of the immovable property known as "Deul Pixam or Perilemor Deul or Pixalem or Perilem", situated within the jurisdiction of Chicalim Village Panchayat, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa, the whole property being described in the Land Registration Office of Mormugao Taluka, Goa and bounded as under:-

On the North : By Mud Road and Survey No.39;
On the South : By Boundary of village Sancoale and Partly by Survey No.41;
On the East : By Survey No.39; and
On the West : By Survey No.41 and mud Road;



SCHEDULE-II

All that sub-divided plot identified as Plot No. 3 admeasuring an area of 357.00 sq. metres bearing new Survey No. 40/1-A-F being a part or portion of the larger property Survey No. 40/1 being the eastern part of the immovable property more particularly described in Schedule-I herein above and the said plot is bounded as under:-

On the North : By Plot No.2 and open Space;
On the South : By Plot No.4 and 8 meters wide Road;
On the East : By Open Space and Plot No.4; and
On the West : By 8.00 meter wide Road and Plot No.2;

SCHEDULE-III

All that sub-divided plot identified as Plot No. 4 admeasuring an area of 360.00 sq. metres bearing new Survey No. 40/1-A-G being a part or portion of the larger property Survey No. 40/1 being the eastern part of the immovable property more particularly described in Schedule-I herein above and the said plot is bounded as under:-

On the North : By Plot No.3 and open Space;
On the South : By Plot No.5 and 8 meters wide Road;
On the East : By Open Space and Plot No.5; and
On the West : By 8 meter wide Road and Plot No.3;

DOCUMENTS PRODUCED FOR VERIFICATION

Sr. No.	Date	Description of the Document
1		Form I & XIV in respect of property surveyed under Survey No. 40/1-A-F of Dabolim village.



2		Form I & XIV in respect of property surveyed under Survey No. 40/1-A-G of Dabolim village.
3		Survey Plan in respect of property surveyed under Survey No. 40/1-A-G of Dabolim village.
4		Certificate of Inscription and Description
5		Matriz Certificate under No.46 and 47.
6	31.01.1982	Deed of Sale (Indenture of Sale) registered before the Sub-registrar of Mormugao under registered No. 14 at pages 339 to 350 of Book No. I Vol. No. 51 dated 7/4/1982.
7	02/06/1984	Development Permission Order under No. MPDA/9-M-4/84-85/181 and 182 issued by Mormugao Planning and Development Authority.
8	19/12/1986	Deed of Partnership registered under the name of style of 'MOHIDIN ESTATES.
9	27/03/1987	Certificate of Registration of Partnership 'MOHIDIN ESTATES' before Registrar of Firms, Margao under serial no. 58/1987.
10	28.07.1989	Order for Development under ref No. MPDA/9-M-4/89-90/1103 issued by the Mormugao Planning and Development Authority.
11		Sub-Division Plan.
12	03.04.1990	Development Permission Order under ref No. MPDA/9-M-4/90-91/5 issued by the Mormugao Planning and Development Authority.
13	07.06.1990	Final NOC for Sub-Division of plots under ref No. VPC/20/90-91/69 issued by the Village Panchayat of Chicalim.
14	18/02/1991	Deed of Sale registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under registered No. 63 at pages 363 to 391 of Book No. I Vol. No. 51 dated 19/2/1991 executed by Mohidin Estates a partnership



