



Dated: 03/11/2025

To,
LA SUNILA DEVELOPERS LLP,
H. No. B 122, Shivalik Malviya Nagar,
New Delhi, Delhi 110017

CERTIFICATE OF TITLE

Description of the Property: -

All that immovable property known as “**CAULEACHEM BATA**” also known as “**MAZALWADA**” situated at Assagao, Bardez, Goa, within the jurisdiction of the Village Panchayat of Assagao, Taluka and Registration Sub District of Bardez, District of North Goa and State of Goa, surveyed under Survey No.180 Sub Division No.1 of Village Assagao admeasuring an area of 4000 sq mts, not described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office of Bardez, having Old Cadastral No.1494 and 1495 and the same is bounded as under: -

On the East: By the property bearing Survey No.180/2;

On the West: By the property bearing Survey No.180/48, 180/49, 180/50 and 180/51;

On the North: By Road;

On the South: By nallha of rain water.



Description of documents scrutinized: -

1. Old Cadastral Survey Plan
2. Indice Numerico along with English Translation of Old Cadastral Survey
Nos.No.1494 and 1495
3. Registo do Agrimensor along with English Translation of Old Cadastral Survey
Nos.No.1494 and 1495.
4. Manual Form I and XIV,
5. Form III (Index of Kand)
6. Form IX
7. Judgment and Order dated 27/03/2017 passed by the Court of the Civil Judge
Junior Division 'E' Court at Mapusa, Goa in Inventory Proceedings bearing
No.513/2016/E
8. Form I and XIV dated 26/04/2017
9. Form I and XIV dated 25/09/2017.
10. Zoning Information dated 11/05/2023 under Ref
No.TPBZ/ZON/11751/ASSG/TCP-2023/3846 issued by the Office of the
Senior Town Planner, Town and Country Planning Department at
Mapusa, Bardez, Goa
11. Correspondence Certificate dated 09/11/2023 issued by Prazares A.
Gonsalves, Surveyor
12. Form I and XIV dated 14/10/2024 in respect of Survey No.180/1 of Village
Assagao admeasuring 4000 sq mts
13. Deed of Sale dated 17/10/2024 executed before the Office of the Sub
Registrar of Bardez at Mapusa and registered under Book-1 Document
bearing Reg No.BRZ-1-5672-2024 dated 18/10/2024,



14. Conversion Sanad dated 01/09/2025 under Ref No.4/28/CNV/ACIII/2025/1048 has been issued by the Office of the Additional Collector-III, North Goa District at Mapusa, Goa

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 immovable property known as “CAULEACHEM BATA” also known as “MAZALWADA” situated at Assagao, Bardez, Goa, within the jurisdiction of the Village Panchayat of Assagao, Taluka and Registration Sub District of Bardez, District of North Goa and State of Goa, surveyed under Survey No.180 Sub Division No.1 of Village Assagao admeasuring an area of 4000 sq mts, not described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office of Bardez, having Old Cadastral No.1494 and 1495, which property is hereinafter referred to as the “SAID PROPERTY” and which property is more particularly described herein above.

The said entire property earlier surveyed under Old Cadastral No.1494 and 1495 originally belonged to Pedro Nolasco Lobo and his name is seen recorded in the Indice Numerico and Registo do Agrimensor.



The said Pedro Nolasco Lobo alias Peter Nolasco Lobo alias Nolasco Lobo alias Nolasco Lobo was married to Lily Maria Josepha Lobo.

After the promulgation of Survey in the year 1971, the name of said Nolasco Lobo is seen recorded in the Occupants Column in the Manual Form I and XIV, Form III (Index of Kand) and Form IX of Survey No.180/1 of Village Assagao, which proves his possession for the last more than 50 years.

The said Pedro Nolasco Lobo alias Peter Nolasco Lobo alias Nolasco Lobo alias Nolasco Lobo expired at Mumbai on 27/06/1965 and the said Lily Maria Josepha Lobo expired on 22/02/1978, leaving behind their only son Ivan Peter Nolasco Lobo alias Ivan Peter Lobo married to Yvette Maria Lobo.

The said Ivan Peter Nolasco Lobo alias Ivan Peter Lobo was married to Mrs. Yvette Maria Lobo.

The said Ivan Peter Nolasco Lobo alias Ivan Peter Lobo expired on 23/06/2010, without any will or disposition of his last wish but leaving behind his widow and moiety holder said Mrs. Yvette Maria Lobo and as his sole and universal heir his only son Mr. David Richard Paul Lobo married to Mrs. Sheron Maureen Lobo.

In the Inventory Proceedings bearing No.513/2016/E initiated on the death of the above named deceased persons, namely said Pedro Nolasco Lobo alias Peter Nolasco Lobo alias Nolasco Lobo alias Nolasco Lobo, Lily Maria Josepha Lobo and Ivan Peter Nolasco Lobo alias Ivan Peter Lobo, the said entire property more particularly described herein above was listed as Item No.7 came to be allotted to Mrs. Yvette Maria Lobo (1/2 share) and Mr. David Richard Paul Lobo married to Mrs. Sheron Maureen Lobo (1/2 share) and the said allotment came to be



confirmed vide Judgment and Order dated 27/03/2017 passed by the Court of the Civil Judge Junior Division 'E' Court at Mapusa, Goa.

