



## ENCUMBRANCE CERTIFICATE

This is to certify that **M/s Vianaar Properties Pvt. Ltd** through its Director Mr. Varun Nagpal, Age 33 years, Occupation Business, Residing at 97 B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi 110062 a Private Limited Company incorporated and registered under the provisions of the Companies Act, 2013, having its Corporate office at Unit No 201 Geras Imperium Patto Plaza, Panaji Panjim North Goa GA 403001 , are holding all lawful Rights of the said property with lawful vacant peaceful possession over the said property. The above mentioned Promoter have got sanctioned Plan and are developing a Project as per the said sanctioned plan of said property mentioned in the Property Schedule . The existing project of Villas is identified as 'La-Sierra-I' and the respective title and rights of owners and Promoters is clean, clear and marketable and free from reasonable doubts.

On the basis of the details and documents, we state that **M/s Vianaar Properties Pvt. Ltd** availed loan from **M/s Vianaar Homes Pvt Ltd & M/s Sunvue Residency Pvt Ltd**. The said Loan is availed for Residential projects including the Project identified as 'La-Sierra-I' to be constructed over the said Property. This charge is of diminishing nature and which can be discharged in stages by the Promoters at the time of selling proposed units to intended purchasers / Allottees from their project known as 'La-Sierra -I'. The **Vianaar Homes Pvt. Ltd**, are repaying the agreed installments for said loan without any default and there is no dispute against or from said Financial Institution. There is no any other encumbrance or charge over the subject Project property or any part thereof, which is with Promoters.

### PROPERTY SCHEDULE

All that piece and parcel of land property admeasuring **3500 Sq. Mtrs out of total land admeasuring 5200 Sq. Mtrs**, situated at Plot bearing Survey NO. 377/1-A, Division Anjuna, village Anjuna, Taluka Bardez, Dist North Gao, PIN 403 507, and which is bounded as under :

On and towards North:- By part of property bearing Survey No. 377/1  
On and towards South:- By remaining part of Survey No. 377/1  
On and towards East:- By Road  
On and towards West:- By remaining part of Survey No. 377/1

Along with easements, appurtenances, available FSI/FAR including the rights to utilize the TDR, ingress, egress, pathways, incidental, consequential and other ancillary rights thereto.

**Date : 09/02/2018**

**Place : Goa**

**Vianaar Properties Pvt. Ltd**

Varun Nagpal  
(Director)