

To,
Errichter Infra Private Limited
701, Unit, 7th Floor, 1 Aerocity
Building, NIBR Compound,
Mohili Village, Sakinaka,
Mumbai- 400072.

REPORT ON TITLE

Dear Sir / Madam,

Re: In the matter of all that piece and parcel of non-agricultural land admeasuring 3,736 square meters bearing Plot No. A-134 (“**Plot**”) forming a part of a larger non-agricultural land admeasuring 4,26,480 square meters bearing Survey No. 148/0 which is locally known as “**Vadachi Ghat**” situated at Village Carapur (alias Karapur), Taluka Bicholim, Goa (“**Property**”). This Report on Title is issued in respect of Plot No. A-134.

1. **Background:**

- 1.1. We have investigated the title of the Plot more particularly described hereinbelow at the request of Errichter Infra Private Limited (“**EIPL / Owner**”).
- 1.2. For the purpose of such investigation of title and issuing this Report on Title, we have undertaken the following steps:
- We have conducted due diligence on the basis of the documents pertaining to the Plot furnished to us, a list whereof is annexed hereto as **Annexure “A”**. We have raised requisitions on EIPL from time to time and have relied upon their responses thereto.
 - We have relied upon the Master Data and Index of Charges procured on 4th December, 2025 (“**Index of Charges**”) and the 7 (Seven) CERSAI Search Reports (Asset and Debtor based) procured on 4th December, 2025 (“**CERSAI Search Reports**”) from the official websites maintained by Ministry of Corporate Affairs (www.mca.gov.in) and Central Registry of Securitisation Asset Reconstruction and Security Interest of India (www.cersai.org.in/CERSAI/) respectively based on the name of the EIPL and the Plot in order to identify the outstanding mortgages / charges created by EIPL on the Plot. Copies of the Master Data and Index of Charges and the CERSAI Search Report are annexed hereto as **Annexures “B”** and **“C”** respectively.
 - We have relied upon the Litigation Search Report dated 10th July 2025 (“**Litigation Search Report**”) issued by Zelican Infotech Private Limited, who have conducted online searches based on the name of EIPL in order to identify any pending litigations filed by or against EIPL in respect of the Plot. A copy of the Litigation Search Report is annexed hereto as **Annexure “D”**.
 - We have relied upon the NIL Certificate of Encumbrance bearing No. NEC/6/2025/341 obtained on 28th July 2025 pertaining to the Property (which includes the Plot) in order



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to identify any documents / encumbrances registered with the Office of the Civil Registrar-cum-Sub Registrar pertaining to or affecting the Plot. A copy of the said Certificate is annexed hereto as **Annexure "E"**.

2. **Flow of Title:**

On perusal of the photocopies, scanned copies, electronic copies, as the case may be, of the documents, and the responses to our requisitions raised from time to time, we observe as follows:

- 2.1. One Mr. Rauji Satroji Ranes Sardessai ("**Rauji**") was the owner of various land parcels comprised in the Old Cadastral Survey No. 72 in Village Karapur (Carapur), Taluka Bicholim, Goa.
- 2.2. During his lifetime, Rauji was married to Manoramabai Rauji Ranes Sardessai ("**Manoramabai**") under the regime of the communion of assets. Rauji died intestate on 1st December 1968 leaving behind the following legal heirs:
 - (a) Manoramabai (widow and moiety holder);
 - (b) Fatehsing Rauji Rane (son, married to Asha Fatehsing Rane);
 - (c) Pratapsing Rauji Rane (son, married to Vijayadevi Pratapsing Rane);
 - (d) Rucminibai alias Shalinidevi Satrojirao Rane (widow of the predeceased son, i.e. Satrojirao Rauji Rane);
 - (e) Rajsing Satrojirao Rane (son of the predeceased son, i.e. Satrojirao Rauji Rane, married to Sarita Rajsing Rane);
 - (f) Hiradevi H. Jagtap (daughter, married to Col. H.H. Jagtap);
 - (g) Sarladevi P. Chowgule (daughter, married to Prataprao D. Chowgule);
 - (h) Indira Raje Mukne (daughter, to Digvijay Singh Mukne); and
 - (i) Jivanlata Dhanwatey (daughter, married to Jayant Dhanwatey).
- 2.3. Upon the death of Rauji, Inventory Proceeding was initiated, and the properties left by Rauji were partitioned amongst and allotted to his aforesaid legal representatives, including Manoramabai. However, since these properties were described using local names and boundaries, and not using Cadastral Survey Numbers, it is difficult to ascertain whether the said inventory proceeding also covered the Old Cadastral Survey No. 72.
- 2.4. As Manoramabai was married to Rauji, under the regime of the communion of assets, Manoramabai became the owner of 50% of all the assets held by Rauji at the time of his demise on 1st December 1968.



