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Date: 08/06/2017

Ref No. Galileo/Gen/Non-Lit/655/2017/Out

ANNEXURE 'A'

REVISED TITLE VERIFICATION AND SEARCH REPORT

1.	Name of the Unit	M/s Vianaar Homes Pvt. Ltd
2.	Particulars of the documents scrutinized -serially and chronologically.	<p>a) Gift Deed dated 07/06/1974. (Copy)</p> <p>b) Deed of Renunciation/Relinquishment dated 17/10/1997. (Copy)</p> <p>c) Deed Succession dated 17/05/2006. (Copy)</p> <p>d) Civil Marriage certificate of Anita Eknath Chatim and Eknath Janardhan Chatim. (Copy)</p> <p>e) Death Certificate of Eknath Janardhan Chatim. (Copy)</p> <p>f) Birth Certificate of Janardhan Eknath Chatim. (Copy)</p> <p>g) Birth Certificate of Bhupesh Eknath Chatim. (Copy)</p> <p>h) Birth Certificate of Dipa Ecnath Chatim. (Copy)</p> <p>i) Approved Plan issued by North Goa Planning and Development Authority. (Copy)</p> <p>j) Description Document of the Said Property along with translated copy. (Copy)</p> <p>k) Order dated 16/01/2007 bearing Ref. No. NGPDA/M/120/1524/2007 issued by North Goa Planning and Development Authority. (Copy)</p> <p>l) Order dated 13/02/2009 bearing Ref. No. NGPDA/M/49(6)/1347/1447. (Copy)</p> <p>m) Sale Deed dated 23/06/2006 in</p>

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		<p>favour of Avinash Gupta with respect to an area 3,600 sq. mts. (Copy)</p> <p>n) Deed of Sale dated 03/06/2010 – Plot No. 1. (Copy)</p> <p>o) Deed of Sale dated 06/09/2006 – Plot No. 2. (Copy)</p> <p>p) Deed of Sale dated 06/09/2006 – Plot No. 3. (Copy)</p> <p>q) Deed of Sale dated 08/09/2006 – Plot No. 4 (Copy).</p> <p>r) Deed of Sale dated 08/09/2006 – Plot No. 5. (Copy)</p> <p>s) Deed of Sale dated 08/09/2006 – Plot No. 6. (Copy)</p> <p>t) Deed of Sale dated 03/06/2010 – Plot No. 7. (Copy)</p> <p>u) Deed of Sale dated 08/09/2006 – Plot No. 8 (Copy)</p> <p>v) Sale Deed dated 1/4/2016 of Plot No.1 purchased by M/s Vianaar homes Pvt. (Copy).</p> <p>w) Sale Deed dated 1/4/2016 of Plot No.2 purchased by M/s Vianaar homes Pvt. (Copy).</p> <p>x) Sale Deed dated 1/4/2016 of Plot No.3 purchased by M/s Vianaar homes Pvt. (Copy).</p> <p>y) Sale Deed dated 1/4/2016 of Plot No.4 purchased by M/s Vianaar homes Pvt. (Copy).</p> <p>z) Sale Deed dated 1/4/2016 of Plot No.5 purchased by M/s Vianaar homes Pvt. (Copy).</p> <p>aa) Sale Deed dated 1/4/2016 of Plot No.6 purchased by M/s Vianaar homes Pvt. (Copy).</p> <p>bb) Sale Deed dated 1/4/2016 of Plot No.7 purchased by M/s Vianaar homes Pvt. (Copy).</p> <p>cc) Sale Deed dated 1/4/2016 of Plot No.8 purchased by M/s Vianaar homes Pvt. (Copy).</p> <p>dd) Construction Licenses obtained by Vianaar Homes Pvt. Ltd from Mapusa Municipal Council for Plot Nos. 1 to 8 i.e. Plot No. 1 bearing Construction Licence No. 28 dated 10/05/2017, Plot No. 2 bearing Construction Licence No. 21 dated 10/05/2017, Plot No. 3 bearing Construction Licence No. 15 dated 10/05/2017, Plot No. 4 bearing Construction Licence No.</p>
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		20 dated 18/05/2017, Plot No. 5 bearing Construction Licence No. 19 dated 10/05/2017, Plot No. 6 bearing Construction Licence No. 26 dated 10/05/2017, Plot No. 7 bearing Construction Licence No. 18 dated 10/05/2017, Plot No. 8 bearing Construction Licence No. 13 dated 10/05/2017. (Copy)
3.	Nature of Documents.	Original/Certified/Photocopy/Court Copies of the documents listed in clause 2 are verified.
4.	Complete or Full Description of Immovable Property.	All that Plot B admeasuring an area of 3600 sq.mts shown as such in the Plan annexed hereto forming a part of the bigger barren property known as "VANGOR BATTA or "EDSSODEACHEM BATTA" or PAULISTANCHEM BATTA" situated at Cunchelim with the limits of the Mapusa Municipal Council, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, described in Land under No. 9541 of B New 25 th of the 5 th Addition and enrolled in the Taluka Revenue Office under No. 748 of the Third Circumscription of Mapusa and surveyed for Records of Rights in the City Survey of Mapusa under Chalta No. 21 of P.T Sheet No.10.
5.	Survey No.	P.T Sheet No.10 of Chalta No. 21
6.	Locations like name of the place, village, city, registration, Sub-District etc.	Mapusa Municipal Council, North Goa.
7.	Boundaries (of the property).	On the East: By Plot A part of Chalta No. 21 of P.T Sheet No.10 On the West: By Plot C part of Chalta No. 21 of P.T Sheet No.10 On the North: By Public Road On the South: By remaining part of property bearing Chalta No.21 of P.T sheet No.10.
8.	Flow of titles tracing out the title, of the intended mortgagor and his/its Predecessors in interest from Mother Deed to the latest Title Deed.	Flow of the Title shown as per Enclosed Annexure 'B'.
9.	Encumbrances, Attachments, and/or claims whether of Government, Central or	There are no encumbrances over the said property and the same is free from all encumbrances, charges, liens etc.

