

**Galileo F. Teles**  
**Advocate (High Court)**

306, Gera Imperium  
EDC Complex,  
Patto Plaza,  
Near Bus Stand,  
Panaji, Goa  
Mob: 9370538063  
Phone No: 0832-2437063

Date: 08/06/2017

*Ref No. Galileo/Gen/Non-Lit/ 657/2017/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 Succession dated 17/05/2006. (Copy)</p> <p>c) Civil Marriage certificate of Anita Eknath Chatim and Eknath Janardhan Chatim. (Copy)</p> <p>d) Death Certificate of Eknath Janardhan Chatim. (Copy)</p> <p>e) Birth Certificate of Janardhan Eknath Chatim. (Copy)</p> <p>f) Birth Certificate of Bhupesh Eknath Chatim. (Copy)</p> <p>g) Birth Certificate of Dipa Eknath Chatim. (Copy)</p> <p>h) Approved Plan issued by North Goa Planning and Development Authority. (Copy)</p> <p>i) Description Document of the Said Property along with translated copy. (Copy)</p> <p>j) Order dated 16/01/2007 bearing Ref. No. NGPDA/M/93/1523/2007 issued by North Goa Planning and Development Authority. (Copy)</p> <p>k) Sale Deed dated 26/04/2006 in favour of Avinash Gupta with respect to an area 3997 sq. mts. (Copy)</p> <p>l) Deed of Sale dated 20/07/2006 – Plot No. 1. (Copy)</p> <p>m) Deed of Sale dated 20/07/2006 – Plot No. 2. (Copy)</p> <p>n) Deed of Sale dated 20/07/2006 – Plot No. 3. (Copy)</p>

		<p>o) Deed of Sale dated 20/07/2006 – Plot No. 4 (Copy).</p> <p>p) Deed of Sale dated 20/07/2006 – Plot No. 5. (Copy)</p> <p>q) Deed of Sale dated 20/07/2006 – Plot No. 6. (Copy)</p> <p>r) Deed of Sale dated 20/07/2006 – Plot No. 7. (Copy).</p> <p>s) Deed of Sale dated 20/07/2006 – Plot No. 8 (Copy).</p> <p>t) Sale Deed dated 29/06/2016 of Plot No.1 purchased by M/s Vianaar homes Pvt.(Copy).</p> <p>u) Sale Deed dated 29/06/2016 of Plot No.2 purchased by M/s Vianaar homes Pvt.(Copy).</p> <p>v) Sale Deed dated 29/06/2016 of Plot No.3 purchased by M/s Vianaar homes Pvt.(Copy).</p> <p>w) Sale Deed dated 29/06/2016 of Plot No.4 purchased by M/s Vianaar homes Pvt. (Copy).</p> <p>x) Sale Deed dated 29/06/2016 of Plot No.5 purchased by M/s Vianaar homes Pvt.(Copy)</p> <p>y) Sale Deed dated 29/06/2016 of Plot No.6 purchased by M/s Vianaar homes Pvt.(Copy)</p> <p>z) Sale Deed dated 29/06/2016 of Plot No.7 purchased by M/s Vianaar homes Pvt.(Copy)</p> <p>aa) Sale Deed dated 29/06/2016 of Plot No.8 purchased by M/s Vianaar homes Pvt.(Copy)</p> <p>bb) 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. 22 dated 16/05/2017, Plot No. 2 bearing Construction Licence No. 14 dated 10/05/2017, Plot No. 3 bearing Construction Licence No. 25 dated 10/05/2017, Plot No. 4 bearing Construction Licence No. 23 dated 10/05/2017, Plot No. 5 bearing Construction Licence No. 27 dated 10/05/2017, Plot No. 6 bearing Construction Licence No. 16 dated 10/05/2017, Plot No. 7 bearing Construction Licence No. 24 dated 10/05/2017, Plot No. 8 bearing Construction Licence No. 17 dated 10/05/2017. (Copies)</p>
--	--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



