



Dated 08/07/2025

To,
Kibana Designer Homes LLP,
H. No.743, Model Town,
Opp Model Town Post Office,
Panipat, Haryana 132103

CERTIFICATE OF TITLE

Description of the Property: -

All that Property known as "VANGORBATTA" or "COLOMBA" or "COLOMBACHEM BATA" or "AUGORBATA", situated at ward Cunchelim of Mapusa, within the jurisdiction of the Mapusa Municipal Council, Taluka and Sub District of Bardez, District of North Goa, State of Goa, consisting of the house structures existing therein bearing H. No.141/E-1, admeasuring a built up area of 112 sq mts, the said property being described in the Land Registration Office under Description No.50747 at folio 61 of Book B-107, Inscription No.40788 at Folio No.57 of Book G-44, having Cadastral No.584 and presently surveyed under Chalta No.72, Sub Division No.3 of P. T. Sheet No.9 admeasuring 1825 sq mts in area and is bounded as under: -

On the East: By the property surveyed under Chalta No.72 Sub Division No.4, 6, 5 of P. T. Sheet No.9;

On the West: By the property surveyed under Chalta No.72 Sub Division No.17 of P. T. Sheet No.9;





On the North: By Nullah; and

On the South: By existing road.

II Description of documents scrutinized: -

1. Cadastral Plan in respect of Old Cadastral Survey No.584
2. Registo do Agrimensor in respect of Old Cadastral Survey No.584
3. Indice Numerico in respect of Old Cadastral Survey No.584
4. Auto de Demarcacao in respect of Old Cadastral Survey No.584
5. Deed of Sale with Discharge dated 21/09/1960 drawn at Folios 21 of Book No.591
6. Description No.50747 at folio 61 of Book B-107
7. Inscription No.40788 at Folio 57V of Book G-44 on 30/01/1963
8. Conversion Sanad dated 19/01/2009 under Ref No.RB/CNV/BAR/288/2006 issued by the Office of the Collector, North Goa District, Panaji
9. Inventory Proceedings No.276/2020/C/A, along with Final Order and Decree dated 09/05/2023 passed by the Civil Judge Senior Division 'A' Court at Mapusa.
10. Corresponding Certificate dated 24/07/2023 under Ref No.9(02)-187/DSLR-2023/2691 issued by the Directorate of Settlement & Land Records, Panaji, Goa
11. Zoning Certificate dated 27/05/2024 under Ref No.NGPDA/Tech-Gen/Mapusa/Vol.I/457/2024 issued by the Office of the North Goa Planning and Development Authority at Panaji, Goa
12. Form D dated 27/07/2024





13. Deed of Sale dated 06/08/2024 executed before the Office of the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-1-4091-2024 dated 07/08/2024,
14. Order/Development Permission dated 20/01/2025 under Ref No.NGPDA/M/2107/2480/2025 issued by the Office of the North Goa Planning and Development Authority at Panaji, Goa
15. NOC dated 04/02/2025 under Ref No.DHS/2025/DHS0901/O0029/6 issued by the Directorate of Health Services, Urban Health Centre at Mapusa, Bardez, Goa,
16. House Tax Receipt dated 19/03/2025 issued by the Mapusa Municipal Council
17. Construction Licence dated 17/04/2025 under No.CONSTLIC/MAPUSA/2025-2026/2 issued by the Mhapsa Municipal Council at Mapusa
18. Form D dated 23/06/2025
19. Nil Encumbrance Certificate dated 02/06/2025
20. Joint Development Agreement dated 24/06/2025 has been executed before the Office of the Sub Registrar of Bardez at Mapusa and registered under Book-1 Document bearing Reg No.BRZ-1-3344-2025 dated 24/06/2025

Note: All the documents scrutinised by me are photocopies.

III Office searches: -

I have given searches in the offices of the Land Registrar/Sub Registrar Bardez/Director of archives/Land Revenue Office.