		firm in favour of Mrs. Sukanti Madhav Kamat
15	18/02/1991	Deed of Sale registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under registered No. 64 at pages 392 to 421 of Book No. I Vol. No. 51 dated 19/2/1991 executed by Mohidin Estates a partnership firm in favour of Mrs. Sukanti Madhav Kamat.
16	26/3/1998	Deed of Reconstitution of Partnership 'Mohidin Estates'.
17	05.10.2024	Power of Attorney executed before the Notary Advocate Manoj Madhu Shetye under reg No. 3096/2024 by Mr. Azim Shaik and Mr. Nitin Bhaskar Shetty in favour of Mr. Mohammed Jassim Shaikh.
18	10.03.2025	Order for Partition in Case No. PIMOR01-25-35 passed by the Inspector of Survey and land Records, Vasco, Goa in respect of Plot bearing Survey No.40/1-A-G of Dabolim Village.
19	09.04.2025	Order for Partition in Case No. PIMOR01-25-35 passed by the Inspector of Survey and Land Records, Vasco, Goa in respect of Plot bearing Survey No.40/1-A-F of Dabolim Village.
20	24.06.2025	Conversion Sanad under ref No. 11/DYC-MOR/CONV/39/2025/2325 issued by the Dy. Collector and SDO, Mormugao, Vasco, Goa.
21	26.06.2025	Conversion Sanad under ref No. 11/DYC-MOR/CONV/38/2025/2326 issued by the Dy. Collector and SDO, Mormugao, Vasco, Goa.
22		Approved Construction Plan and amalgamation of the plots 3 and 4.
23	08.11.2024	Deed of Sale registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under registration No. Book 1 Document Registration No. MOR-1-2344-2024 dated 14/11/2024 executed by Mrs. Sukanti Madhav



		Kamat in favour of Mr. Mohammed Jassim Shaikh alias Jassim Mohammed Shaikh.
24	08/11/2024	Deed of Sale registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under registration No. Book 1 Document Registration No. MOR-1-2343-2024 dated 14/11/2024 executed by Mrs. Sukanti Madhav Kamat in favour of Mr. Azim Shaik, Mr. Nitin Bhaskar Shetty and Mr. Mohammed Jassim Shaikh alias Jassim Mohammed Shaikh.
25	14.01.2025	NOC for construction of Residential Building issued by the Flag Officer Commanding Goa Naval area.
26	06.01.2026	Development Permission under ref No.MPDA/9-S-302/2025-26/1200 issued by the Mormugao Planning and Development Authority.
27	30.01.2026	Construction Licence under ref No. VP/CHI/11/Const/2025-26/60/2914 issued by the Village Panchayat of Chicalim.
28	11.02.2026	Nil Encumbrance Certificate under No. NEC/10/2026/126 for the period 01.01.2012 to 10.02.2026 issued by the Sub-Registrar of Mormugao.
29	11.02.2026	Nil Encumbrance Certificate under No. NEC/10/2026/125 for the period 01.01.2012 to 10.02.2026 issued by the Sub-Registrar of Mormugao.

DERIVATION OF TITLE

From the documents produced it reveals that there exists a piece of land surveyed under no. 40/1 of Dabolim village being the part of the property known as "Deul Pixam or Perilemor Deul or Pixalem or Perilem", situated within the jurisdiction of Chicalim Village Panchayat, Taluka and Sub District of Mormugao, District of South Goa, State of Goa, the whole property being



described in the Land Registration Office of Salcete under No. 1217 at folios 12 reverse of Book 4 New Series and enrolled in the Taluka Revenue Office of Mormugao under Matriz Nos. 46 and 47.

The said property was originally owned by Mr. Sadanand Pundolika Naik and his wife Mrs. Kashi alias Manoramabai Sadanand Naik, who were later entitled to enjoy the usufruct of the Said Property.

By virtue of Deed of Sale (Indenture of Sale) dated 31.01.1982 registered before the Sub-Registrar of Mormugao under registered No. 14 at pages 339 to 350 of Book No. 1 Vol. No. 51 dated 07/04/1982 Mr. Chandrakant Sadanand Naik along with his wife Mrs. Minakshi C. Naik, and Mr. Sadanand P. Naik along with his wife Mrs. Kashi alias Manoramabai S. Naik, sold the Said Property to Mr. Shaikh Mohidin Shaikh Dawood and his wife Mrs. Hajirabi Shaikh Mohidin.