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	State or other Local Authorities or Third Party claims, liens etc. and details thereof. If yes, give the details thereof.	
10.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	NIL

Date: 08/06/2017

Place: Panaji – Goa


Galileo F. Teles

Galileo F. Teles
Advocate (High Court)

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ANNEXURE 'B'

Sir,

The undersigned has perused and scrutinized all the documents enlisted in paragraph 2 of Annexure 'A', the file pertaining to Plot Nos. 1 to 8, which are forming a part of Plot 'B' forming a part of the larger property known as 'VANGOR BATTA' or 'EDSSODEACHEM BATTA' or 'PAULISTANCHEM BATTA', situated at Cunchelim, (hereinafter referred to as the '**Said Property**') and I am to opine as under:

1. Mr. Janardhan Chatim was the original owner of property known as 'VANGOR BATTA' or 'EDSSODEACHEM BATTA' or 'PAULISTANCHEM BATTA' situated at Cunchelim within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, North Goa, State of Goa described under No. 9541 of B(New) 25th of the Fifth Edition and enrolled in the Taluka Revenue Office under No. 748 of the Third Circumscription of Mapusa and surveyed under the records of Rights in the City Survey of Mapusa under Chalta No. 21 of P.T Sheet No. 10. (Hereinafter referred to as the '**Larger Property**').
2. Said Janardhan Chatim was married to Mrs. Guirijabai Janardhan Chatim and out of their wedlock have two sons namely 1). Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim and 2). Late Eknath Janardhan Chatim.
3. Vide Gift Deed dated 07/06/1974 which is duly registered before the Sub-Registrar Bardez bearing Registration No. 423 at Book No. 1,

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Vol. 83 at Pages 217 to 221 dated 26/07/974, Janardhan Chatim and Mrs. Guirijabai Janardhan Chatim gifted the Said Larger Property to both their sons namely Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim and late Eknath Janardhan Chatim.