- 2.5. In the year 1970 or thereabouts, the Government of Goa conducted land survey in the state of Goa under the provisions of the Goa, Daman and Diu Land Revenue Code, 1968 (“**Land Revenue Code**”). Pursuant thereto, various land parcels comprised in the Old Cadastral Survey No. 72 were assigned different Survey Numbers. Accordingly, the land locally known as “Vadachi Ghat” admeasuring 42 Hectares 65 Ares (i.e. 4,26,500 square meters) was assigned Survey No. 148/0 (i.e. the “**Larger Land**”). On perusal of the Corresponding Certificate dated 11th October 2023, issued by the Superintendent of Survey and Land Records, Panaji – Goa, we observe that the Old Cadastral Survey No. 72 (Part) corresponds with the New Survey No. 148/0 (Part) of Village Carapur of Bicholim Taluka, i.e. the Property.
- 2.6. As Rauji expired in the year 1968, the Talathi, Carapur, created the Form I and XIV for the Larger Land and entered the name of Manoramabai in the occupant’s column thereof based on the information on ownership and possession ascertained during such land survey. Section 105 of the Land Revenue Code provides that an entry in the record of rights shall be presumed to be true until contrary is proved or a new entry is lawfully substituted therefor. Form I and XIV for the Larger Land issued in the name of Manoramabai is not available in the Talathi records. We have been provided a copy of the letter dated 10th October 2023 addressed by the Talathi of Carapur Sarvan regarding the same.
- 2.7. Manoramabai died on 20th July 1990 leaving behind the following legal heirs:
- (a) Fatehsing Rauji Rane (son, married to Asha Fattasing Rane);
 - (b) Pratapsing Rauji Rane (son, married to Vijayadevi Pratapsing Rane);
 - (c) Rucminibai alias Shalinidevi Satrojirao Rane (widow of the predeceased son, i.e. Satrojirao Rauji Rane)
 - (d) Rajsing Satrojirao Rane (son of the predeceased son, i.e. Satrojirao Rauji Rane, married to Sarita Rajsing Rane);
 - (e) Hiradevi H. Jagtap (daughter, married to Col. H.H. Jagtap);
 - (f) Sarladevi P. Chowgule (daughter, married to Prataprao D. Chowgule);
 - (g) Indira Raje Mukne (daughter, to Digvijay Singh Mukne); and
 - (h) Jivanlata Dhanwatey (daughter, married to Jayant Dhanwatey).
- 2.8. During her lifetime, Manoramabai made a Will dated 3rd May 1969, which she subsequently cancelled by making a Public Will dated 5th May 1975 (“**Public Will**”), which became operative upon her demise. Under the Public Will, Manoramabai provided for disposal of all the disposable half share in the properties that belonged to her at the time of making of the Public Will (including the one-half estate of her late husband, Rauji, which included one-half share in the Larger Land) as well as any other properties which may come legally to belong to her until her demise. Under the Public Will, Manoramabai directed that her disposable half share be divided into three equal parts and upon her demise, the same would be automatically vested in three private trusts for the benefit of her sons, their children and their wives as given below:



- (a) The first one-third would be settled for the benefit of Rucminibai alias Shalinidevi Satrojirao Rane and Rajsingh Satrojirao Rane;
- (b) The second one-third share would be settled for the benefit of Fatehsing Rauji Rane and his wife Asha Fattasing Rane and his children;
- (c) The third one-third share would be settled for the benefit of Pratapsing Rauji Rane and his wife Vijayadevi Pratapsing Rane and his children.
- 2.9. The Public Will also provided that (i) upon the determination of the first trust, the corpus thereof shall be given to Rajsing Satrojirao Rane, (ii) upon the determination of the second trust, the corpus thereof shall be given to Fatehsing Rauji Rane if he is then alive, and in case he is not alive, then the corpus thereof shall be given half to his wife Ashadevi Fatehsing Rane and the remaining half equally to his children, and (iii) upon the determination of the third trust, the corpus thereof shall be given to Pratapsing Rauji Rane if he is then alive, and in case he is not alive, then the corpus thereof shall be given half to his wife Vijayadevi Pratapsing Rane and the remaining half equally to his children.
- 2.10. Each of the aforesaid three private trusts (collectively, “**Private Trusts**”) were to determine on the death of the last survivor from amongst the beneficiaries living at the time of Manoramabai’s demise. However, the then trustees of the aforesaid Private Trusts were bestowed with absolute power to determine the trusts at any other earlier date at their absolute discretion.
- 2.11. Fatehsing Rauji Rane¹, as the head of the family, filed Inventory Proceeding bearing No. 33/1990 before the Court of Civil Judge, Senior Division, Bicholim, Goa, under the provisions of the Portuguese Civil Code, *inter alia* seeking partition and allotment of the estate of his mother i.e. Manoramabai. The Public Will was submitted in the Inventory Proceeding and was taken on record by the Hon’ble Judge presiding in the said court.
- 2.12. By an order dated 12th June 1998 passed by the Civil Judge, Senior Division, Bicholim, Goa, in the said Inventory Proceeding bearing No. 33/1990, the assets left behind by Manoramabai, as submitted therein, were distributed between her aforesaid legal heirs (mentioned in Paragraph No. 2.7 hereinabove), including settlement by way of payment of owelty monies. As represented to us, considering that certain land parcels (including the Larger Land) were agreed to be introduced in the Partnership Firm (defined in Paragraph No.2.16 hereinbelow), the legal heirs of Manoramabai agreed not to make these land parcels a part of the Inventory Proceeding and the partition and allotment effected thereunder.
- 2.13. In the year 1991 or thereabouts, the Special Land Acquisition Officer, Irrigation Department, Mapusa Goa, initiated land acquisition proceedings under Section 4 of the Land Acquisition Act, 1894 for various land parcels in Village Carapur, including an area admeasuring 20 square meters out of the Larger Land) for the purpose of permanent construction of DWC No. 41, 42 and 43 of Right Bank Main Canal of Anjunem Irrigation Project. By an award dated 18th April 1991 passed by the Special Land Acquisition Officer, Goa, an area admeasuring 20 square

¹ This name is spelt as “Fattasingh Rauji Rane” and “Fathesingh Rauji Rane” in the Inventory Proceeding No. 33/1990 and various other documents. This could be because of different spelling styles in Portuguese and English languages. For the purpose of this Report, we have assumed that these names are of the same person.



meters out of the Larger Land was acquired and appropriate compensation as per the statement annexed to the said Award was to be paid to Manoramabai.