IV Flow of Title: -

There exists all that Property known as "VANGORBATTA" or "COLOMBA" or "COLOMBACHEM BATA" or "AUGORBATA", situated at ward Cunchelim of Mapusa, within the jurisdiction of the Mapusa Municipal Council, Taluka and Sub District of Bardez, District of North Goa, State of Goa, consisting of the house structures existing therein bearing H. No.141/E-1, admeasuring a built up area of 112 sq mts, the said property being described in the Land Registration Office under Description No.50747 at folio 61 of Book B-107, Inscription No.40788 at Folio No.57 of Book G-44, having Cadastral No.584 and presently surveyed under Chalta No.72, Sub Division No.3 of P. T. Sheet No.9 admeasuring 1825 sq mts in area, herein after referred to as the Said Property and which property is more particularly described hereinabove.

The Said Property was earlier surveyed under Old Cadastral Survey No.584.

Registo do Agrimensor, Indice Numerico and Auto de Demarcacao in respect of Old Cadastral Survey No.584 shows the names of Jeronimo Pereira, Alberto Pereira and Andre Pereira as land owners.

Corresponding Certificate dated 24/07/2023 under Ref No.9(02)-187/DSLR-2023/2691 issued by the Directorate of Settlement & Land Records, Panaji, Goa states that the property surveyed under Survey No.72/3 of P. T. Sheet No.9 (Part) corresponds to Old Cadastral Survey No.584 (Part).





The said property more particularly described herein above originally belonged to Atanasio Alberto Pereira and Maria Elvina Rosalia Conceicao da Silva e Pereira and Querobina Granzela Paula Pereira.

By Deed of Sale with Discharge dated 21/09/1960 drawn at Folios 21 of Book No.591 the said Atanasio Alberto Pereira and Maria Elvina Rosalia Conceicao da Silva e Pereira and Dona Querobina Granzela Paula Pereira, sold and conveyed the said property to Venoziana Calazana Boavida Luis alias Veneziana Calazana Boavida Luis alias Venociana Calazana Boa Vida Luis alias Venaziana E. B. Luis, wife of Bento Antonio Lobo.

The Said Property described in the Land Registration Office under Description No.50747 at folio 61 of Book B-107 stands inscribed under Inscription No.40788 at Folio 57V of Book G-44 on 30/01/1963 in favour of Venoziana Calazana Boavida Luis, wife of Bento Antonio Lobo.

The name of said Venoziana Calazana Boavida Luis is duly found recorded in the Form 'D' of the said property as its Owner.

Conversion Sanad dated 19/01/2009 under Ref No.RB/CNV/BAR/288/2006 has been issued by the Office of the Collector, North Goa District, Panaji for conversion of property surveyed under Survey No.72/3 of P. T. Sheet No.9 for an area of 1734.00 sq mts.

The said Bento Antonio Lobo expired on 30/11/1992 and the said Venoziana Calazana Boavida Luis alias Veneziana Calazana Boavida Luis alias Venociana





Calazana Boa Vida Luis alias Venaziana E. B. Luis expired on 15/07/2018, both intestate without any will or disposition of their last wish, leaving behind their following children as their sole and universal heirs, namely

1. Mr. Domingos Jose Lobo married to Mrs. Antonia Fernandes e Lobo;
2. Mr. Ambrosio Tamutargo Lobo married to Georgina Serafina Lobo. The said Georgina Serafina Lobo expired on 10/11/2016, leaving behind her widower and half sharer said Ambrosio Tamutargo Lobo and the following heirs, namely
 - a. Mrs. Alina Carol Vales married to Mr. Denzil Vales;
 - b. Mr. Anthony Francisco Lobo;
 - c. Mr. Francisco Lobo married to Mrs. Maria Lalita Luis;
 - d. Mr. Justinian Gabriel Lobo who expired on 12/06/1999 in the status of bachelor;
 - e. Smt. Olga Luiza Fernandes married to Antonio Joao Fernandes. The said Antonio Joao Fernandes expired in April 2001, leaving behind his widow and moiety holder said Olga Luiza Fernandes and no issues;
 - f. Mr. Albino John Lobo married to Mrs. Sabina Clara Noronha e Lobo.

On the death of the above named deceased persons, Inventory Proceedings No.276/2020/C/A was filed before the Court of the Civil Judge Senior Division 'A' Court at Mapusa, wherein the above fact of heirship has been corroborated.

In the said Inventory Proceedings No.276/2020/C/A, the said property more particularly described herein above was listed as Item No.8 and the same was taken





in auction and allotted to Mr. Francisco Lobo as per Final Order and Decree dated 09/05/2023 passed by the Civil Judge Senior Division 'A' Court at Mapusa.

