

From,  
Allen Carmo Lobo,  
5<sup>th</sup> Floor MIDAS TOUCH,  
Opp. Eldorado Plaza,  
Rua Heliodoro Salgado,  
Panjim Market Area,  
Panjim,  
Goa - 403 001

16.01.2025

To,  
The Legal Assistant, Goa RERA,  
Goa Real Estate Regulatory Authority,  
101, 1<sup>st</sup> Floor, SPACES Building,  
EDC Patto Plaza,  
Panjim,  
Goa - 403 001

Sub:- Registration of the project ' **Carmo Lobo Estate Kadamba Plateau** '

Sir / Madam,

Further to our meeting held on 17/12/24, and as required, I am enclosing herewith the Nil Certificate of Encumbrance on Property from 20.12.2023 to 19.12.2024. I am also enclosing herewith Registration Certificate (Form 'C') from Maharashtra Real Estate Regulatory Authority where in the Registration Certificate was issued to the Project on condition that the Promoter Shall take all the Pending approvals from the Competent Authorities.

Considering the above, I request you to kindly register our project ' Carmo Lobo Estate Kadamba Plateau'



Kindly do the needful and oblige.

Thanking You  
Yours Sincerely,



(Allen Carmo Lobo)

Enclosed:-

1. Nil Certificate of Encumbrance on Property from 20.12.2023 to 19.12.2024
2. Registration Certificate (Form 'C') from Maharashtra Real Estate Regulatory Authority

## NIL CERTIFICATE OF ENCUMBRANCE ON PROPERTY

**Note: Neither Government nor the Sub Registrar issuing the Certificate Guarantees the accuracy or correctness of the contents of this Certificate and will not be liable for claim for damages in respect of any information contained therein.**

**Certificate No. :- NEC/4/2024/1733**

**Receipt No. :- 2024-25/4/4405**

**ALLAN CARMO LOBO** , having applied to me for a certificate giving particulars of registered and encumbrances, if any, in respect of under mentioned property:-

**Plot Number** : Y4  
**Area Of Land** : 2144  
**Martiz no** : 2307  
**Land registration no** : 2307 FOLIO 129  
**Description no** : 2307 FOLIO 129  
**Property id** : CUMBIACHI GALLI  
**Survey No.** : 289  
**Sub Division No.** : 0  
**Village** : Carambolim  
**Taluka** : Tiswadi  
**District** : NorthGoa  
**State** : Goa  
**North** : BY THE 15 METER ROAD  
**South** : BY PLOT NO X4 OF SURVEY NO 289 0  
**East** : BY PLOT NO Y 5 OF SURVEY NO 259 0 AND OPEN SPACE  
**West** : BY PLOT NO Y 3 OF SURVEY NO 289 0

I hereby certify that a search has been made in Book 1 and the indexes relating thereto for from **20-12-2023 to 19-12-2024** and encumbrances affecting the said property and that on such search no Act or encumbrances affecting the said property has been found.

Note:- 1. If the property has been described in registered documents in a manner from the way in which the applicants has described them in the application, the transaction evidenced by such documents will be included in the certificate.

2. Under section 57 of Registration Act, person desiring to inspect entries in the registers and indexes, or requiring copies thereof or certificate of encumbrances on specified properties should make the search themselves, when the indexes will be placed before them on payment of the prescribed fees. But as in the present case the applicant has not undertaken the search himself, the search has been made as carefully as possible by the office



Digitally signed by AARTI ANIL PARVATKAR  
Reason: Registering the document  
Location: Office of the Civil Registrar-cum-Sub R.  
Date: 2024.12.20 09:10:10



## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

#### FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P50500000005**

**Project: Green City 3, Plot Bearing / CTS / Survey / Final Plot No.:33/1/33/2/1 at Gawasi Manapur, Nagpur (Rural), Nagpur, 441108;**

1. **Green Space Infra Ventures** having its registered office / principal place of business at *Tehsil: Nagpur (Urban), District: Nagpur, Pin: 440024.*

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **20/05/2017** and ending with **31/12/2018** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabhu  
(Secretary, MahaRERA)  
Date:5/20/2017 1:33:37 PM

Dated: **20/05/2017**  
Place: **Mumbai**

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority