





(D) That I Mr. Vibhav Pundalik Parker partner of M/s Vibhav Real Estate has a legal title Report to the land on which the development of the project is proposed OR have/has a legal title Report to the land on which the development of the proposed project is to be carried out AND a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

(2) ~~That the project land is free from all encumbrances.~~ OR That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details. (ENCUMBRANCE CERTIFICATE ATTACHED)

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project is 30.04.2021;

(4) (a) For new projects: That seventy per cent of the amounts realized by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

(b) For ongoing project on the date of commencement of the Rules—

(i) That seventy per cent of the amounts to be realized hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose. OR

(ii) That entire amounts to be realized hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2)(l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.



(6) That I Partner of the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

(7) That I Partner of the promoter shall take all the pending approvals on time, from the competent authorities.

(8) That I Partner of the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of the said Rules, within seven days of the said changes occurring.

(9) That I Partner of the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(10) That I Partner of the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Solemnly affirmed on 20<sup>th</sup> April 2018.

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at 20<sup>th</sup> April 2018.

Vibhav Pundalik Parker  
Deponent

Solemnly affirmed before me by  
Vibhav P. Parker  
Who is identified to me by  
Election ID no. TVK0267856

12  
M. RUTH DE NORONHA  
NOTARY  
ENTIRE GOA  
Reg. No. 4727  
Date: 26/04/18.





# CERTIFICATE OF ENCUMBRANCE ON PROPERTY

The Government or the Sub-Registrar issuing the certificate guarantees the accuracy or correctness of the contents of this certificate and will not be liable for any claim for damages in respect of any information contained therein.

Application No. 541 of 2018  
Certificate No. 537 of 2018

M/s Vibhav Real Estate Co. Borda, Margao, Salcete Goa having applied to me a certificate giving particulars of registered acts and encumbrances, if any, in respect of undermentioned property— (To be stated and described as given in the application).

I hereby certify that a search has been made in Book I and in the indexes relating thereto for 6 years from the 23<sup>rd</sup> day of May 2012 to the 9<sup>th</sup> day of May 2018 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear—

Serial No.	a) Description of property	Date of execution	b) Nature and value of document	Name of parties		Reference to document entry			Remarks
				Exhibitors	Claimants	Volume	Page	Number and year	
1	2	3	4	5	6	7	8	9	10
1032/12	All that land situated at the headpabandh within the revenue village of Ourua within the limits of Ponda Municipal Council, Taluk and Sub district of Ponda District of North Goa in the State of Goa identified as Plot I having a total area of 15115 sq. mbs. Specifically surveyed under Sub-Division No. 2 of Survey No. 204 of Ponda village being a distinct and separated part of the estate bigger land demarcated Gorbatta or Copacho Band also known as 'Oidalem' or 'Deadi Bhat' even known as 'Gambar Bhatulem' or 'Palangor' or 'Gaontar Bhatulem' which bigger land as a whole is described in the land registration office of Talhas under No. 7450 of Book B No. 23 enrolled in	23/05/2012	Deed of English Mortgage	1) Mr. Madanant Construction Goa Pvt. Co-operative Ltd. rep. by its Managing Bank Ltd rep. by Director Shri Sudin Vereska, aged 47yrs, Shri Uday Pundarik Businessman etc. H.No. 136 Chandor Salcete Goa. 2) Mrs. Ratisha S. Vereska, age 40 H.No. 136 Chandor Salcete Goa. 3) Mr. Vibhav Real Estate represented by its Partner/MSM: Suresha Pundalik Paskar, age 52 yrs, married Business 3) Mr. Vibhav Paskar age 23 yrs, Business 3) Mr. Pundalik Totaram Paskar, age 56 yrs, all in H.No. 1398 Borda Margao Goa, being	The Goa State	2036	284 to 308	Regd. no. 1435 Date 01/08/2012	

Matriz No. 414 of Quevela Village of Ponda Taluka, Fene Office surveyed for the purpose of record of rights of Ponda Village under subdivision no. 2 of survey no. 204. As Plot I having a total area of 850 sqm. specifically surveyed under subdivision no. 6 of survey no. 204 of Ponda Village, as Plot I having a total area of 861 sqm. specifically surveyed under subdivision no. 5 of survey no. 204 of Ponda Village.	Called the Confirming Party.								
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(a) Enter the description as given in the document found.

(b) 1- In the case of a mortgage-deed enter rate of interest and period of payment, if stated therein.  
2- In the case of leases enter term of lease and annual rent.

I also certify that save the aforesaid acts and encumbrances no other acts and encumbrances affecting the said property have been found.

Search made and certificate prepared by (Signature) } *Om*  
(Designation) } *De*

Search verified and certificate examined by (Signature) }  
(Designation) }

Office of Ponda Goa

Dated 11/05/2018

Note: (1) The acts and encumbrances shown in the certificate are those discovered with reference to the description of properties furnished by the applicant. If the same properties have been described in registered documents in a manner different from the way in which the applicant has described them, transactions evidenced by such documents will not be included in the certificate.  
(2) Under Section 57 of the Indian Registration Act, persons desiring to inspect entries in the Registers and Indexes, or requiring copies thereof, or requiring certificates of encumbrances on specified properties should make the search themselves, when the Registers and Indexes will be placed before them on payment of the prescribed fees.

But as in the present case, the applicant has not undertaken the search himself, the requisite search has been made by the Registrar.

Ref 4601

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Dated: 9/5/18