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 A admeasuring an area of 3997 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 <sup>th</sup> of the 5 <sup>th</sup> 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).	<b>On the East:</b> By property bearing Chalta No. 21/F of P.T Sheet No.10 <b>On the West:</b> By Plot B of Chalta No. 21 of P.T Sheet No.10 <b>On the North:</b> By Public Road <b>On the South:</b> 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 <b>Annexure 'B'</b> .
9.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local Authorities or Third Party claims, liens etc. and details thereof. If yes, give the details thereof.	There are no encumbrances over the said property and the same is free from all encumbrances, charges, liens etc.
10.	The period covered under the	NIL

*ahk/ahk*

Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	
-------------------------------------------------------------------------------------------------------------------------------------------------------------	--

Date: 08/06/2017

Place: Panaji - Goa

  
Galileo F. Teles

**Galileo F. Teles**  
**Advocate (High Court)**

306, Gera Imperium  
EDC Complex,  
Patto Plaza,  
Near Bus Stand,  
Panaji, Goa  
Mob: 9370538063  
Phone No: 0832-2437063

---

Date: 08/06/2017

**Ref No. Galileo/Gen/Non-Lit /658/2017/Out**

**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 'A' admeasuring 3997 sq. mts forming a part of the larger property known as 'VANGOR BATTA' or 'EDSSODEACHEM BATTA' or 'PAULISTANCHEM BATTA', situated at Cunchelim under Chalta No. 21 of P.T Sheet No. 10, (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) 25<sup>th</sup> 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, 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. Subsequently vide Deed of Sale dated 26/04/2006, Laxminarayan Janardhan Chatim alias Laoximi Narana Janardan Chatim, Mrs. Hemlata Laxminarayan Chatim, 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, Mr. Dilip Ramrai Rivonkar sold a part of the Said Larger Property Plot 'A' admeasuring an area of 3997 sq. mts to Mr. Avinash Gupta which is registered before the Sub-Registrar of Bardez bearing Registration No.2290, Book No. I, Vol. No. 1635 dated 02/05/2006. (Hereinafter referred to as the 'Said Property').

12. 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/93/1523/2007 granted final approval for sub-division for the Said Property (Plot 'A') to Mr. Avinash Gupta.

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

14. **PLOT NO. 1- ADMEASURING 385.72 Sq.mts.**

- a) Vide Sale Deed dated 20/07/2006, Mr. Avinash Gupta sold Plot No. 1 admeasuring 385.72 sq. mts to Mr. Jasvinder Singh Birgi which



is duly registered before the Sub-Registrar of Bardez, Book-I, Vol. 2779 bearing Registration No. 740 dated 09/04/2009.

- b) Pursuant to Sale Deed dated 20/07/2006, Mr. Jasvinder Singh Birgi is the lawful owner in possession of Plot No.1 admeasuring an area of 385.72 sq. mts forming a part of Plot 'A'.

**15. PLOT NO. 2 - ADMEASURING 381.62 Sq.mts.**

- a) Vide Sale Deed dated 20/07/2006, Mr. Avinash Gupta sold Plot No. 2 admeasuring an area of 381.62 sq.mts to Ms. Sattiraju Pushyami which is duly registered before the Sub-Registrar of Bardez bearing No. 532 at Pages 297 to 316, Book No. 1, Vol. No. 2764 dated 09/03/2009.
- b) Pursuant to Sale Deed dated 20/07/2006, Ms. Sattiraju Pushyami is the lawful owner in possession of Plot No. 2 admeasuring an area of 381.62 sq.mts forming a part of Plot "A"

**c) PLOT NO. 3 - ADMEASURING 362.25 Sq.mts.**

- a) Vide Sale Deed dated 20/07/2006 Mr. Avinash Gupta sold Plot No. 3 admeasuring an area of 362.25 sq. mts to Mr. Srinivas Lanka which is duly registered before the Sub- Registrar of Bardez bearing Registration No. 4046 AT Pages 247 to 264, Book No. I, Vol No. 1755 on 17/08/2006.
- b) Pursuant to Sale Deed dated 20/07/2006, Mr. Srinivas Lanka is the lawful owner in possession of Plot No.3 admeasuring an area of 362.25 sq.mts forming a part of Plot 'A' .

**16. PLOT NO. 4 - ADMEASURING 467.62 Sq.mts.**

- a) Vide Sale Deed dated 20/07/2006, Mr. Avinash Gupta sold Plot No. 4 admeasuring an area of 467.62 sq. mts which is forming a part of the Said Plot 'A' to Mr. Rajnesh Reddy B which is duly registered before the Sub-Registrar of Bardez bearing Registration No. 4047 at Pages 265 to 283, Book No. I, Vol No. 1755 on 17/08/2006.





