



Dated: 17/09/2025

To,
M/S ESTELA HOMES,
B17, Sushant Lok 1, Gurugram Haryana 122002

CERTIFICATE OF TITLE

Description of the Larger Property: -

All that Larger Property known as "CHIVAR" alias "SORVO CHINVAR", situated at ward Grande Chinvar of Village Anjuna, Taluka Bardez, District North Goa, State of Goa, originally surveyed under Old Cadastral Survey No.1802 and 1805 and presently surveyed under Survey No.416/1 of Village Anjuna, Bardez, Goa, presently admeasuring an area of 1838 sq mts, neither found described in the Land Registration Office nor enrolled under Matriz Records and the same is bounded as under: -

On the East: By the property bearing Survey No.416/2 of Village Anjuna, Bardez, Goa;

On the West: By Road;

On the North: By the property bearing Survey Nos. 417/1, 417/3 and 417/7 of Village Anjuna, Bardez, Goa; and

On the South: By the property bearing Survey Nos.416/3 and 416/4 of Village Anjuna, Bardez, Goa.

Description of the Said Portion: -





All that Portion admeasuring an area of 1611 sq mts forming part and parcel of the Said Larger Property more particularly described herein above and the Said Portion is presently bounded as under: -

On the East: By the property bearing Survey No.416/2 of Village Anjuna, Bardez, Goa;

On the West: By Road;

On the North: Partly by the remaining portion of the property bearing Survey No. 416/1 and by property bearing Survey Nos.416/1-A, 417/1, 417/3 and 417/7 of Village Anjuna, Bardez, Goa; and

On the South: By the property bearing Survey Nos.416/3 and 416/4 of Village Anjuna, Bardez, Goa.

Description of the concerned Plot B: -

All that Plot B admeasuring an area of 1196 sq mts forming party and parcel of the Said Portion more particularly described herein above and the same is bounded as follows: -

On the East: By the property bearing Survey No.416/2 of Village Anjuna, Bardez, Goa;

On the West: By the property bearing Survey No.416/1-A of Village Anjuna, Bardez, Goa;

On the North: By the property bearing Survey No. 417/3 of Village Anjuna, Bardez, Goa; and

On the South: By the property bearing Survey No.416/4 of Village Anjuna, Bardez, Goa.





Description of the concerned Plot A: -

All that Plot A admeasuring an area of 415 sq mts forming party and parcel of the Said Portion more particularly described herein above and the same is bounded as follows: -

On the East: By the property bearing Survey No.416/1-A of Village Anjuna, Bardez, Goa;

On the West: By Public Road;

On the North: By the property bearing Survey No. 417/1 of Village Anjuna, Bardez, Goa; and

On the South: By the property bearing Survey No.416/3 of Village Anjuna, Bardez, Goa.

II Description of documents scrutinized: -

1. Deed of Purchase dated 15/10/1868,
- ✓ 2. Manual Form I and XIV in respect of Survey No.416/1 of Village Anjuna
- ✓ 3. Form III (Index of Land) in respect of Survey No.416/1 of Village Anjuna
- ✓ 4. Decree dated 27/11/2018 passed by the Court of the Civil Judge Junior Division 'D' Court at Mapusa in the Inventory Proceedings bearing No.585/2016/D.
5. Form I and XIV dated 02/12/2024.
- ✓ 6. Final Order dated 05/05/2023 passed by the Court of the Civil Judge Junior Division at Mapusa in Inventory Proceedings No.343/2022/G.
- ✓ 7. Consent Decree dated 16/03/2023 passed by the Court of the Civil Judge Senior Division at Mapusa, Goa in Special Civil Suit No.129/2022/B





- ✓ 8. Deed of Sale dated 15/11/2024 executed before the Office of the Sub Registrar of Bardez at Mapusa and registered under Book-1 Document bearing Reg No.BRZ-1-6618-2024 dated 04/12/2024
- ✓ 9. Deed of Sale dated 15/11/2024 executed before the Office of the Sub Registrar of Bardez at Mapusa and registered under Book-1 Document bearing Reg No.BRZ-1-6640-2024 dated 05/12/2024
- ✗ 10. Letter dated 18/03/2025 under Ref No.TAL/ANJUNA/FORM IX/Rept/2025 issued by the Office of the Talathi of Anjuna Saza
- ✓ 11. Nil Encumbrance Certificate dated 28/04/2025
- ✓ 12. Nil Encumbrance Certificate dated 28/04/2025
- ✓ 13. Zoning Information dated 14/05/2025 under Ref No.TPBZ/ZON/19840/ANJ/TCP-2025/4386 issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa, Bardez, Goa
- 14. Form I and XIV dated 18/08/2025

