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Dated. 21.08.2026.

CERTIFICATE OF TITLE

Ref: - This Report and Certificate is issued at the request of **M/S. B M PROJECTORS**, a Partnership Firm formed under the Indian Partnership Act, 1932, having its registered office at F-5, Caetanho Clotilda Residency, Agalli, Fatorda, Salcete South Goa 403602, having PAN CARD no. ABAFB3875D represented by its Partners, **MR. ALLAUDIN SHAH SAYED**, resident of H. No. 24, Amrut Nagar, Gogol, Margao, Salcete, Goa in respect of the PLOT described herein below.

ALL THAT property known as "MAUXICHEM MOL ALIAS MOXICHEM MOL ALSO KNOWN AS MOSICHEM MOLL", described in the Land Registration Office under No. 10540 at folio 80 overleaf of Book B-27 New, surveyed under Survey No. 24 sub-division 1 of Nanus Village, Sattari Taluka as per new survey records admeasuring 1,52,825.00 sq. mtrs, situated in the village Nanus, Taluka Sattari, Goa

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

The search is restricted to Plot No. 7, admeasuring an area of 2000.00 sq. mts and surveyed under Survey No. 24/1-AB of village Nanus, Sattari Taluka carved out from the SAID



PROPERTY which forms an independent and separate property.

1. Name of the Property:

"Mauxichem Mol alias Moxichem Mol also known as Mosichem Moll"

2. Location of the Property:

Situated in the village Nanus, Taluka Sattari, Goa, and within the limit of Valpoi Municipal Council, Sub District of Nanus, District of North Goa, State of Goa

3. Land Registration Description and Inscription No. :

described in the Land Registration Office under No.10510 at folio 80 overleaf of Book B-27 New

4. Matriz No.:

NIL

5. Survey/Chalta No.:

Presently this property under scrutiny is surveyed under Survey No. 24/1-AB of village Nanus, Sattari Taluka,

6. Area:

This Plot under scrutiny is Plot No. 7, admeasuring an area of 2000.00 sq. mts and surveyed under Survey No. 24/1-AB of village Nanus, Sattari Taluka.

7. Boundaries of the Property:

The Plot No. 7, admeasuring an area of 2,000.00 sq. mts and surveyed under Survey No. 24/1-AB of village Nanus, Sattari Taluka, is bounded as follows:

On the North : By Plot No.6 of the same property;



On the South : By property surveyed under survey
No.31/1
On the East : By the drain or rivulet and:
On the West : By P.W.D. Public Road.

8. Documents Scrutinized:

- a) Photocopy of certificate of sale of the attached Immovable property dated 03/11/1977.
- b) Photocopy of order and Judgment dated 19/09/1989 passed in the civil Suit for partition of the said property being Regular Suit No. 30/1989 in the Court of the Civil Judge Senior Division, at Bicholim.
- c) Photo copy of Deed of Sale dated 29/04/2008 duly registered before the Sub-Registrar of Sattari at Valpoi under No.154, Book No. I, Volume No.145 dated 09/05/2008
- d) Photocopy of Deed of Sale dated 31.07.2018 duly registered before the Sub-Registrar of Sattari at Valpoi under No. VPL-00211-2018, CD no. VPLD1, Book 1 document dated 02.08.2018.
- e) Photocopy of deed of rectification dated 8.2.2023 duly registered before the Sub-Registrar of Sattari at Valpoi under No VPL-1-67-2023, Book 1 document dated 14.02.2023.
- f) Photocopy of Court order dated 17.12.2021 passed by the Inspector of Land and Survey records at Sattari Goa under case no. ISLR/PART/SAT/NANU/24/21.
- g) Photocopy of conversion Sanad in respect of the SAID PLOT from the office of the Collector, South Goa under ref no. RB/CNV/SAT/AC-II/01/2022/5133 dated 17.08.2022.



- h) Photocopy of public notice in local daily newspaper having wide circulation in the State of Goa, namely, "O HERALDO" both dated 25.02.2025.
- i) Photocopy of Deed of Sale dated 05.08.2025 duly registered before the Sub-Registrar of Sattari at Valpoi under reg no VPL-1-405-2025 dated 6.8.2025
- j) Photocopy of Technical Clearance issued by the Dy Town Planner, Bicholim, under letter no DD/2622/NANUS/SAT/TCP-25/3138 dated 07.11.2025.
- k) Photo copy of NOC received from the Health Dept, vide letter no DHS/2025/DHS0901/00051/14 dated 25.11.2025.
- l) Photo copy of construction licence no 01/2026-27 dated 30.04.2026 issued by the Valpoi Municipal Council along with approved plan.
- m) Photo copy of Form I and XIV of property surveyed under 24/1-AB of Village Nanus Sattari Taluka.
- n) Photo copy of survey plan of surveyed under surveyed under 24/1-AB of Village Nanus Sattari Taluka issued by Directorate of Settlements and Land Records, Sattari - Goa.