- b) Pursuant to Sale Deed dated 20/07/2006, Mr. Rajnesh Reddy B is the lawful owner in possession of Plot No. 4 admeasuring an area of 467.62 sq.mts forming a part of Plot 'A' .

**17. PLOT NO. 5 - ADMEASURING 475.78 Sq.mts.**

- a) Vide Sale Deed dated 20/07/2006, Mr. Avinash Gupta sold Plot No. 5 admeasuring an area of 475.78 sq. mts which is forming a part of the Said Plot 'A' to Mr. G. J. K. Naveen which is duly registered before the Sub-Registrar of Bardez bearing Registration No. 4048 at Pages 284 to 303, Book No. I, Vol No. 1755 on 17/08/2006.
- b) Pursuant to Sale Deed dated 20/07/2006, Mr. G. J. K. Naveen is the lawful owner in possession of Plot No. 5 admeasuring an area of 405.90 sq.mts forming a part of Plot 'A' .

**18. PLOT NO. 6 - ADMEASURING 362.75 Sq.mts.**

- a) Vide Sale Deed dated 20/07/2006, Mr. Avinash Gupta sold Plot No. 6 admeasuring an area of 362.75 sq. mts which is forming a part of the Said Plot A to Mr. V. Shobha Prasad which is duly registered before the Sub-Registrar of Bardez bearing Registration No. 531 at pages 279 to 296, Book No. I, Vol. No.2764, dated 9/03/2009.
- b) Pursuant to Sale Deed dated 20/07/2006, Mr. V. Shobha Prasad are the lawful owner in possession of Plot No. 6 admeasuring an area of 362.75 sq.mts forming a part of Plot 'A'.

**19. PLOT NO. 7 - ADMEASURING 381.62 Sq.mts.**

- a) Vide Sale Deed dated 20/07/2006 Mr. Avinash Gupta sold Plot No. 7 admeasuring an area of 381.62 sq. mts which is forming a part of the Said Plot A to Mr. Ravinder E which is duly registered before the Sub-Registrar of Bardez under Registration No. 510, at pages 66 to 84, Book No. I, Vol.2762, dated 6/03/2009.
- b) Pursuant to Sale Deed dated 20/07/2006, Mr. Ravinder E is the lawful owner in possession of Plot No. 7 admeasuring an area of 381.62 sq.mts forming a part of Plot 'A'.



**20. PLOT NO. 8 - ADMEASURING 374.18 Sq.mts.**

- a) Vide Sale Deed dated 20/07/2006, Mr. Avinash Gupta sold Plot No. 8 admeasuring an area of 374.18 sq. mts which is forming a part of the Said Plot A to Mr. Inderjit Singh Birgi which is duly registered before the Sub-Registrar of Bardez bearing Registration No. 511 at Pages 85 to 103, Book No. I, Vol. 2762 dated 06/03/2009.
- b) Pursuant to Sale Deed dated 20/07/2006, Mr. Inderjit Singh Birgi is the lawful owner in possession of Plot No. 8 admeasuring an area of 374.18 sq.mts forming a part of Plot 'A'.

21. 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 385.72 Sq.mts.**

- i) Vide Sale Deed dated 29/06/2016; Mr. Jasvinder Singh Birgi sold Plot No. 1 admeasuring 385.72 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-BK1-03109-2016 ,CD No. BRZD780 dated 11/07/2016.
- ii) Pursuant to Sale Deed dated 29/06/2016, M/s Vianaar Homes Private Limited is the lawful owner in possession of Plot No.1 admeasuring an area of 385.72 sq.mts forming a part of Plot 'A'.

**B) PLOT NO. 2 - ADMEASURING 381.62 Sq.mts.**

- i) Vide Sale Deed dated 29/06/2016, Ms. Sattiraju Pushyami sold Plot No. 2 admeasuring an area of 381.62 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-BK1-03110-2016, CD No. BRZD780 dated 11/07/2016.



- ii) Pursuant to Sale Deed dated 29/06/2016, M/s Vianaar Homes Private Limited is the lawful owner in possession of Plot No. 2 admeasuring an area of 381.62 sq.mts forming a part of Plot "A".