4. Pursuant to Gift Deed dated 07/06/1974, said Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim and late Eknath Janardhan Chatim became the co-owners in possession and acquired rights and title in the Said Larger Property.
5. Said Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim is married to Mrs. Hemlata Laxminarayan Chatim.
6. Late Eknath Janardhan Chatim was married to Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim.
7. Late Eknath Janardhan Chatim expired on 27/08/1996 leaving behind his Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim and his three children namely 1). Mr. Bhupesh Eknath Chatim, 2). Mr. Janardhan Eknath Chatim and 3). Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar.
8. Pursuant to the death of late Eknath Janardhan Chatim, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim and their children Mr. Bhupesh Eknath Chatim, Mr. Janardhan Eknath Chatim, Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar executed a Deed of Succession on 17/05/2006 drawn at Pages 73V to 75 at Book of Deeds bearing No. 811 before the Registrar cum Sub-Registrar and Notary Ex-officio, Bardez Goa.
9. By virtue of Deed of Succession 17/05/2006, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Eknath Chatim, Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar succeeded as sole and universal heirs to the estate left behind by late Eknath Janardhan Chatim.



10. Pursuant to the Deed of Succession dated 17/05/2006 Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Ekntah Chatim, Mrs. Dipa Ecnath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar along with Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim and Mrs. Hemlata Laxminarayan Chatim jointly became the co-owners in possession of the Said Larger Property.

11. Vide Deed of Relinquishment dated 17/10/1997 which is registered before the Sub-Registrar of Bardez under Sr. No. 1671/97 registered on 20/10/1997, Mrs. Dipa Ecnath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar renounced/relinquished her entire share/right/title in the Said Larger Property as per Article 2029 of the Portuguese Civil Code.

12. Subsequently vide Deed of Sale dated 23/06/2006, Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim, Mrs. Hemlata Laxminarayan Chatim, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Ekntah Chatim sold a part of the Said Larger Property Plot 'B' admeasuring an area of 3600 sq. mts to Mr. Avinash Gupta which is registered before the Sub-Registrar of Bardez bearing Registration No. 3440 at Pages 160 to 184, Book No. 1, Vol. No. 1712 dated 07/07/2006. (Hereinafter referred to as the '**Said Property**').

13. Upon becoming the absolute owner in possession of Said Property, Mr. Avinash Gupta sub-divided the Said Property into 8 Plots i.e. Plot Nos. 1 to 8 upon obtaining Permission under Section 44 of the Town and Country Planning Act, 1974 by Order dated 24/04/2006 under Ref. No. NGPDA/M/65/349/2006 from the North Goa Planning and Development Authority and the North Goa Planning and Development Authority vide Order dated 16/01/2007 bearing Ref. No. NGPDA/M/120/1524/2007 granted final approval for sub-division for the Said Property (Plot 'B') to Mr. Avinash Gupta.



14. Thereafterwards Mr. Avinash Gupta executed various Sale Deeds with respect to the Said Property with prospective purchasers which are as under;

15. PLOT NO.1- ADMEASURING 364.32 Sq.mts.

- a) Vide Sale Deed dated 3/06/2010 Ms. Gagandeep Kaur sold Plot No.1 admeasuring an area of 364.32 sq.mts to Mr. Avinash Gupta which is duly registered before the Sub-Registrar of Bardez, Book-1 Document, Registration No.BRZ-BK1-02252-2010 CD number BRZD69 dated 18/6/2010.
- b) Prior to the aforesaid Sale Deed dated 3/6/2010, Mr. Avinash Gupta had earlier sold Plot No.1 to Ms. Gagandeep Kaur vide Deed of Sale dated 8/9/2006 which is registered before the Sub-Registrar of Bardez under no.504 at pages 254 to 269 of Book No.1, Vol.2761 dated 6/03/2009.
- c) Pursuant to Sale Deed dated 3/06/2010, Mr. Avinash Gupta is the lawful owner in possession of Plot No.1 admeasuring an area of 364.32 sq.mts forming a part of Plot "B" .