By Deed of Partnership dated 19/12/1986 Mr. Shaikh Mohidin Shaikh Dawood and his wife Mrs. Hajirabi Shaikh Mohidin along with six others, registered a partnership under the name of style of 'MOHIDIN ESTATES', which Deed is registered with the Registrar of Firms, Margao under serial no. 58/1987 on 27/03/1987.

The partner of the said partnership firm Mr. Shaikh Mohidin Shaikh Dawood, expired on 14/3/1998 and the aforesaid firm was reconstituted as on 15/3/1998 by virtue of Deed of Reconstitution of Partnership 'Mohidin Estates' on dated 26/3/1998.

Subsequently Mohidin Estates obtained required permission for the development and sub-division of the Said Property from the competent authorities, being Development Permission No. MPDA/9-M-4/84-85/181



and 182 dated 02/06/1984 subsequently Orders Nos. MPDA/9-M-4/89-90 dated 28/07/1989, MPDA/9-M-4/90-91/13 dated 3/4/1990 and Completion Certificate no. MPDA/9-M-4/90/91/13 dated 3/4/1990 and MPDA/9-M-4/90-91/5 from the Mormugao Planning and Development Authority.

Earlier by a Deed of Sale dated 18/02/1991 registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under registered No. 63 at pages 363 to 391 of Book No. I Vol. No. 51 dated 19/2/1991, Mohidin Estates, a partnership firm duly registered under the Indian Partnership Act 1932, constituted of Mr. Shaikh Mohidin Shaikh Dawood, Mrs. Hajirabi Shaikh Mohidin, Mr. Abdul Azim Shaikh Mohidin, Mrs. Tahira Abdul Azim Shaikh, Mr. Anwarali Shaikh Mohidin, Mrs. Mehrunnissa Anwarali Shaikh, Mr. Mohammed Iqbal Shaikh Mohidin and Mrs. Shireen Mohammed Iqbal Shaikh, had sold one of the sub-divided plot identified as Plot No. 3 admeasuring an area of 357 sq. metres being a part or portion of the Said Property, to Mrs. Sukanti Madav Kamat.

Subsequently by a Deed of Sale registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under registered No. 64 at pages 392 to 421 of Book No. I Vol. No. 51 dated 19/2/1991 Mohidin Estates, represented by its partners Mr. Shaikh Mohidin Shaikh Dawood, Mrs. Hajirabi Shaikh Mohidin, Mr. Abdul Azim Shaikh Mohidin, Mrs. Tahira Abdul Azim Shaikh, Mr. Anwarali Shaikh Mohidin, Mrs. Mehrunnissa Anwarali Shaikh, Mr. Mohammed Iqbal Shaikh Mohidin and Mrs. Shireen Mohammed Iqbal Shaikh, sold a sub-divided plot identified as Plot No.4 admeasuring 360 in favour of Mrs. Sukanti Madhav Kamat.

Mrs. Sukanti Madav Kamat herein is married to Dr. Madhav H. Kamat, a resident of Mumbai, and their marriage was solemnized in the city of Mumbai. The Goa Family Law/Code is not applicable to Mrs. Sukanti



Madav Kamat and her husband and as such said Mrs. Sukanti Madav Kamat became the sole owner in possession of the said plot No.3 and 4.

Mr. Azim Shaik and Mr. Nitin Bhaskar Shetty and Mr. Jassim Mohammed Shaikh have contributed towards the capital in the following proportions as under :-

- | | |
|---|-----|
| 1. Mr. Azim Shaik | 40% |
| 2. Mr. Nitin Bhaskar Shetty | 40% |
| 3. Mr. Mohammed Jassim Shaikh
alias Jassim Mohammed Shaikh | 20% |

Said Mr. Azim Shaik and Mr. Nitin Bhaskar Shetty, have executed Power of Attorney in favour of Mr. Mohammed Jassim Shaikh alias Jassim Mohammed Shaikh, vide Power of Attorney dated 05/10/2024 notarized before Adv. Manoj Madhu Shetye under Reg. No.3095/2024 dated 05810/2024.