The said Francisco Lobo carried out mutation of the said property in his name under Mutation No.213843 as confirmed by Form D dated 27/07/2024.

The said Mr. Francisco Lobo alias Francisco Bento Lobo is married to Mrs. Maria Lalita Lobo and she is entitled to half share in the estate of her husband said Mr. Francisco Lobo as per the Law of Communion of Assets prevalent in the State of Goa.

Zoning Certificate dated 27/05/2024 under Ref No.NGPDA/Tech-Gen/Mapusa/Vol.I/457/2024 issued by the Office of the North Goa Planning and Development Authority at Panaji, Goa states that the property surveyed under Chalta No.72/3 of P. T. Sheet No.09 of Cunchelim, Mapusa, Taluka Bardez, Goa admeasuring an area of 1825.00 sq mts is earmarked as Settlement "S-2" Zone and the property is affected by road widening of 25.00 mts proposed road as per Outline Development Plan of Mapusa 2021, Bardez Taluka. Permissible FAR 80.00.

By Deed of Sale dated 06/08/2024 executed before the Office of the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-1-4091-2024 dated 07/08/2024, the said Mr. Francisco Lobo alias Francisco Bento Lobo and his wife Mrs. Maria Lalita Lobo as Vendors sold and conveyed all that Property known as "VANGORBATTA" or "COLOMBA" or "COLOMBACHEM BATA" or "AUGORBATA", situated at ward Cunchelim of Mapusa, within the jurisdiction of the Mapusa Municipal Council, Taluka and Sub District of Bardez, District of North Goa, State of Goa, consisting of the house structures existing therein bearing H. No.141/E-1, admeasuring a built up area of 112 sq mts, the said property being described in the Land Registration Office under Description No.50747 at folio 61 of Book B-107,





Inscription No.40788 at Folio No.57 of Book G-44, having Cadastral No.584 and presently surveyed under Chalta No.72, Sub Division No.3 of P. T. Sheet No.9 admeasuring 1825 sq mts, which property is more particularly described herein above to Mr. Sunil Malik and his wife Mrs. Navneet Malik and Mr. Parul Maik as the Purchasers.

By virtue of the said Deed of Sale dated 06/08/2024, said Mr. Sunil Malik and his wife Mrs. Navneet Malik and Mr. Parul Malik became the exclusive owners in possession of all that Property known as **"VANGORBATTA" or "COLOMBA" or "COLOMBACHEM BATA" or "AUGORBATA"**, situated at ward Cunchelim of Mapusa, within the jurisdiction of the Mapusa Municipal Council, Taluka and Sub District of Bardez, District of North Goa, State of Goa, consisting of the house structures existing therein bearing H. No.141/E-1, admeasuring a built up area of 112 sq mts, the said property being described in the Land Registration Office under Description No.50747 at folio 61 of Book B-107, Inscription No.40788 at Folio No.57 of Book G-44, having Cadastral No.584 and presently surveyed under Chalta No.72, Sub Division No.3 of P. T. Sheet No.9 admeasuring 1825 sq mts, which property is more particularly described herein above.

Order/Development Permission dated 20/01/2025 under Ref No.NGPDA/M/2107/2480/2025 has been issued by the Office of the North Goa Planning and Development Authority at Panaji, Goa for proposed construction of Residential Apartment, Compound Wall and Swimming Pool in the property surveyed under Survey No.72/3 of P. T. Sheet No.9 at Cunchelim, Mapusa, Bardez, Goa.

NOC dated 04/02/2025 under Ref No.DHS/2025/DHS0901/O0029/6 has been issued by the Directorate of Health Services, Urban Health Centre at Mapusa, Bardez, Goa,





for proposed construction of Residential Apartment, Compound Wall and Swimming Pool in the property surveyed under Survey No.72/3 of P. T. Sheet No.9 at Cunchelim, Mapusa, Bardez, Goa.

House Tax Receipt dated 19/03/2025 issued by Mapusa Municipal Council in respect of H. No.1/141/E shows the name of Venociana Clazana Boa Vida Luis.