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 "CHIVAR" alias "SORVO CHINVAR", situated at ward Grande Chinvar of Village Anjuna, Taluka Bardez, District North Goa, State of Goa, originally surveyed under Old Cadastral Survey No.1802 and 1805 and presently surveyed under Survey No.416/1 of Village Anjuna, Bardez, Goa, presently admeasuring an area of 1838 sq mts, neither found described in the Land Registration Office nor enrolled under Matriz Records, herein after referred to as the **SAID LARGER PROPERTY** and which property is more particularly described hereinabove.

The said Larger Property originally belonged to Mr. Joaquim Francisco de Albuquerque having purchased the same from Joao Manoel de Albuquerque and his wife Felicidade Coelho vide Deed of Purchase dated 15/10/1868, however at the time of promulgation of survey records in the State of Goa, the names of Francisco Rosa De Gama Albuquerque and Floriano Carlos D'Souza, were recorded along with the names of Duming Albuquerque and late Florenco Albuquerque, with respect to the said Larger Property as confirmed by Manual Form I and XIV.

Form III (Index of Land) in respect of Survey No.416/1 of Village Anjuna shows the names of Manuel Albuquerque, Florian Carlos D'Souza and Duming Albuquerque in the occupants column.

The said Floriano Carlos D'Souza was in possession of 612 sq mts, Francisco Rosa De Gama Albuquerque and Baptista Albuquerque was in possession of 238 sq mts and Duming Albuquerque and late Florenco Albuquerque were in possession of 1611 sq mts of the Said Larger Property.





A portion admeasuring an area of 612 sq mts of the said larger Property, which was possessed by one late Floriano Carlos D'Souza and his wife Bella J. D'Souza, was subsequently sold to one Mr. Brahmanand Dabholkar vide Deed of Sale and Conveyance dated 08/01/2008 and that the Office of the Deputy Collector and SDO at Mapusa, Goa ordered the partition of the said portion admeasuring an area of 612 sq mts, vide Order No.15/110/2009/Part/Land dated 08/08/2011 and was allotted a separate sub-division bearing Survey No.416/1-A.

The said Joaquim Francisco de Albuquerque was married to Ana Maria Rita de Albuquerque Caldeira, both of whom expired intestate without any will or disposition of their last wish, leaving behind their only son Gasper Francisco Albuquerque who was married to Maria Josephine Margarida Da Costa alias Josephine Da Costa. The said Gasper Francisco Albuquerque and his wife Maria Josephine Margarida Da Costa alias Josephine Da Costa expired on 15/08/1942 and 22/12/1977 respectively, both intestate without any will or disposition of their last wish, leaving behind the following children as their sole and universal heirs, namely

1. Mr. Florencio Albuquerque alias Florenco Albuquerque alias Albuquerque Florencio married to Maria Estefinia Sebastina Albuquerque alias Maria Estepania Sbastiana Albuquerque alias Maria Estepania Albuquerque, both expired leaving intestate without any will or disposition of his last wish, leaving behind the following children as the sole and universal heirs, namely
 - i. Mr. Martin Joaquim Mathew Albuquerque alias Martin Albuquerque married to Mariquinha Agatha Arcangela D'Silva alias Agatha D'Silva Albuquerque;
 - ii. Mr. Joseph Albuquerque married to Mrs. Leoline Christine Noronha alias Christine Noronha Albuquerque.





2. Mr. Damiao Albuquerque married to Mrs. Egid Albuquerque, both expired intestate without any will or disposition of their last wish, leaving behind their following children as their sole and universal heir namely
- Mrs. Fatima Albuquerque widow of Mr. Tommy Albuquerque;
 - Mrs. Rosy Albuquerque widow of Mr. Cyril Albuquerque;
 - Mr. Nocholas Albuquerque.

Upon the death of said Gasper Francisco Albuquerque and his wife Maria Josephine Margarida 'Da Costa alias Josephine Da Costa, an Inventory Proceedings No.585/2016/D came to be instituted before the Civil Judge Senior Division at Mapusa, Goa, wherein the said Larger Property more particularly described herein above was listed as Item No.1 in the list of assets and the same was purchased in auction by Leoline Christine Noronha alias Christine Noronha Albuquerque and her husband Joseph Albuquerque. However, the share of the deceased in the Said Property was wrongly mentioned as 1225 sq mts instead of 1611 sq mts. The said allotment has been confirmed by Decree dated 27/11/2018 passed by the Court of the Civil Judge Junior Division 'D' Court at Mapusa in the Inventory Proceedings bearing No.585/2016/D.

