

DESCRIPTION OF THE PROPERTY

ALL THAT rural property without special denomination situated at Sancoale, Mormugao, described in the Land Registration Office under No:44533 at pages 15V of Book No: 116, New series and registered in the Revenue Office at Vasco under matriz number 815, admeasuring 19525 square meters, presently surveyed under No. 215 sub division 1 of sancoale village, Taluka and Registration sub District Mormugao, district south Goa, Goa and bounded as under:

On the North	: By property bearing S. No. 198
On the South	: BY property bearing S. No. 195
On the East	: By property bearing S. No. 214 & 216
On the West	: By property bearing S. No. 197

*thb*  
CIVIL REGISTRAR  
— CUM —  
SUB-REGISTRAR  
MORMUGAO

Receipts No. 17/4  
Rupees 130/-

FORM AE

Reg. - 4

## 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 any claim for damages in respect of any information contained therein.



Certificate No. 569 of 20 17

Application No. 569 of 20 17

Mrs. Kavita Bhapsekar, Ho Baina, Vasco-Goa having applied to me for a certificate giving particulars of registered ~~and~~ encumbrances, if any, in respect of undermentioned property:— (to be stated and described as given in the application).

(Description of Property see Reverse)  
I hereby certify that a search has been made in Book I and in the indexes relating thereto for 2 (two) year from the 01<sup>st</sup> day of March 20 16 to the 09<sup>th</sup> day of June 20 17 for ~~and~~ encumbrances affecting the said property and that on such search no ~~and~~ encumbrances affecting the said property has been found.

Search made and certificate prepared by (Signature)   
(Designation) 

Search, verified and certificate examined by (Signature)   
(Designation) 

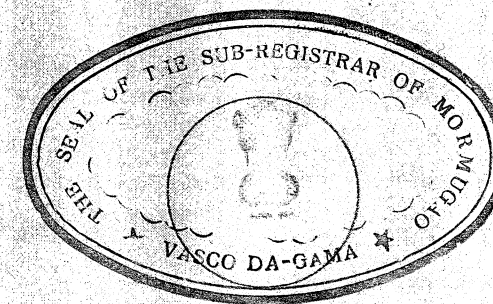
Office of Sub-Registrar, Mormugao-Goa  
Dated 06/ 20 17

  
Signature of Registrar  
13/08/2017

CIVIL REGISTRAR

— CUM —

SUB-REGISTRAR  
MORMUGAO



- Note:—*
- (1) If the property has been described in registered documents in a manner different from the way in which the applicant has described them in the application, the transactions evidenced by such documents will not be included in the certificate.
  - (2) Under Section 57 of the Registration Act, persons 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 requisite search has been made as carefully as possible by the office.



**TO WHOM SO EVER IT MAY CONCERN**

Please find appended below the list of encumbrances including dues and litigation in or over such land for the project "Rio De Goa" situate at Sancaole, Goa 403726. We say that, this disclosure is to the best of our knowledge and as per the information available with us as on date.

**A. Litigations**

Panchayat Appeal No. ADP-1/P.A.21/2017 before The Additional Director of Panchayat, South Goa at Margao & Revision Application being No. 9/2017/FTC/2017 before Court of District Judge, at Margao, Tata Housing Development Co. Ltd. (Appellant) Vs Village Panchayat of Sancaole (Respondent). The Appellant has filed Appeal challenging a show cause notice received from village panchayat Sancoale. The ad interim Application of the Appellant was rejected by the Addl Director of panchayat. Thus, the Appellant has challenged the said order by way of Revision Application before the District Court. The Court has granted stay in favour of Tata Housing Development Co Ltd. to the operation of the show cause notice till further order. Both i.e. Matter is pending.

**B. Disclosure:**

- (i) **IDBI Bank Limited-** Tata Housing Development Company Limited has obtained working capital facility from IDBI Bank vide Deed of Hypothecation dated 15.01.2001, 1<sup>st</sup> supplementary Agreement of Hypothecation dated 2.11.2007, 2<sup>nd</sup> supplementary Agreement of Hypothecation dated 27.06.2009, 3<sup>rd</sup> supplementary Agreement of Hypothecation dated 09.05.2012 and 4<sup>th</sup> supplementary Agreement of Hypothecation dated 21.09.2013. The Security being 1<sup>st</sup> Pari Passu Charge by way of Hypothecation on the entire assets of Tata Housing Development Company Limited and Collateral being Negative Lien on Eruchshaw Building at Fort.
- (ii) **State Bank of India:-** Tata Housing Development Company Limited has obtained Cash Credit Facility of State Bank of India vide Agreement of Hypothecation of Good and Assets dated 21.08.2013. Security for the same being Hypothecation on the entire current assets present and future of the Tata Housing Development Company limited on Pari Pasu basis with other banks under Multiple Banking Arrangement.



**TATA HOUSING DEVELOPMENT COMPANY LTD.**

CIN - U99999MH1942PLC003573

Regional Office: Eruchshaw Building, 4th Floor, 249, Dr. D. N. Road, Fort, Mumbai - 400 001.

Tel. : 91 22 6661 4500 Fax : 91 22 6661 4550 E-mail : info@tatahousing.com

Website : www.tatahousing.com


Regd. Office: Times Tower, 12<sup>th</sup> Floor, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel (W), Mumbai - 400 013.

Tel. : 91 22 6661 4444 Fax : 91 22 6661 4452 E-mail : info@tatahousing.com



- (iii) **IDFC Bank Limited:-** Tata Housing Development Company Limited has obtained various banking facilities / financial assistance such as Short Term Loan / Working Capital Demand Loan, Over draft, Letter of Credit, Bank Guarantee vide a Master Facility Agreement dated 01.02.2016 . Security for the same being 1<sup>st</sup> Pari Passu Charge on the current assets of Tata Housing Development Company limited.
- (iv) **The HSBC Limited:-** Tata Housing Development Company Limited has obtained various Working Capital Facilities such as Over Draft, Working Capital Loan, Buyers Credit, Documentary Credit, Deferred Payment Credit, Guarantee vide a deed of Hypothecation for Stocks and Receivables dated 8<sup>th</sup> October 2013. Security for the same being 1<sup>st</sup>Pari Passu Charge over Stock and receivables.
- (v) **Deutsche Bank AG:-** Tata Housing Development Company Limited has obtained various banking Facilities for core working capital requirement vide Facility Agreement dated 23.03.2016. Security being deed of Hypothecation for creating ranking pari passu charge on stocks and books.
- (vi) **HDFC Bank Limited:** Tata Housing Development Company Limited has obtained Working capital loan vide supplemental letter of Hypothecation of Stocks and Bookdebts. Security for the same being Hypothecation on the entire current assets present and future of the Tata Housing Development Company limited on Pari Pasu basis with other banks under Multiple Banking Arrangement.
- (vii) **ICICI Bank Limited:-** Tata Housing Development Company Limited has obtained various working capital facilities. Security for the same being 1st Pari pasu charge by way of hypothecation dated 27th September 2012 of the Tata Housing Development Company Limited's stocks of raw materials, semi finished and finished goods, consumable stores and spares and such other moveable including book-debts, bills whether documentary or clean, outstanding monies, receivable both present and future in the form and satisfaction of the bank. The security shall exclude stocks, receivable and other assets of those project for which Tata Housing Development Company Limited has availed specific funding / construction finance.

For **Tata Housing Development Company Limited.**

  
Authorised Signatory