- 2.14. By an application dated 6th October 1993 to the Deputy, Collector, North Goa, Mapusa -Bardez, read with the application dated 26th November 1993 to the Talathi, Karapur Village, Bicholim Taluka, Goa, made by Pratapsingh Rauji Rane, he sought to update the names of Rajsing Satrojirao Rane, Fatehsing Rauji Rane and Pratapsing Rauji Rane (i.e. the eventual beneficiaries of the three private trusts contemplated in the Public Will) in the record of rights pertaining to *inter alia* the said Larger Land. It is observed that in the said applications, the date of the Public Will is erroneously recorded as 3rd May 1969 instead of 5th May 1975, even though the copy submitted by Fatehsing Rauji Rane in support of such application was of the Public Will.
- 2.15. Pursuant to the aforesaid applications, Mutation Entry No. 1056 dated 30th December 1993 was effected and the names of Pratapsing Rauji Rane, Fatehsing Rauji Rane and Rajsing Satrojirao Rane were recorded in Village Form Nos. I and XIV for *inter alia* the said Larger Land as the owners thereof.
- 2.16. Thereafter, (i) Fatehsing Rauji Rane, (ii) Pratapsing Raoji Rane *alias* Pratapsing Rauji Rane, (iii) Rajsing Satrojirao Rane *alias* Rajesing Satrojirao Rane, (iv) Asha Fatehsing Rane, (v) Vijayadevi Pratapsing Rane, (vi) Sarita Rajsing Rane, and (vii) Vishwajeet Pratapsing Rane formed a Partnership Firm under the name and style of M/s. Karapur Estates (“**Partnership Firm**”) on certain terms and conditions agreed between them, which got recorded under an unregistered Deed of Partnership dated 27th December, 1995. Under the said Deed of Partnership dated 27th December 1995, certain land parcels (including the Larger Land) were brought into the Partnership Firm as the capital contribution of the partner nos. (i) to (vi) mentioned in this Paragraph above. We have been represented that pursuant to the demise of Manoramabai, it was mutually discussed and decided between her aforesaid legal heirs (mentioned in Paragraph No. 2.7 hereinabove) not to form, operate and administer the Private Trusts and instead, certain properties were to be transferred to the eventual beneficiaries of the three trusts, *viz.* Rajsing Satrojirao Rane, Fatehsing Rauji Rane and Pratapsing Rauji Rane. Accordingly, the aforesaid legal heirs of Manoramabai identified certain land parcels situated at Village Carapur, Taluka Bicholim, Goa (including the Larger Land) which would be introduced as assets of a partnership firm to be constituted by the eventual beneficiaries of the Private Trusts, *viz.* Rajsing Satrojirao Rane, Fatehsing Rauji Rane and Pratapsing Rauji Rane, along with their respective spouses. Though the Public Will of Manoramabai envisaged that the disposable half share was to be divided into three equal parts and upon her demise, the same would be automatically vested in the said three private trusts for the benefit of her sons, their childrens and their wives, the same was not done. The Public Will dated 5th May 1975 can primarily be considered as a document indicating expression of Manoramabai’s wish to devolve and transfer her rights in immovable properties in favour of Fatehsing, Pratapsing and Rajsingh. The import of the said Public Will read as a whole is that in the event the implementation of trust as intended does not fructify, the rights shall stand devolved essentially in favour of 3 (three) beneficiaries namely Fatehsing, Pratapsing and Rajsingh. Thus, the rights in the Property devolved in favour of Fatehsing, Pratapsing and Rajsingh, though not through a Trust, but by way of formation of the Partnership Firm. It is also reflective of the broader family understanding, more particularly in the background of the fact that both the said



Public Will dated 5th May 1975 and the formation of the Partnership Firm have remained unchallenged by the legal heirs of Manoramabai.