**C) PLOT NO. 3 - ADMEASURING 362.25 Sq.mts.**

- i) Vide Sale Deed dated 29/06/2016, Mr. Srinivas Lanka sold Plot No. 3 admeasuring an area of 362.25 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-BK1-03115-2016, CD No. BRZD780 dated 11/07/2016.
- ii) Pursuant to Sale Deed dated 29/06/2016, M/s Vianaar Homes Private Limited is the lawful owner in possession of Plot No. 3 admeasuring an area of 362.25 sq.mts forming a part of Plot 'A'.

**D) PLOT NO. 4 - ADMEASURING 467.62 Sq.mts.**

- i) Vide Sale Deed dated 29/06/2016, Mr. Rajnesh Reddy. B. sold Plot No. 4 admeasuring an area of 467.62 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-BK1-03117-2016, CD No. BRZD780 dated 11/07/2016.
- ii) Pursuant to Sale Deed dated 29/06/2016, M/s Vianaar Homes Private Limited is the lawful owner in possession of Plot No. 4 admeasuring an area of 467.62 sq.mts forming a part of Plot 'A'.

**E) PLOT NO. 5 - ADMEASURING 475.78 Sq.mts.**

- i) Vide Sale Deed dated 29/06/2016, Mr. G. J. K. Naveen sold Plot No. 5 admeasuring an area of 475.78 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-BK1-03118-2016, CD No. BRZD780 dated 11/07/2016.



- ii) Pursuant to Sale Deed dated 29/06/2016, M/s Vianaar Homes Private Limited is the lawful owner in possession of Plot No. 5 admeasuring an area of 475.78 sq.mts forming a part of Plot 'A'.

**F) PLOT NO. 6 - ADMEASURING 362.75 Sq.mts.**

- i) Vide Sale Deed dated 29/06/2016, Mr. Shobha Prasad V. sold Plot No. 6 admeasuring an area of 362.75 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-BK1-03120-2016, CD No. BRZD780 dated 11/07/2016.
- ii) Pursuant to Sale Deed dated 29/06/2016, M/s Vianaar Homes Private Limited is the lawful owner in possession of Plot No. 6 admeasuring an area of 362.75 sq.mts forming a part of Plot 'A'.

**G) PLOT NO. 7 - ADMEASURING 381.62 Sq.mts.**

- i) Vide Sale Deed dated 29/06/2016, Mr. Ravinder E. V. sold Plot No. 7 admeasuring an area of 381.72 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-BK1-03121-2016, CD No. BRZD780 dated 11/07/2016.
- ii) Pursuant to Sale Deed dated 29/06/2016, M/s Vianaar Homes Private Limited is the lawful owner in possession of Plot No. 7 admeasuring an area of 381.72 sq. mts forming a part of Plot 'A'.

**H) PLOT NO. 8 - ADMEASURING 374.18 Sq. mts.**

- i) Vide Sale Deed dated 29/06/2016, Mr. Inderjit Birgi sold Plot No. 8 admeasuring an area of 374.18 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-BK1-03107-2016, CD No. BRZD780 dated 11/07/2016.



Homes Pvt. Ltd. has also obtained Construction Licence from the Mapusa Municipal Council bearing Construction Licence No. 23 dated 10/05/2017 with respect to Plot No. 4.

27. M/s Vianaar Homes Pvt. Ltd. has been permitted construction of Apartment Building by Development Order No. NGPDA/M/1549/1908/2016 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. 27 dated 10/05/2017 with respect to Plot No. 5.

28. M/s Vianaar Homes Pvt. Ltd. has been permitted construction of Apartment Building by Development Order No. NGPDA/M/1552/1821/2016 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. 16 dated 10/05/2017 with respect to Plot No. 6.

29. M/s Vianaar Homes Pvt. Ltd. has been permitted construction of Apartment Building by Development Order No. NGPDA/M/1551/1819/2016 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. 24 dated 10/05/2017 with respect to Plot No. 7.

30. M/s Vianaar Homes Pvt. Ltd. has been permitted construction of Apartment Building by Development Order No. NGPDA/M/1547/1919/2016 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. 17 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.

  
Galileo F. Teles