The said Leoline Christine Noronha alias Christine Noronha Albuquerque and her husband Joseph Albuquerque after following the process of mutation got incorporated their names in the Occupants Column in the Record of Rights of the said Larger Property under Mutation No.69360 as confirmed by Form I and XIV dated 02/12/2024.



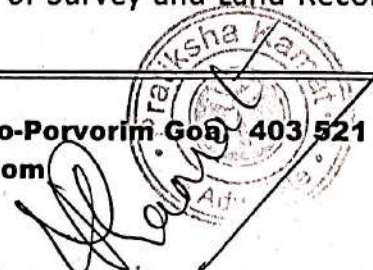


The said Joseph Albuquerque expired on 16/09/2021 intestate without any will or disposition of his last wish, leaving behind him his widow and moiety holder said Leoline Christine Noronha alias Christine Noronha Albuquerque and his following two children as his sole and universal heirs, namely

1. Christopher Ferdinand Albuquerque;
2. Mrs. Joanna Albuquerque.

Upon the death of Joseph Albuquerque, Inventory Proceedings No.343/2022/G were filed before the Court of the Civil Judge Junior Division 'G' Court at Mapusa. The Said Larger Property was listed as Item No.1 and came to be allotted to said Mrs. Leoline Christine Noronha alias Christine Noronha Albuquerque, Christopher Ferdinand Albuquerque and Mrs. Joanna Albuquerque. The said allotment has been confirmed by Final Order dated 05/05/2023 passed by the Court of the Civil Judge Junior Division at Mapusa in Inventory Proceedings No.343/2022/G.

Subsequently the said Mrs. Leoline Christine Noronha alias Christine Noronha Albuquerque, Christopher Ferdinand Albuquerque and Mrs. Joanna Albuquerque instituted a Suit for Partition against Mr. Luis Albuquerque and his sister Mrs. Francisca Thereza Albuquerque and Brahmanand Dabholkar, before the Court of the Civil Judge Senior Division at Mapusa, Goa bearing Special Civil Suit No.129/2022/B seeking partition of their share/portion admeasuring 1611 sq mts of the larger property, which suit came to be duly compromised/settled between the parties and accordingly Consent Terms dated 14/03/2023 was filed in the said Special Civil Suit No.129/2022/B, wherein the portion admeasuring an area of 1611 sq mts came to be partitioned and exclusively allotted to Mrs. Leoline Christine Noronha alias Christine Noronha Albuquerque, Christopher Ferdinand Albuquerque and Mrs. Joanna Albuquerque, thereby directing Office of the Inspector of Survey and Land Records,





Mapusa, Goa to allot separate and independent sub division number and to issue necessary Form I and XIV towards the same. The same has been confirmed by Consent Decree dated 16/03/2023.

By Deed of Sale dated 15/11/2024 executed before the Office of the Sub Registrar of Bardez at Mapusa and registered under Book-1 Document bearing Reg No.BRZ-1-6618-2024 dated 04/12/2024 the said Mrs. Leoline Christine Noronha alias Christine Noronha Albuquerque, Christopher Ferdinand Albuquerque and Mrs. Joanna Albuquerque as Vendors sold and conveyed all that Plot B admeasuring an area of 1196 sq mts forming part and parcel of the said portion admeasuring 1611 sq mts situated at Anjuna Bardez, Goa, more particularly described herein above to M/s Estela Homes, a Partnership Firm, having registered Office at B17, Sushant Lok 1, Gurugram, Haryana 122002, represented by its Partners Mr. Shubh Taneja, Mrs. Ragini Walia, Mrs. Divya Mahato and Mr. Vikas Kataria as the Purchaser.

By virtue of the said Deed of Sale dated 15/11/2024 said M/s Estela Homes, a Partnership Firm, having registered Office at B17, Sushant Lok 1, Gurugram, Haryana 122002, represented by its Partners Mr. Shubh Taneja, Mrs. Ragini Walia, Mrs. Divya Mahato and Mr. Vikas Kataria became the absolute owners in possession of all that Plot B admeasuring an area of 1196 sq mts forming part and parcel of the said portion admeasuring 1611 sq mts situated at Anjuna Bardez, Goa, more particularly described herein above.