- 2.17. The Partnership Firm was incorporated as a private limited company by the name of 'Karapur Estates Private Limited' (i.e. "KEPL") under Part IX of the Companies Act, 1956, pursuant to which the Registrar of Companies, Goa, Daman and Diu, issued a Certificate of Incorporation dated 1st January 1998. Accordingly, in terms of Section 575 of the Companies Act, 1956, all the assets of the Partnership Firm (including the Larger Land) vested in KEPL. Accordingly, Mutation Entry No. 1131 dated 22nd September 1997 was effected and the name of KEPL was recorded in Form I and XIV pertaining to the Larger Land. We have been represented that (i) the introduction of various land parcels (including the Larger Land) in the Partnership Firm was with the consent of all the then surviving legal heirs of Manoramabai, but no written document was executed by them to record the same, (ii) pursuant to Mutation Entry No. 1131 dated 22nd September 1997, the name of KEPL was recorded in Form I and XIV as the owner of the Larger Land, (iii) since the date of its incorporation, KEPL was in quiet, vacant and peaceful possession and occupation of the Larger Land without any objection, disputes, claims, obstruction or hindrance from any person whatsoever, (iv) till date, none of the legal heirs of Manoramabai or anyone claiming through her/each of them or any of them has/have raised any claim, objection, challenge or disputed the right, title and interest of KEPL in the Property.
- 2.18. We have been provided with the Zone Certificate letter dated 8th September 2023 issued by Office of the Deputy Town Planner, Town & Country Planning Department, Bicholim, Goa, wherein the zoning information pertaining to the Larger Land is provided. The same states that the Larger Land falls in the "Settlement Zone and proposed road passed through the property".
- 2.19. Pursuant to the said Award, in the year 2023, the Larger Land was sub-divided into two separate land parcels as follows:
- (a) Land admeasuring 4,26,480 square meters, which was allotted to Survey No. 148/0 (i.e. the Property herein); and
 - (b) Land admeasuring 20 square meters, which was allotted to Survey No. 148/1-A.
- 2.20. By an Order dated 29th February 2024 bearing Reference Nos. CAD1BIC09-23-62/841 passed by the Additional Collector, North Goa, Panaji, the use of the Property was converted to non-agricultural residential purpose against payment of the conversion fee and on the terms and conditions therein contained.
- 2.21. By a notification dated 6th March 2024 bearing Nos. 36/18/345/17(2)/Carapur/148/0/TCP/2024/995 published in the Official Gazette by the Chief Town Planner (Administration / Planning), Goa, on 7th March 2024, the remark of the proposed road depicted in the Property was deleted. We have been informed by EIPL that subsequent to the aforementioned notification no new Zone Certificate pertaining to the Property has been issued by the said authority or any such concerned authorities.
- 2.22. By and under a Sale Deed dated 12th March 2024 registered with the office of Sub-Registrar at Bicholim, Goa, under Serial No. BCH-1-357-2024 on 14th March 2024 ("said Sale Deed"), KEPL has sold, transferred and conveyed all its right, title and interest in the Property and



certain other land parcels in favour of EIPL for the consideration and on the terms and conditions more particularly mentioned therein. KEPL has also handed over quiet, vacant and peaceful possession of the Property and the original title documents pertaining to the Property to EIPL. Further, KEPL also executed a notarized Irrevocable Power of Attorney dated 14th March 2024 conferring powers in favour of EIPL to do various acts, deeds and things *inter alia* pertaining to the Property, as mentioned therein. Pursuant to the said handover of the Property from KEPL to EIPL, we have been informed by EIPL that EIPL has been in peaceful and uninterrupted use, occupation and possession of the Property as the absolute owner thereof.

- 2.23. Accordingly, vide Mutation Entry Nos. 39864 and 39865 both dated 30th April 2024, the name of EIPL was recorded in Form I and XIV pertaining to the Property as the owner thereof.
- 2.24. As per Clause 3 of the said Sale Deed, the sale consideration amounting to Rs. 116,83,79,720/- (Rupees One Hundred and Sixteen Crore Eighty Three Lakh Seventy Nine Thousand Seven Hundred and Twenty Only) i.e. the Sale Consideration (as defined therein) was payable by EIPL to KEPL in six tranches, out of which five tranches aggregating to Rs. 78,11,15,230 /- (Rupees Seventy Eight Crore Eleven Lakh Fifteen Thousand Two Hundred Thirty Only) has been paid by EIPL to KEPL and the balance one tranche of Rs.38,72,64,490/- (Rupees Thirty Eight Crore Seventy Two Lakh Sixty Four Thousand Four Hundred Ninety Only) is payable by 31st March 2026. Further, as per Clause 7 of the said Sale Deed, it has been clarified that KEPL shall have no charge, lien, claim or encumbrance on the Property or any part/s thereof as regards the balance consideration out of the said sale consideration that is payable by EIPL to KEPL, thereunder.
- 2.25. The Town and Country Planning Department, Government of Goa under Section 44 of the Goa Town and Country Planning Act, 1974 granted a Provisional NOC vide Order No. DC/8166/CARAPUR/BICH/TCP-24/1048 dated 18th April 2024 in favour of EIPL for the sub-division of the Property into 1388 Plots, as per the plan attached therewith. Subsequently, the Village Panchayat Karapur-Sarvan also granted Development Permission/Provisional NOC to EIPL for proposed sub-division of the Property into 1388 Plots vide Order No. VP/KS/P.NOC/2024-2025/79 dated 23rd April 2024, as per the plan attached therewith.
- 2.26. The Village Panchayat Karapur-Sarvan granted its final NOC vide letter No. VP/KS/P.NOC/2025-2026/59 dated 11th April 2025 to EIPL for sub-division of certain plots including Plot No. A-134 admeasuring 3,736 square meters (i.e., the said "Plot" herein referred to above) out of the aforesaid Property. We have been informed that no separate Form I and XIV has been obtained in respect of the Plot.
- 2.27. Subsequently, the Town and Country Planning Department, Government of Goa issued a Technical Clearance Order bearing No. DC/8166/CARAPUR/Plot No. A-134/BICH/TCP-25/3047 dated 31st October 2025 in favour of EIPL for carrying out proposed construction of the residential building and compound wall on the Plot as per the approved plans.

3. **Searches and Public Notice:**

- 3.1. Searches in the records of Sub-Registrar of Assurances:



On perusal of the NIL Certificate of Encumbrance bearing No. NEC/6/2025/341 obtained on 28th July 2025 pertaining to the Property (comprising of the Plot) it is observed that that there are no acts or encumbrances affecting the Property (comprising of the Plot), registered with the Office of the Civil Registrar-cum-Sub Registrar, Bicholim, Goa.

3.2. ROC and Cersai Search:

- (a) On perusal of the Master Data and Index of Charges available on the official website of the Ministry of Corporate Affairs (www.mca.gov.in) as of 4th December, 2025, we observe that the following charge created *inter alia* on the Property (which includes the Plot) is pending:

Sr. No.	Document details	Borrower name	Facility Amount	Charge ID
(a)	Memorandum of Deposit of Title Deeds dated 3 rd October, 2025	EIPL and M/s HOABL Impactum Land Pvt. Ltd.	INR 140 Crore	101167748

- (b) On perusal of 7 (Seven) Cersai Search Reports (Asset and Debtor based) procured on 4th December, 2025 from the official website of the Central Registry of Securitisation Asset Reconstruction and Security Interest of India (www.cersai.org.in/CERSAI/) (“CERSAI”), we observe that the following charges / mortgages continue to be reflected as “not satisfied” in the CERSAI records, even though as per the Master Data and Index of Charges the same are satisfied:

Sr. No.	Document details	Borrower name	Facility Amount
(a)	Deed of Mortgage cum Charge dated 30 th July 2024 registered with the Office of Sub-Registrar at Dapoli under Serial No. 3164/2024	HOABL Infracworld Private Limited	INR 125 Crore
(b)	Deed of Mortgage cum Charge dated 10 th December 2024 registered with the office of Sub-Registrar at Karjat 2 under Serial No. 7481/2024	HOABL Landscapes Private Limited	INR 50 Crore

- (c) The CERSAI records should be updated to reflect the aforesaid charges / mortgages referred to in Para (b) as satisfied.



