



## ENCUMBRANCE CERTIFICATE

This is to certify that **M/s Vianaar Homes Pvt. Ltd** through its Director Mr. Varun Nagpal, Age 34 years, Occupation Business, Residing at 97 B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi 110062 a Private Limited Company incorporated and registered under the provisions of the Companies Act, 2013, having its Corporate office at Unit No 201 Geras Imperium Patto Plaza, Panaji Panjim North Goa GA 403001 , are holding all lawful Rights of the said property with lawful vacant peaceful possession over the said property. The above mentioned Promoter have got sanctioned Plan and are developing a Project as per the said sanctioned plan of said property mentioned in the Property Schedule . The existing project of Apartments is identified as 'El-Reino-II' and the respective title and rights of owners and Promoters are clean, clear and marketable and free from reasonable doubts.

On the basis of the details and documents, we state that **M/s Vianaar Homes Pvt. Ltd** has not availed any loan and there is no any other encumbrance or charge over the subject Project property or any part thereof, which is with Promoters.

## PROPERTY SCHEDULE

All that piece and parcel of land property admeasuring **2574 Sq. Mtrs**, situated at Plot bearing Old Cadastral Survey No. 136, New Survey NO. 26/6-A, Division Reis Magos, village Reis Magos, Taluka Bardez, Dist North Goa, PIN 403 507, and which is bounded as under :

On and towards North:- By Property bearing Survey No. 26/5  
On and towards South:- By Property bearing Survey No. 26/6Part  
On and towards East:- By Property bearing Survey No. 26/4part  
On and towards West:- By Public Road

Along with easements, appurtenances, available FSI/FAR including the rights to utilize the TDR, ingress, egress, pathways, incidental, consequential and other ancillary rights thereto.

**Date : 30/01/2018**

**Place : Goa**

**Vianaar Homes Pvt. Ltd**

Varun Nagpal  
(Director)