By virtue of the above said Mrs. Yvette Maria Lobo, Mr. David Richard Paul Lobo and his wife Mrs. Sheron Maureen Lobo became the exclusive owners in possession of the said property more particularly described herein above.

It was observed that the area of the said property is mentioned wrongly in the Description/List of Assets in the Inventory Proceedings bearing No.513/2016/E as 400 sq mts instead of 4000 sq mts, the same came to be rectified by virtue of amendment carried out as per Order dated 12/06/2024.

The names of said Mrs. Yvette Maria Lobo, Mr. David Richard Paul Lobo and Mrs. Sheron Maureen Lobo are seen recorded as Occupant in Form I and XIV dated 26/04/2017 and 25/09/2017.

Zoning Information dated 11/05/2023 under Ref No.TPBZ/ZON/11751/ASSG/TCP-2023/3846 has been issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa, Bardez, Goa stating that the said property surveyed under Survey No.180/1 of Village Assagao admeasuring an area of 4000.00 sq mts falls in “ **Partly Settlement Zone admeasuring 3080.00m2 approx and partly Natural Cover superimposed with Partly Irrigation Command Area**”.

Correspondence Certificate dated 09/11/2023 issued by Prazares A. Gonsalves, Surveyor states that the New Survey No.180/1 of Village Assagao corresponds to the Old Cadastral No1494 and 1495 of Village Assagao.

Form I and XIV dated 14/10/2024 in respect of Survey No.180/1 of Village Assagao admeasuring 4000 sq mts shows the names of Yvette Maria Lobo, David Richard



Paul Lobo and Sheron Maureen Lobo in the Occupants Column under Mutation Entry No.59984.

By Deed of Sale dated 17/10/2024 executed before the Office of the Sub Registrar of Bardez at Mapusa and registered under Book-1 Document bearing Reg No.BRZ-1-5672-2024 dated 18/10/2024, the said Mrs. Yvette Marie Lobo alias Yvette Marie Celine Lobo alias Lobo Yvette Maria Celine, widow, Mr. David Richard Paul Lobo and his wife Mrs. Sheron Maureen Lobo alias Sheron Fernandes as the Vendors sold and conveyed all that immovable property known as **“CAULEACHEM BATA”** also known as **“MAZALWADA”** situated at Assagao, Bardez, Goa, within the jurisdiction of the Village Panchayat of Assagao, Taluka and Registration Sub District of Bardez, District of North Goa and State of Goa, surveyed under Survey No.180 Sub Division No.1 of Village Assagao admeasuring an area of 4000 sq mts, not described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office of Bardez, having Old Cadastral No.1494 and 1495, more particularly described herein above to La Sunila Developers LLP, having its registered Office at H. No.B 122, Shivalik Malviya Nagar, New Delhi, Delhi 110017, represented by its Partner Mr. Gaurav Sapra as the Purchaser.

By virtue of the said Deed of Sale dated 17/10/2024, said La Sunila Developers LLP, having its registered Office at H. No.B 122, Shivalik Malviya Nagar, New Delhi, Delhi 110017 became the exclusive owners in possession of all that immovable property known as **“CAULEACHEM BATA”** also known as **“MAZALWADA”** situated at Assagao, Bardez, Goa, within the jurisdiction of the Village Panchayat of Assagao, Taluka and Registration Sub District of Bardez, District of North Goa and State of Goa, surveyed under Survey No.180 Sub Division No.1 of Village Assagao



admeasuring an area of 4000 sq mts, not described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office of Bardez, having Old Cadastral No.1494 and 1495, more particularly described herein above

Conversion Sanad dated 01/09/2025 under Ref No.4/28/CNV/ACIII/2025/1048 has been issued by the Office of the Additional Collector-III, North Goa District at Mapusa, Goa for conversion of an area of 3071 sq mts surveyed under Survey No.180/1 of Village Assagao.

V. Opinion: -

From the documents produced I am of the opinion that said La Sunila Developers LLP, having its registered Office at H. No.B 122, Shivalik Malviya Nagar, New Delhi, Delhi 110017 are the exclusive owners in possession of all that immovable property known as “**CAULEACHEM BATA**” also known as “**MAZALWADA**” situated at Assagao, Bardez, Goa, within the jurisdiction of the Village Panchayat of Assagao, Taluka and Registration Sub District of Bardez, District of North Goa and State of Goa, surveyed under Survey No.180 Sub Division No.1 of Village Assagao admeasuring an area of 4000 sq mts, not described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office of Bardez, having Old Cadastral No.1494 and 1495, more particularly described herein above and have a clear and marketable title to the same, subject to the production of latest Nil Encumbrance Certificate.

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

Urban Land Ceiling Act is not applicable.



Major Observations: -

- 1. Latest Nil Encumbrance Certificate of the said property.**
- 2. Auto de Demarcacao of Old Cadastral Survey Nos.1494 and 1495 along with English translation**

Pratiksha Kamat

Advocate