By a Deed of Sale dated 08/11/2024, duly registered in the Office of the Sub-Registrar of Mormugao at Vasco-Da-Gama under registration No. MOR-1-2343-2024 dated 14/11/2024 said Mrs. Sukanti Madav Kamat, sold the said sub-divided Plot No. 3 admeasuring an area of 357 sq. metres, to Mr. Azim Shaik and Mr. Nitin Bhaskar Shetty, and Mr. Mohammed Jassim Shaikh alias Jassim Mohammed Shaikh.

Thereafter by a Deed of Sale dated 08.11.2024 registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under registration No. Book 1 Document Registration No. MOR-1-2344-2024 dated 14/11/2024 Mrs. Sukanti Madav Kamat, sold the said sub-divided Plot No. 4 admeasuring an area of 360.00 sq. metres, in favour of Mr. Mohammed Jassim Shaikh alias Jassim Mohammed Shaikh.



Further by an Order dated 09.04.2025 passed by the Inspector of Survey and Land Records, Vasco, Goa in Case No. PIMOR01-25-35 the said plot No.3 admeasuring 357.00 sq. mts. was partitioned and a new Survey No. 1-A-F was allotted to the said plot. Similarly, by an Order dated 10.03.2025 passed by the Inspector of Survey and Land Records, Vasco, Goa in Case No. PIMOR01-25-37 the said plot No.4 admeasuring 360.00 sq. mts. was partitioned and a new Survey No. 1-A-G was allotted to the said plot.

Thereafter a Conversion Sanad dated 26.06.2025 under ref No.11/DYC-MOR/CONV/38/2025/2326 has been obtained from the Dy. Collector Mormugao Taluka.

Further Development Permission dated 06.01.2026 under ref No.MPDA/9-S-302/2025-26/1200 has been issued by the Mormugao Planning and Development Authority and Construction Licence dated 30.01.2026 under ref No. VP/CHI/11/Const/2025-26/60/2914 has been obtained from the Village Panchayat of Chicalim for Amalgamation of plots and construction of a multi family residential building in the said plots 3 and 4 totally admeasuring 717.00 sq. mts. under the name and style " Sapphire 6".

ENCUMBRANCES, IF ANY

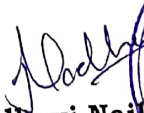
I have visited the office of the Sub-Registrar of Mormugao and upon inspection of the records I found that there are no written encumbrances of whatsoever nature on the said Plot No.3 and 4 totally admeasuring 717.00 sq. mts. Nil Encumbrance Certificate under No.NEC/10/2026/125 and NEC/10/2026/126 has been produced from the period 01.01.2012 to 10.02.2026 which suggest that there are no encumbrances on the said plots.



OPINION

Upon taking due search in the office of Sub-Registrar of Mormugao at Vasco, Goa for last 30 years and on perusing the documents produced before me for verification from Sr. No.1 to 29, I am of the opinion that Mr. Azim Shaikh and Mr. Nitin Bhaskar Shetty, and Mr. Mohammed Jassim Shaikh alias Jassim Mohammed Shaikh along with their respective spouses have acquired legal, clear and marketable title over the said Plot No.3 admeasuring 357.00 sq. mts and Mr. Mohammed Jassim Shaikh alias Jassim Mohammed Shaikh alongwith his wife acquired legal, clear and marketable title over Plot No.4 admeasuring 360.00 sq. mts. both plots have legal, clear and markeatable title, totally admeasuring 717.00 sq. mts. described in Schedule-II and III hereinabove. Therefore, the construction of the residential building "Sapphire 6" on the said plots is legal in nature.

I have perused inspected and verified all the documents furnished. I am satisfied that they are properly attested, signed and registered before the respective authorities and are in accordance with the law in force during respective periods.


(Madhavi Naik)
Advocate