16. PLOT NO. 2 - ADMEASURING 344.73 Sq.mts.

- a) Vide Sale Deed dated 6/09/2006 Mr. Avinash Gupta sold Plot No. 2 admeasuring an area of 344.73 sq.mts to Mr. Madan Menon and his wife Mrs. Ruma Menon which is duly registered before the Sub-Registrar of Bardez bearing No. 494 at Pages 46 to 67, book No. 1, Vol. No. 2761 dated 06/03/2009.
- i) Pursuant to Sale Deed dated 6/09/2006, Mr. Madan Menon and his wife Mrs. Ruma Menon are the lawful owner in possession of Plot No.2 admeasuring an area of 344.73 sq.mts forming a part of Plot "B" .

17. PLOT NO. 3 - ADMEASURING 344.24 Sq.mts.

- a) Vide Sale Deed dated 6/09/2006 Mr. Avinash Gupta sold Plot No.3 admeasuring an area of 344.24 sq. mts to Mr. R.Venkatesh



and his wife Mrs. Aparna Venkatesh which is duly registered before the Sub- Registrar of Bardez.

- b) Pursuant to Sale Deed dated 6/09/2006, Mr. R. Venkatesh and his wife Mrs. Aparna Venkatesh are the lawful owner in possession of Plot No.3 admeasuring an area of 344.24 sq.mts forming a part of Plot "B".

18. PLOT NO. 4 - ADMEASURING 381.13 Sq.mts.

- a) Vide Sale Deed dated 08/09/2006, Mr. Avinash Gupta sold Plot No. 4 admeasuring an area of 381.13 sq. mts which is forming a part of the Said Plot B to Mr. P. Shankar Rao which is duly registered before the Sub-Registrar of Bardez.
- b) Pursuant to Sale Deed dated 8/09/2006, Mr. P. Shankar Rao is the lawful owner in possession of Plot No.4 admeasuring an area of 381.13 sq.mts forming a part of Plot "B".

19. PLOT NO. 5 - ADMEASURING 405.90 Sq.mts.

- a) Vide Sale Deed dated 08/09/2006, Mr. Avinash Gupta sold Plot No. 5 admeasuring an area of 405.90 sq. mts which is forming a part of the Said Plot B to Mrs. Ekta Narayan which is duly registered before the Sub-Registrar of Bardez bearing Registration No.495 at pages 157 to 174 Book No. I, Vol.No.2761 dated 6/3/2009.
- b) Pursuant to Sale Deed dated 8/09/2006, Mrs. Ekta Narayan is the lawful owner in possession of Plot No.5 admeasuring an area of 405.90 sq.mts forming a part of Plot "B".

20. PLOT NO. 6 - ADMEASURING 344.48 Sq.mts.

- a) Vide Sale Deed dated 08/09/2006, Mr. Avinash Gupta sold Plot No. 6 admeasuring an area of 344.48 sq. mts which is forming a part of the Said Plot B to Mr. P. Sunil Rao and his wife P. Sucharita Rao which is duly registered before the Sub-Registrar



of Bardez bearing Registration No.500 at pages 175 to 189 Book No. I, Vol.No.2761 dated 6/3/2009.

- b) Pursuant to Sale Deed dated 8/09/2006, Mr. P.Sunil Rao and his wife P. Sucharita Rao are the lawful owner in possession of Plot No.6 admeasuring an area of 344.48 sq.mts forming a part of Plot "B".

