

1. That I/ promoter have /has a legal title Report to the land on which the development of the project is in progress

AND

A legally valid authentication of the 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.

That the time period within which the project shall be completed by me/promoter from the date of registration of project; is 26/12/2019;

4. (a) For new projects: That seventy per cent of the amounts realized by me/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 me/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.

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 That the amounts from the separate account shall be withdrawn in accordance with section 4(2) (i) (D) read with rule 5 of the Goan Real Estate (Regulation and Development) (Registration of Real Estate Projects,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

6. That I/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 particular project have been utilized for the project and the withdrawal has been in compliances with the proportion to the percentage of completion of the project.

7. That I/the promoter shall take all the pending approvals on time, from the competent authorities.

[Signature]



8. That I/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/the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/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 22nd day of March 2018 at Panaji - Goa.

Verification _____


Deponent

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

Verified by me at Panaji on this 22nd day of March 2018.


Deponent



SOLEMNLY AFFIRMED AND VERIFIED
BEFORE ME BY Shri. V. Manerker
Nadkarni FERREIRA MANOR / 0 st. Ina.
REG. No. 2498 DATED 22/3/18


SHRIVANSHI V. MANERKER
NOTARY AT PANAJI
STATE OF GOA (INDIA)

22/3/18

RAVIRAJ CHODANKAR , Advocate,

Off.: FFO-8, Navelkar Arcade,

Dr. Atmaram Borkar Road, Panaji,
Goa.

Phone: (0832) 2220161, Cell: 9822984422.

**CERTIFICATE OF TITLE OF "FERREIRA MANOR" SITUATED AT DULER,
MAPUSA, BARDEZ-GOA**

1) Name and Address of the Title Holder :-

1. **M/S. NADKARNI LIBRA DEVELOPERS,** A Partnership firm
having its registered Office at C/o K. V. Nadkarni & Associates,
L-45/46, Alfran Plaza, M. G. Road, Panaji-Goa.
2. Mrs. Zelma Maria Braganza nee Ferreira and her husband Mr.
Maria Peter Braganza

**2) Description of the property including complete property address
as per title documents, Dimension details as per title documents,
Area of property as per title documents, Cadastral Survey No. (if
applicable) and the Nature of the Land (Residential / Commercial
/ Industrial) :-**

All that property known as "**ZAMBEACHY ADDY**" or "**ZAMBEACHI ADDY**" admeasuring 987 Sq. Mtrs, situated at Ward Duler, bearing Chalta No. 8 of P. T. Sheet No. 42 of the City Survey Mapusa, within the Jurisdiction of Mapusa Municipal Council, Taluka and Sub-District of Bardez, District of North Goa, State of Goa and not found described in the Land Registration Office of Bardez, at Mapusa, Goa but found enrolled in the Taluka Revenue Office of Bardez under Martiz No. 2334 of the third circumscription and said Property is bounded as follows:



ON THE NORTH:	By the properties bearing Chalta No. 7 and 5 P.T. of Sheet No. 45
ON THE SOUTH:	By the property bearing Chalta No. 8 of P.T. Sheet No.45.
ON THE EAST:	By By Public Road.
ON THE WEST:	By the property bearing Chalta No. 1-A of P.T. Sheet No. 45

(Hereinafter called as **the said Property**)

The nature of **the said Property** is for Residential purpose.

3) A list of documents studied by me is as under:-

1. Photocopy of the Agreement for Development/Sale dated 08.01.2016 executed before Notary Advocate A. M. Redkar at Mapusa-Goa, bearing Reg. No. 12/2016.
2. Photocopy Power of Attorney dated 30.12.2010 executed before Wilfred Boadita bearing Reg. No. 17885/2010 DATED 30.12.2010.
3. Photocopy of dated 12.04.2016 Construction License issued by the Mapusa Municipal Council at Mapusa-Goa, bearing Construction License No. 03
4. Photocopy of Survey Plan dated 08.10.2015 issue by the Directorate of Settlement and Land Records Mapusa -Goa
5. Photocopy of Survey Plan dated 04.07.2014 issue by the Directorate of Settlement and Land Records Mapusa -Goa
6. Photocopy of Form 'D' dated 07.10.2011 bearing Chalta No. 8 P. T. Sheet No. 42
7. Photocopy of Deed of Gift dated 11.01.2011 duly executed before Sub-Registrar of Bardez, at Mapusa-Goa, at Book-1 Document bearing Registration Number BRZ-BK1-00151-2011 CD Number BRZD115 dated 11.01.2011.
8. Photocopy of General Power dated 08.01.2016 of Attorney executed before Notary Advocate A. M. Redkar at Mapusa bearing Reg . No. 13/2016
9. Photocopy of the Receipt dated 08.01.2016 issued by the **M/S. NADKARNI LIBRA DEVELOPERS.**
10. Photocopy of General Power of Attorney dated 31.12.2015 executed before Notary Advocate Kavita P. Karekar at Mapusa bearing Reg. No. 1069/2015
11. Photocopy of ENGLISH TRANSLATION OF Deed of Succession, Sale and Discharge dated 18.06.1993.
12. Photocopy of Order dated 23.02.2016 from the Office of North Goa Planning and Development Authority, Panaji.



13. Photo Copy Sanad dated 01.06.2016 issued by the office of the District Collector, North Goa at Panaji Goa vide letter bearing No. RB/CNV/BAR/COLL/11/2016.
14. Photo Copy Nil Certificate of Encumbrance on Property dated 07.06.2016.
15. Photo Copy Deed of partnership dated 03.06.2008 executed before Notary Adv. Mahesh Govind Bandekar, Panaji-Goa bearing Reg.No.11515 Dated 03.07.08.
16. Photo Copy General Power of Attorney dated 01.03.2016 executed before the High Commission of India, London dated 02.03.2016, which is duly stamped bearing receipt No. 2101 dated 10.03.2016 by the Additional Collector-I, North Goa District, Panaji.
17. Photo Copy General Power of Attorney executed before the High Commission of India, London dated 14.02.2014, which is duly stamped bearing receipt No. 1309 dated 26.02.2014 by the Additional Collector-I, North Goa District, Panaji.
18. Photo Copy of Construction Licence from the Office of Mapusa Municipal Council, Mapusa-Goa dated 12.04.2016.
19. Photo Copy of Renewal of Construction Licence from the Office of Mapusa Municipal Council, Mapusa-Goa dated 28.09.2017.

4) History of the property (Flow of Title):-

All that property known as "ZAMBEACHY ADDY" or "ZAMBEACHI ADDY" situated at Ward Duler, bearing Chalta No. 8 of P. T. Sheet No. 42 of the City Survey Mapusa, within the Jurisdiction of Mapusa Municipal Council, Taluka and Sub-District of Bardez, District of North Goa, State of Goa and not found described in the Land Registration Office of Bardez, at Mapusa, Goa but found enrolled in the Taluka Revenue Office of Bardez under Martiz No. 2334 of the third circumscription admeasuring an area of 987 Sq. Mtrs., and bounded as under:-

On the East:- By Public Road;

On the West:- By the property bearing Chalta No. 1-A of P.T. Sheet No. 45;

On the North:- By the properties bearing Chalta No. 7 and 5 P.T. Sheet No. 45; and

On the South:- By the property bearing Chalta No. 8 of P.T. Sheet No.45.

(Hereinafter referred as the Said Property)



That, Vide Deed of Succession, Sale and Discharge dated 18.06.1963 recorded at Page 37 onwards of Book No. 639 in the Judicial Division of Bardez, City of Mapusa, and at the Assistant Notary Office of this Judicial Division, namely Mr. Carmilo Manuel Antonio Henrique Do Rosario e Souza, widow of Claudino Lobo, Mrs. Rosa Francisca Pinheiro Lobo and Jose Avelino Lobo or Avelino Lobo and his wife Marinha Amelia Fernandes e Lobo sold **the said property** to Mr. Innocent Xavier Caetano Ferreira.

That upon purchase of the said property, name of the said Mr. Innocent Caetano Ferreira was mutated in the survey records bearing P.T. Sheet No. 42 of Chalta No. 8 of property card of Mapusa City, Bardez-Goa.

That Vide Deed of Gift dated 11.01.2011, registered in the Office of the Sub-Registrar, Bardez, at Mapusa, at Book-1, Document, under Registration No. BRZ-BK1-00151-2011 at CD Number BRZD115 dated 11.01.2011, the said Mr. Innocent Xavier Caetano Ferreira alias Mr. Inocente Xavier Caitaninho Ferreira alias Mr. Innocent X. Ferreira alias Mr. Innocent Ferreira alias Mr. Innocent Caetano Ferreira and his wife Mrs. Zina Ferreira gifted **the said property** to their daughter and Son in law namely Mrs. Zelma Maria Braganza and her husband Mr. Mario Peter Braganza, out of natural love and affection and out of their disposal share.

That upon carrying out mutation, the name of said Mrs. Zelma Maria Braganza and her husband Mr. Mario Peter Braganza is appearing in the survey records i.e. Form D of P.T. Sheet no. 42 of Chalta No. 8 of the property card of Mapusa City, Bardez-Goa.