A. DESCRIPTION OF THE DOCUMENTS SCRUTINIZED

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

SCHEDULE - I
(Description of the SAID PROPERTY)



ALL THAT property known as "Mauxichem Mol alias Moxichem Mol also known as Mosichem Moll", described in the Land Registration Office under No. 10540 at folio 80 overleaf of Book B-27 New, surveyed under Survey No.24 sub-division 1, admeasuring as per new survey records 1,52,825.00 sq. mtrs, situated in the village Nanus, Taluka Sattari, Goa and is bounded as under:-

On the North : By perpetual lease (Afaramento) of Moiro that lies beyond the rock named Colechem bill or drain.;

On the South : by road

On the East : By village Masordem and Rivulet named 'Doddo';

On the West :By Existing PWD Public Road.

SCHEDULE-II

DESCRIPTION OF THE SAID PLOT

ALL THAT Plot No. 7, admeasuring an area of 2000.00 sq. mts and surveyed under Survey No. 24/1-AB of village Nanus, Sattari Taluka forming part of the landed property described in Schedule-I above, and which Plot of land being a distinct and independent unit by itself which is bounded as under:-

On the North : By Plot No.6 of the same property;

On the South : By property surveyed under survey No.31/1

On the East : By the drain or rivulet; and :

On the West : By P.W.D. Public Road.

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



WHEREAS the SAID PROPERTY was owned by Mr. Shaikh Karim Shaikh Abdul, Mr. Shaikh Idruz Shaikh Issub and Mr. Shaikh Azis Shaikh Hassan by virtue of Sale Deed dated 10/09/1924 and as such they have become the absolute owners of the said property.

AND WHEREAS thereafter 1/3rd share of the co-owner, Mr. Shaikh Azis Shaikh Hassan was sold in public auction through the office of the Mamlatdar of Sattari Taluka who had attached 1/3rd share of the property by his order dated 16/11/1976 and the 1/3rd share of the property was purchased by Mr. Shaikh Abdul Razak in the said Public auction held on 29/12/1976 and the said sale was duly confirmed by Mamlatdar of Sattari on 09/09/1977 and the same was certified by Mamlatdar of Tiswadi by his certificate of sale of the attached Immovable property dated 03/11/1977.

AND WHEREAS wife of Mr. Shaikh Idruz Shaikh Issub, Mrs. Jamila Bi Shalkh Idruz had filed a civil Suit for partition of the said property being Regular Suit No. 30/1989 in the Court of the Civil Judge Senior Division, at Bicholim against the said two co-owners and among the Defendants, was Included and Defendant No. 3, the name of Mr. Shaikh Abdul Razak who was entitled to 1/3rd of the property described in Schedule-I as per the reason mentioned hereinabove.

AND WHEREAS Shaikh Abdul Razak and the other Defendants by filing their respective written statement, and admitted the claim, of the Plaintiff in the above suit and accordingly Hon'ble Court of the Civil Judge, Senior Division, at Bicholim decreed the suit by order and Judgment dated 19/09/1989 under order XV Rule I of CPC and division of the



said property was done as per the plan attached as Exhibit A in the said suit.

AND WHEREAS by virtue of the aforesaid decree dated 19/09/1989, and as per the plan submitted by the aforesaid plaintiff, Mrs. Jamila Bi Shaikh Idrus, the Plot No.7 admeasuring 2000.00 sq.mtrs as shown delineated in the red colour boundary lines to the plan annexed hereto was allotted to Mr. Shaikh Abdul Razak.

AND WHEREAS by a Deed of Sale dated 29/04/2008 duly registered before the Sub-Registrar of Sattari at Valpoi under No. 154, Book No. I, Volume No.145 dated 09/05/2008, Mr. Shaikh Abdul Razak alongwith his wife Mrs. Shahida Johari Begum had sold the said Plot No. 7, admeasuring an area of 2000.00 sq. mts. to the Mr Shaikh Mohammed Javid. This Plot no 7 is more particularly is referred as the SAID PLOT for the sake of brevity and more particularly described in the SCHEDULE II hereinunder.

AND WHEREAS by a Deed of Sale dated 31.07.2018 duly registered before the Sub-Registrar of Sattari at Valpoi under No. VPL-00211-2018, CD no. VPLD1, Book 1 document dated 02.08.2018, Mr. Shaikh Mohammed Javid had sold the SAID PLOT to the **M/S. HAYAT INFRASTRUCTURE**, a Partnership Firm formed under the Indian Partnership Act, 1932, having its registered office at Shop No. 20, Karma Point Building, Vasco-Da-Gama, Goa, represented by its Partners, MR. MOHAMED RISWAN alias MOHAMED RIZWAN and subsequently rectified vide deed of rectification dated 8.2.2023 duly registered before the Sub-Registrar of Sattari at Valpoi under No VPL-1-67-2023, Book 1 document dated 14.02.2023. Thus the M/S. HAYAT INFRASTRUCTURE, a Partnership Firm formed under the Indian



Partnership Act, 1932, became the absolute and Lawful owners in occupation, enjoyment and possession of the SAID PLOT.