21. PLOT NO. 7 - ADMEASURING 344.96 Sq.mts.

- a) Vide Sale Deed dated 08/09/2006, Mr. Avinash Gupta sold Plot No. 7 admeasuring an area of 344.96 sq. mts which is forming a part of the Said Plot B to Mr. Nitin Banga which is duly registered before the Sub-Registrar of Bardez under registration No. 526 at pages 184 to 198 Book No. I, Vol.No.2764 dated 09/03/2009.
- b) Upon being the owner in possession Mr. Nitin Banga sold Plot No. 7 to Mr. Christopher Hartnett vide Deed of Sale dated 03/06/2010 which is registered before the Sub-Registrar of Bardez bearing Registration No. BRZ-BK1-02251-2010, Book-1, document, CD No. BRZD69 dated 18/06/2010.
- c) Pursuant to Sale Deed dated 03/06/2010, Mr. Christopher Hartnett became the lawful owner in possession of Plot No. 7 admeasuring an area of 344.96 sq. mts forming a part of Plot B.

22. PLOT NO. 8 - ADMEASURING 324.84 Sq.mts.

- a) Vide Sale Deed dated 08/09/2006, Mr. Avinash Gupta sold Plot No. 8 admeasuring an area of 324.84 sq. mts which is forming a part of the Said Plot B to Mrs. V. Radha Sudershan and Mr. N. Muralikrishna which is duly registered before the Sub-Registrar of Bardez bearing Registration No. 503 at Pages 231 to 253 Book No. I, Vol. No. 2761 dated 6/3/2009.
- b) Pursuant to Sale Deed dated 8/09/2006, Mrs. V. Radha Sudershan and Mr. N. Muralikrishna are the lawful owner in possession of Plot No. 8 admeasuring an area of 324.84 sq.mts forming a part of Plot "B".



23. Upon being the lawful owners in possession of Said Plot No.1 to 8, the same were sold to M/s Vianaar Homes Private Limited vide various Sale Deeds which are as under:

A) PLOT NO.1- ADMEASURING 364.32 Sq.mts.

- i) Vide Sale Deed dated 1/04/2016; Mr. Avinash Gupta sold Plot No. 1, admeasuring 364.32 sq. mts to M/s Vianaar Homes Private Limited which is duly registered before the Sub-Registrar of Bardez, Book 1 Document, bearing Registration No.BRZ-BK1-01726-2016, CDNo.BRZD778 dated 06/04/2016.
- ii) Pursuant to Sale Deed dated 1/04/2016, M/s Vianaar Homes Private Limited is the lawful owner in possession of Plot No.1 admeasuring an area of 364.32 sq. mts sq.mts forming a part of Plot 'B'.

B) PLOT NO. 2 - ADMEASURING 344.73 Sq.mts.

- i) Vide Sale Deed dated 1/04/2016; Mr. Madan Menon and his wife Mrs. Ruma Menon sold Plot No. 2, admeasuring 344.73 sq. mts to M/s Vianaar Homes Private Limited which is duly registered before the Sub-Registrar of Bardez, Book 1 Document, bearing Registration No.BRZ-BK1-01727-2016, CDNo.BRZD778 dated 06/04/2016.
- ii) Pursuant to Sale Deed dated 1/04/2016, M/s Vianaar Homes Private Limited is the lawful owner in possession of Plot No. 2, admeasuring 344.73 sq. mts sq.mts forming a part of Plot 'B'.

C) PLOT NO. 3 - ADMEASURING 344.24 Sq.mts.

- i) Vide Sale Deed dated 1/04/2016; Mr. R. Venkatesh and his wife Mrs. Aparna Venkatesh sold Plot No. 3, admeasuring 344.24 sq. mts to M/s Vianaar Homes Private Limited which is duly registered before the Sub-Registrar of Bardez, Book 1



Document, bearing Registration No.BRZ-BK1-01725-2016,
CDNo.BRZD778 dated 06/04/2016.

- ii) Pursuant to Sale Deed dated 1/04/2016, M/s Vianaar Homes Private Limited is the lawful owner in possession of Plot No. 3, admeasuring 344.24 sq.mts forming a part of Plot 'B'.

D) PLOT NO. 4 - ADMEASURING 381.13 Sq.mts.

