

To,  
**Goa Real Estate Regulatory Authority,**  
Spaces, Plot No. 40,  
Block No. 101, 1<sup>st</sup> floor, EDC,  
Patto Plaza, Panaji - Goa.

**Reference:** RERA Number: **PRGO10221791**

**Re: Development of Project “Imperial Goa – Phase 1” is situated at Survey No. 20/1-A of Village Bainguinim situated in Village Bainguinim, Taluka Tiswadi, District of North Goa, State of Goa.**

We, Lodha Landbuild Infrastructure Private Limited (formerly known as Varpan Land Developers Private Limited), having its Office at 3<sup>rd</sup> Floor, Lodha Excelus, Apollo Mills Compound, N.M. Joshi Marg, Mahalaxmi, Mumbai – 400011, hereby declare that the Real Estate Project "**Imperial Goa, Phase 1**" situated at Survey No. 20/1-A of Village Bainguinim situated in Village Bainguinim, Taluka Tiswadi, District of North Goa, State of Goa.

We declare that the said land and the said project is free from all encumbrances except charge created with **JM FINANCIAL CREDIT SOLUTIONS LIMITED** dated 02<sup>nd</sup> March 2023. The list of plots mortgaged in the mortgage deeds are enclosed herewith as Exhibit A.

**For Lodha Landbuild Infrastructure Private Limited**

**Ashwinder Matharu**  
**Authorized Signatory**  
**Date: 20/03/2023**

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**LODHA LANDBUILD INFRASTRUCTURE PRIVATE LIMITED**

(formerly known as VARPAN LAND DEVELOPERS PRIVATE LIMITED)

**Regd. Off:** Lodha Excelus, 3<sup>rd</sup> Floor, Apollo Mills Compound, N.M. Joshi Marg, Mahalaxmi, Mumbai - 400 011.

**CIN No.:** U70109MH2021PTC373418 | **GST No.:** 27AAICV4566D1Z4 | **Email:** compliance@hoabl.in | **Telephone:** 022-7151 9000

Exhibit A

The residential plotted real estate project known as “Imperial Goa Phase 1” constructed and developed / being constructed and developed by the Mortgagor on the Project Land, comprising of 75 plots as more particularly described with their present boundaries and their respective areas in the tabular format below:-

Plot No	Area (Sq.Mtrs.)
12	285
13	285
14	300
15	298
16	298
17	300
18	285
19	285
47	289
48	295
49	302
50	308
51	308
52	303
53	300
54	299
55	299
56	387
57	300
58	297
59	285
60	286
61	295
64	327
65	395
66	335
67	318
68	310
69	322
70	322
71	327
72	316
73	304
74	293
75	291
76	296
77	281
78	252

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79	335
80	268
87	323
88	344
90	455
91	430
92	280
93	279
97	312
98	314
99	314
100	314
101	314
102	312
103	312
104	314
105	314
109	260
110	304
111	304
112	266
113	266
114	304
115	313
116	265
117	273
118	270
119	277
120	285
121	273
122	241
126	292
127	292
128	292
129	290
130	290
132	292

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