By Deed of Sale dated 15/11/2024 executed before the Office of the Sub Registrar of Bardez at Mapusa and registered under Book-1 Document bearing Reg No.BRZ-1-6640-2024 dated 05/12/2024 the said Mrs. Leoline Christine Noronha alias Christine Noronha Albuquerque, Christopher Ferdinand Albuquerque and Mrs. Joanna





Albuquerque as Vendors sold and conveyed all that Plot A admeasuring an area of 415 sq mts forming part and parcel of the said portion admeasuring 1611 sq mts situated at Anjuna Bardez, Goa, more particularly described herein above to M/s Estela Homes, a Partnership Firm, having registered Office at B17, Sushant Lok 1, Gurugram, Haryana 122002, represented by its Partners Mr. Shubh Taneja, Mrs. Ragini Walia, Mrs. Divya Mahato and Mr. Vikas Kataria as the Purchaser.

By virtue of the said Deed of Sale dated 15/11/2024 said M/s Estela Homes, a Partnership Firm, having registered Office at B17, Sushant Lok 1, Gurugram, Haryana 122002, represented by its Partners Mr. Shubh Taneja, Mrs. Ragini Walia, Mrs. Divya Mahato and Mr. Vikas Kataria became the absolute owners in possession of all that Plot A admeasuring an area of 415 sq mts forming part and parcel of the said portion admeasuring 1611 sq mts situated at Anjuna Bardez, Goa, more particularly described herein above.

Letter dated 18/03/2025 under Ref No.TAL/ANJUNA/FORM IX/Rept/2025 issued by the Office of the Talathi of Anjuna Saza states that Form IX in respect of the said property cannot be issued as the same is in mutilated condition.

Nil Encumbrance Certificate dated 28/04/2025 shows that there are no encumbrances on the said property for the period from 05/12/2024 to 28/04/2025 in respect of the property surveyed under Survey No.416/1 of Village Anjuna admeasuring 1611 sq mts.

Nil Encumbrance Certificate dated 28/04/2025 shows that there are no encumbrances on the said property for the period from 05/12/2024 to 28/04/2025 in





respect of the property surveyed under Survey No.416/1 of Village Anjuna admeasuring 415 sq mts.

Zoning Information dated 14/05/2025 under Ref No.TPBZ/ZON/19840/ANJ/TCP-2025/4386 issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa, Bardez, Goa states that the said property surveyed under Survey No.416/1 of Village Anjuna admeasuring 1838 sq mts falls in the "Settlement Zone" having (VP-2) status with permissible FAR 60.

The said Plot A admeasuring 415 sq mts and Plot B admeasuring 1196 sq mts stands mutated in the name of M/s Estela Homes as confirmed by Form I and XIV dated 18/08/2025.

Based upon the documents produced and the searches conducted, I opine that said M/s Estela Homes, a Partnership Firm, having registered Office at B17, Sushant Lok 1, Gurugram, Haryana 122002, represented by its Partners Mr. Shubh Taneja, Mrs. Ragini Walia, Mrs. Divya Mahato and Mr. Vikas Kataria are the exclusive owners in possession of all that Plot B admeasuring an area of 1196 sq mts and Plot A admeasuring 415 sq mts forming part and parcel of the said portion admeasuring 1611 sq mts surveyed under Survey No.416/1 of Village Anjuna situated at Anjuna Bardez, Goa, more particularly described herein above, and have a clear and marketable title to the "said Property".

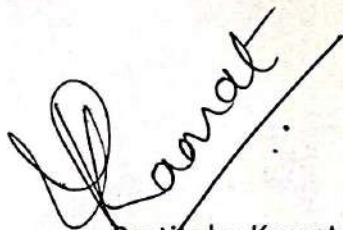
V. Opinion: -



From the documents produced I am of the opinion that said M/s Estela Homes, a Partnership Firm, having registered Office at B17, Sushant Lok 1, Gurugram, Haryana 122002, represented by its Partners Mr. Shubh Taneja, Mrs. Ragini Walia, Mrs. Divya Mahato and Mr. Vikas Kataria are the exclusive owners in possession of all that Plot B admeasuring an area of 1196 sq mts and Plot A admeasuring 415 sq mts forming part and parcel of the said portion admeasuring 1611 sq mts surveyed under Survey No.416/1 of Village Anjuna situated at Anjuna Bardez, Goa, more particularly described herein above, and have a clear and marketable title to the "said Property".

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

Urban Land Ceiling Act is not applicable.


Pratiksha Kamat
Advocate