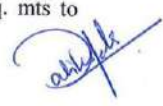
- i) Vide Sale Deed dated 1/04/2016; Mr. P. Shankar Rao sold Plot No. 4, admeasuring 381.13 sq. mts to M/s Vianaar Homes Private Limited which is duly registered before the Sub-Registrar of Bardez, Book 1 Document, bearing Registration No.BRZ-BK1-01745-2016, CDNo.BRZD778 dated 06/04/2016.
- ii) Pursuant to Sale Deed dated 1/04/2016, M/s Vianaar Homes Private Limited is the lawful owner in possession of Plot No. 4, admeasuring 381.13 sq.mts forming a part of Plot 'B'.

E) PLOT NO. 5 - ADMEASURING 405.90 Sq.mts.

- i) Vide Sale Deed dated 1/04/2016; Mrs. Ekta Narayan sold Plot No. 5, admeasuring 405.90 sq. mts to M/s Vianaar Homes Private Limited which is duly registered before the Sub-Registrar of Bardez, Book 1 Document, bearing Registration No.BRZ-BK1-01747-2016, CDNo.BRZD778 dated 06/04/2016.
- ii) Pursuant to Sale Deed dated 1/04/2016, M/s Vianaar Homes Private Limited is the lawful owner in possession of Plot No. 5, admeasuring 405.90 sq.mts forming a part of Plot 'B'.

F) PLOT NO. 6 - ADMEASURING 344.48 Sq.mts.

- i) Vide Sale Deed dated 1/04/2016; Mr. P.Sunil Rao and his wife P. Sucharita Rao sold Plot No. 6, admeasuring 344.48 sq. mts to



M/s Vianaar Homes Private Limited which is duly registered before the Sub-Registrar of Bardez, Book 1 Document, bearing Registration No.BRZ-BK1-01721-2016, CDNo.BRZD778 dated 05/04/2016.

- ii) Pursuant to Sale Deed dated 1/04/2016, M/s Vianaar Homes Private Limited is the lawful owner in possession of Plot No.6, admeasuring 344.48 sq.mts forming a part of Plot 'B'.

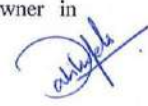
G) PLOT NO. 7 - ADMEASURING 344.96 Sq.mts.

- i) Vide Sale Deed dated 1/04/2016; Mr. Christopher Hartnett sold Plot No. 7, admeasuring 344.96 sq. mts to M/s Vianaar Homes Private Limited which is duly registered before the Sub-Registrar of Bardez, Book 1 Document, bearing Registration No.BRZ-BK1-01728-2016, CDNo.BRZD778 dated 06/04/2016.
- ii) Pursuant to Sale Deed dated 1/04/2016, M/s Vianaar Homes Private Limited is the lawful owner in possession of Plot No. 7, admeasuring 344.96 sq.mts forming a part of Plot 'B'.

H) PLOT NO. 8 - ADMEASURING 324.84 Sq.mts.

- i) Vide Sale Deed dated 1/04/2016; Mrs. V. Radha Sudershan and Mr. N. Muralikrishna sold Plot No. 8, admeasuring 324.84 sq. mts to M/s Vianaar Homes Private Limited which is duly registered before the Sub-Registrar of Bardez, Book 1 Document, bearing Registration No.BRZ-BK1-01740-2016, CDNo.BRZD778 dated 06/04/2016.
- iii) Pursuant to Sale Deed dated 1/04/2016, M/s Vianaar Homes Private Limited is the lawful owner in possession of Plot No. 8, admeasuring 324.84 sq.mts forming a part of Plot 'B'.

24. Pursuant to the execution of the Sale Deeds in paragraph 23(A to H), M/s Vianaar Homes Pvt. Ltd has become the lawful owner in



possession of Plot Nos. 1 to 8 which is forming a part of Plot B under Chalta No. 21 of P.T Sheet No. 10 situated at Cunchelim.