Construction Licence dated 17/04/2025 under No.CONSTLIC/MAPUSA/2025-2026/2 has been issued by the Mhapsa Municipal Council at Mapusa for proposed construction of Residential Apartment, Compound Wall and Swimming Pool in the property surveyed under Survey No.72/3 of P. T. Sheet No.9 at Cunchelim, Mapusa, Bardez, Goa.

Nil Encumbrance Certificate dated 02/06/2025 shows that there are no encumbrances on the said property for the period from 07/08/2024 to 02/06/2025.

The said Mr. Sunil Malik and his wife Mrs. Navneet Malik and Mr. Parul Malik carried out mutation of the said property in their name under Mutation No.214288 as confirmed by Form D dated 23/06/2025.

Joint Development Agreement dated 24/06/2025 has been executed before the Office of the Sub Registrar of Bardez at Mapusa and registered under Book-1 Document bearing Reg No.BRZ-1-3344-2025 dated 24/06/2025 between Mr. Sunil Malik and his wife Mrs. Navneet Malik and Mr. Parul Malik as Land Owners and Kibana Designer Homes LLP, having its registered Office at H. No.743, Model Town, Opp Model Town Post Office, Panipat, Haryana 132103 represented by its Authorised Representative Mr. Vikas Kataria as the Developer for the purpose of development of the said property more particularly described herein above and on the terms and conditions mentioned therein.





Based upon the documents produced and the searches conducted, I opine that said Mr. Sunil Malik and his wife Mrs. Navneet Malik and Mr. Parul Malik are the exclusive owners in possession of all that Property known as "VANGORBATTA" or "COLOMBA" or "COLOMBACHEM BATA" or "AUGORBATA", situated at ward Cunchelim of Mapusa, within the jurisdiction of the Mapusa Municipal Council, Taluka and Sub District of Bardez, District of North Goa, State of Goa, consisting of the house structures existing therein bearing H. No.141/E-1, admeasuring a built up area of 112 sq mts, the said property being described in the Land Registration Office under Description No.50747 at folio 61 of Book B-107, Inscription No.40788 at Folio No.57 of Book G-44, having Cadastral No.584 and presently surveyed under Chalta No.72, Sub Division No.3 of P. T. Sheet No.9 admeasuring 1825 sq mts, more particularly described herein above and have a clear and marketable title to the "said Property". Kibana Designer Homes LLP, having its registered Office at H. No.743, Model Town, Opp Model Town Post Office, Panipat, Haryana 132103 have development powers on the said property by virtue of Joint Development Agreement dated 24/06/2025. The ongoing construction on the said property is legal and after obtaining requisite approvals/permissions.

V. Opinion: -

From the documents produced I am of the opinion that said Mr. Sunil Malik and his wife Mrs. Navneet Malik and Mr. Parul Malik are the exclusive owners in possession of all that Property known as "VANGORBATTA" or "COLOMBA" or "COLOMBACHEM BATA" or "AUGORBATA", situated at ward Cunchelim of Mapusa, within the jurisdiction of the Mapusa Municipal Council, Taluka and Sub District of Bardez, District of North Goa, State of Goa, consisting of the house structures existing therein

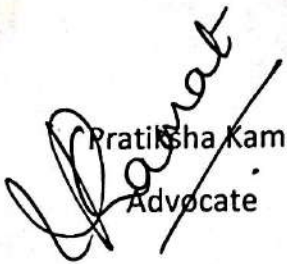




bearing H. No.141/E-1, admeasuring a built up area of 112 sq mts, the said property being described in the Land Registration Office under Description No.50747 at folio 61 of Book B-107, Inscription No.40788 at Folio No.57 of Book G-44, having Cadastral No.584 and presently surveyed under Chalta No.72, Sub Division No.3 of P. T. Sheet No.9 admeasuring 1825 sq mts, more particularly described herein above and have a clear and marketable title to the "said Property". Kibana Designer Homes LLP, having its registered Office at H. No.743, Model Town, Opp Model Town Post Office, Panipat, Haryana 132103 have development powers on the said property by virtue of Joint Development Agreement dated 24/06/2025. The ongoing construction on the said property is legal and after obtaining requisite approvals/permissions.

There is no claim of any minor to the said Property.

Urban Land Ceiling Act is not applicable.


Pratiksha Kamat
Advocate