That the office of the District Collector, North Goa at Panaji Goa vide letter bearing No. RB/CNV/BAR/COLL/11/2016 dated 01.06.2016 issued Sanad to **the said property** bearing P.T. Sheet No. 42 of Chalta No. 8 situated at Mapusa City for an area admeasuring 987 Sq. Mts.

That North Goa Planning and Development Authority, Panaji Goa issued an Order dated 23.03.2016 for Proposed construction of residential Building in the Chalta No. 8 P.T. Sheet No. 42 within the limits of City survey of Mapusa, Bardez-Goa.

That the office of the Mapusa Municipal Council, Mapusa-Goa issued Construction Licence bearing No. 3 dated 12.04.2016 for construction of residential building in the Chalta No. 8 P.T. Sheet No. 42 within the limits of City survey of Mapusa, Bardez-Goa.

That vide Agreement for Development / sale dated 08.01.2016 execute before Notary Bardez Taluka, A.M. Redkar, bearing Reg No. 12/2016 between Mrs. Zelma Maria Braganza and her husband Mr. Mario Peter Braganza as the Owners of the said Property entrusted the said property to M/s Nadkarni



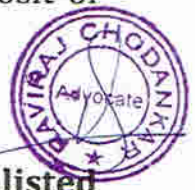
Libra Developers, A partnership firm, having their office at Alfran Plaza, Panaji on the terms and conditions mentioned therein.

Thus said M/s Nadkarni Libra Developers came to be in possession of the said property, who has approved the plans of construction of residential building from the Office of North Goa Planning and Development Authority, Panaji Goa and thereafter obtained Construction Licence from the Office of Mapusa Municipal Council, Mapusa-Goa, which is valid for one year from 12.04.2016. the same was renewed vide Renewal of Construction Licence from the Office of Mapusa Municipal Council, Mapusa-Goa dated 28.09.2017 and same is valid till 11.04.2017.

That said M/s Nadkarni Libra Developers have floated a residential scheme in the name and style "**FERREIRA MANOR**" and entitle to build and sell all the tenements constructed in **the said property** as per the approved plans **except Flat No. 103 admeasuring an area of 95.98 Sq. Mts., upper ground floor, Flat No. 201 admeasuring an area of 95.98 Sq. Mts., situated on the First Floor, Flat No. 202 admeasuring an area of 95.98 Sq. Mts., situated on the First Floor, Flat No. 303 admeasuring an area of 95.98 Sq. Mts., situated on the Second Floor, Flat No. 304 admeasuring an area of 95.98 Sq. Mts., situated on the Second Floor constructed on the said property. (AS AGREED TO SELL THE SAME TO THE OWNERS OF the said Property).**

Based upon the documents produced and scrutinised and the searches conducted, I opine that "M/s Nadkarni Libra Developers" along with said Mrs. Zelma Maria Braganza and her husband Mr. Mario Peter Braganza are the absolute owner in possession of **the said property** and the permissions obtained show that the on-going construction in **the said property** is legal and permissible.

Prospective Purchasers can mortgage respective tenements by depositing duly executed Agreements for Sale between Prospective Purchaser and Mrs. Zelma Maria Braganza and her husband Mr. Mario Peter Braganza as Owners of the said property, and said M/s Nadkarni Libra Developers/ Builder along with NOC to mortgage the said flat from Mrs. Zelma Maria Braganza and her husband Mr. Mario Peter Braganza as Owners of the said property, and said M/s Nadkarni Libra Developers/ Builder. The Prospective Purchaser will acquire a valid title to the Apartment/Flats constructed as per approved plans and they can create equitable mortgage in favour of the Bank on deposit of documents of title.



5) Based on the documents produced for my perusal which are enlisted herein above, I hereby declare that :-

- (a) I have perused the documents enlisted and Confirm purely on document produced to me, I hereby **Confirm that said "M/s**

Nadkarni Libra Developers" along with said Mrs. Zelma Maria Braganza and her husband Mr. Mario Peter Braganza have & holds absolute, valid and marketable title to **the said Property**.

- (b) I further confirm that said **Confirm that said** "M/s Nadkarni Libra Developers" along with said Mrs. Zelma Maria Braganza and her husband Mr. Mario Peter Braganza have acquired valid title to **the said Property**.
- (c) I hereby ascertain that there are no pending tenancy disputes and that there are no compensation claims payables in respect of **the said Property** to be mortgaged.
- (d) I hereby certify that the Land Ceiling Act, Minor interest in property does not apply the property in question.

Place: Panaji.

Date: 22.03.2018




(Mr. Raviraj Chodankar)

Advocate

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