AND WHEREAS Subsequently, the M/S. HAYAT INFRASTRUCTURE, a Partnership Firm formed under the Indian Partnership Act, 1932 had accordingly inserted their name in the Form I and XIV of the respective survey holdings and thereafter partitioned the SAID PLOT from the Court of Inspector of Land and Survey records at Sattari Goa vide order dated 17.12.2021 under case no. ISLR/PART/SAT/NANU/24/21 and accordingly the SAID PLOT were allotted a separate and independent Survey no. 24/1-AB of village Nanus, Sattari Taluka.

AND WHEREAS that the said Plot is duly converted vide conversion Sanad in respect of the SAID PLOT from the office of the Collector, South Goa under ref no. RB/CNV/SAT/AC-II/01/2022/5133 dated 17.08.2022

AND WHEREAS the said M/S. B M PROJECTORS, after having agreed to purchase the SAID PLOT and in order to ascertain the existence of any adverse claims, rights, interests or encumbrances affecting the title thereto, caused a public notice to be published in a local daily newspaper having wide circulation in the State of Goa, namely "O HERALDO" dated 25.02.2025, inviting objections and claims, if any, from the public at large.

AND WHEREAS pursuant to the publication of the said public notice, no objections, claims, notices or adverse interests were received by M/S. B M PROJECTORS from any person, authority or entity whatsoever within the stipulated period.



AND WHEREAS being satisfied about the clear and marketable title to the SAID PLOT and there being no objections or claims received pursuant to the said public notice, MM/S. B M PROJECTORS, a Partnership Firm formed under the Indian Partnership Act, 1932, having its registered office at F-5, Caetano Clotilda Residency, Agalli, Fatorda, Salcete South Goa 403602, having PAN CARD no. ABAFB3875D represented by its Partners, MR. ALLAUDIN SHAH SAYED, and Mr. ALTAF SHAH SAYED had proceeded to purchase the SAID PLOT from M/S. HAYAT INFRASTRUCTURE, a Partnership Firm formed under the Indian Partnership Act, 1932, vide Deed of Sale dated 05.08.2025, duly registered before the Sub-Registrar of Sattari at Valpoi under Registration No. VPL-1-405-2025, Book I, document dated 06.08.2025, and thereby became the lawful owner in occupation, possession and enjoyment of the SAID PLOT.

AND WHEREAS the said M/S. B M PROJECTORS, a Partnership Firm formed under the Indian Partnership Act, 1932, having its registered office at F-5, Caetano Clotilda Residency, Agalli, Fatorda, Salcete South Goa 403602, having PAN CARD no. ABAFB3875D represented by its Partners, MR. ALLAUDIN SHAH SAYED, and Mr. ALTAF SHAH SAYED, with an intention to construct a building in the SAID PLOT had obtained the necessary permissions/approvals from the concerned authorities mentioned herein below:

- a. Technical Clearance issued by the Dy Town Planner, Bicholim, under letter no DD/2622/NANUS/SAT/TCP-25/3138 dated 07.11.2025.
- b. NOC received from the Health Dept, vide letter no DHS/2025/DHS0901/00051/14 dated 25.11.2025.



- c. Construction licence no 01/2026-27 dated 30.04.2026 issued by the Valpoi Municipal Council along with approved plan.

AND WHEREAS Subsequently, the said M/S. B M PROJECTORS had carried out mutation and inserted their name in the Form I and XIV of property surveyed under 24/1-AB of Village Nanus Sattari Taluka.

AND WHEREAS the total built-up area of the said Project is 3,195.34 square metres, comprising 15 (fifteen) commercial shops and 25 (twenty-five) residential flats forming part of the said Project.

CERTIFICATE

The said M/S. B M PROJECTORS, a Partnership Firm formed under the Indian Partnership Act, 1932, having its registered office at F-5, Caetano Clotilda Residency, Agalli, Fatorda, Salcete South Goa 403602, having PAN CARD no. ABAFB3875D represented by its Partners, MR. ALLAUDIN SHAH SAYED, and Mr. ALTAF SHAH SAYED 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 survey no. 24/1-AB of village Nanus, Sattari Taluka, admeasuring an area of 2,000 sq mtrs, is clear, legal and marketable.

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



Nayim Khan

Advocate