25.M/s Vianaar Homes Pvt. Ltd. has been permitted construction of Apartment Building by Development Order No. NGPDA/M/1555/1916/2016 dated 02/11/2016 issued by the North Goa Planning and Development Authority. Consequently M/s Vianaar Homes Pvt. Ltd. has also obtained Construction Licence from the Mapusa Municipal Council bearing Construction Licence No. 28 dated 10/05/2017 with respect to Plot No. 1.

26.M/s Vianaar Homes Pvt. Ltd. has been permitted construction of Apartment Building by Development Order No. NGPDA/M/1556/1907/2016 dated 02/11/2016 issued by the North Goa Planning and Development Authority. Consequently M/s Vianaar Homes Pvt. Ltd. has also obtained Construction Licence from the Mapusa Municipal Council bearing Construction Licence No. 21 dated 10/05/2017 with respect to Plot No. 2.

27.M/s Vianaar Homes Pvt. Ltd. has been permitted construction of Apartment Building by Development Order No. NGPDA/M/1557/1914/2016 dated 02/11/2016 issued by the North Goa Planning and Development Authority. Consequently M/s Vianaar Homes Pvt. Ltd. has also obtained Construction Licence from the Mapusa Municipal Council bearing Construction Licence No. 15 dated 10/05/2017 with respect to Plot No. 3.

28.M/s Vianaar Homes Pvt. Ltd. has been permitted construction of Apartment Building by Development Order No. NGPDA/M/1558/1824/2016 dated 28/10/2016 issued by the North Goa Planning and Development Authority. Consequently M/s Vianaar Homes Pvt. Ltd. has also obtained Construction Licence from the Mapusa Municipal Council bearing Construction Licence No. 20 dated 18/05/2017 with respect to Plot No. 4.

29.M/s Vianaar Homes Pvt. Ltd. has been permitted construction of Apartment Building by Development Order No. NGPDA/M/1559/1820/2016 dated 28/10/2016 issued by the North Goa Planning and Development Authority. Consequently M/s Vianaar



Homes Pvt. Ltd. has also obtained Construction Licence from the Mapusa Municipal Council bearing Construction Licence No. 19 dated 10/05/2017 with respect to Plot No. 5.

30. M/s Vianaar Homes Pvt. Ltd. has been permitted construction of Apartment Building by Development Order No. NGPDA/M/1560/1906/2016 dated 02/11/2016 issued by the North Goa Planning and Development Authority. Consequently M/s Vianaar Homes Pvt. Ltd. has also obtained Construction Licence from the Mapusa Municipal Council bearing Construction Licence No. 26 dated 10/05/2017 with respect to Plot No. 6.

31. M/s Vianaar Homes Pvt. Ltd. has been permitted construction of Apartment Building by Development Order No. NGPDA/M/1561/1912/2016 dated 02/11/2016 issued by the North Goa Planning and Development Authority. Consequently M/s Vianaar Homes Pvt. Ltd. has also obtained Construction Licence from the Mapusa Municipal Council bearing Construction Licence No. 18 dated 10/05/2017 with respect to Plot No. 7.

32. M/s Vianaar Homes Pvt. Ltd. has been permitted construction of Apartment Building by Development Order No. NGPDA/M/1562/1913/2016 dated 02/11/2016 issued by the North Goa Planning and Development Authority. Consequently M/s Vianaar Homes Pvt. Ltd. has also obtained Construction Licence from the Mapusa Municipal Council bearing Construction Licence No. 13 dated 10/05/2017 with respect to Plot No. 8.

In view of the above, I hereby certify that:

- a. M/s Vianaar Homes Pvt. Ltd is the owner in possession of Plot Nos. 1 to 8 which is forming a part of Plot 'A' totally admeasuring an area of 3997 sq. mts situated at Cunchelim, Bardez – Goa and hence there is no legal impediment to enter into an Agreement/Sale Deed or enter into a Development Agreement with M/s Vianaar Homes Pvt. Ltd.


Galiteo F. Teles