3.3. Litigation Search:

On perusal of the Litigation Search Report dated 10th July 2025 issued by Zelicam Infotech Private Limited, it appears that the following litigation is pending in respect of the Property (which includes the Plot):

- (a) Special Civil Suit No. 12/2025 filed before the Court of Civil Judge, Senior Division at Bicholim, Goa (“**said Suit**”):
- (i) The said Suit has been filed by Smt. Hirabai Indurao Rane and 6 (Six) others (i.e., the Plaintiffs therein) against EIPL and 56 (Fifty-Six) others (i.e., the Defendants therein) *inter alia* seeking a declaration that (i) the said Deed is illegal and void ab-initio and the registration of the same is liable to be cancelled; and (ii) EIPL has no right or title in the Property and another land parcel. The Plaintiffs claim that the Property (including the Plot) and another land parcel are their ancestral property. The Plaintiffs further claim that KEPL’s name was fraudulently recorded in the revenue records pertaining to the Property (including the Plot) and that KEPL did not have the rights, title and interest to transfer the Property (including the Plot) to EIPL. Simultaneously with the said Suit, the Plaintiffs therein have also filed an application for interim reliefs *inter alia* seeking an order of temporary injunction restraining EIPL from interfering with the Plaintiffs’ therein possession of the Property (including the Plot) and another land parcel and from doing any construction or changing the status quo of the Property (including the Plot) and another land parcel.
- (ii) Mr. Vishwajeet P. Rane i.e. Defendant No. 3 in the said Suit and one of the Directors of KEPL, has filed an application dated 7th July 2025 for rejection of the Plaint under Order 7 Rules 11(a) and 11(d) of the Code of Civil Procedure, 1908 (“**Rejection Application**”) *inter alia* on the grounds that the Plaintiffs have failed to show any cause of action or existing right in them to file the said Suit. KEPL i.e. Defendant No. 2 in the said Suit has filed an application dated 28th July 2025 seeking to strike off paragraphs 7 to 14 of the Plaint in the said Suit and all other paragraphs that directly or indirectly rely upon, refer to, or are premised on Inventory Proceedings of 1888 (referred to and relied upon in the said Suit) under Order 6 Rule 16 read with Section 151 of the Code of Civil Procedure, 1908. The Plaintiffs had filed two separate replies, both dated 28th July 2025 to both the aforementioned Applications. The Application filed by KEPL (Defendant) *inter alia* seeking to strike off paragraphs 7 to 14 of the Plaint was dismissed vide Order dated 19th November 2025. The Rejection Application is scheduled to be listed for arguments on 15th December 2025.
- (iii) Till date no interim reliefs have been granted in the said Suit and in the attendant proceedings filed therein. We have been informed by EIPL that till date, no adverse orders have been passed in the said Suit or the attendant



proceedings affecting the right, title or interest of EIPL to the Property (comprising of the Plot) or any part/s thereof.

- (b) EIPL has also provided us copies of the papers and proceedings pertaining to Public Interest Litigation (WP) No. 688 of 2025 before the Hon'ble High Court of Bombay at Goa ("**said Petition**") filed by Pravinsingh Arjun Shedgaonkar and 4 (Four) others against the State of Goa and 8 (Eight) others including EIPL and KEPL *inter alia* seeking to quash and set aside (1) the final order / notification dated 6th March 2024 under Section 17(2) of the Goa Town and Country Planning Act, 1974 and the T.C.P. Dept., bearing order no. 36/18/345/17(2) /Carapur/148/0/TCP/2024/995, published in the Official Gazette, Govt. of Goa, Series II, No. 49 dated 7th March 2024 in respect of the Property; and (2) the Provisional NOC granted to EIPL for proposed sub-division of the Property vide Order No. DC/8166/CARAPUR/BICH/TCP-24/1048 dated 18th April 2024 passed by the Town and Country Planning Department, Government of Goa under Section 44 of the Goa Town and Country Planning Act, 1974. No interim reliefs have been granted in the said Petition till date. EIPL has filed its Affidavit in Reply on 2nd July 2025 to the said Petition. We have been informed by EIPL that till date, no adverse orders have been passed in the said Petition affecting the right, title or interest of EIPL to the Property or any part/s thereof.

3.4. We have been informed by EIPL that save and except for the aforesaid pending litigations mentioned hereinabove, none of the pending litigations reflecting in the Litigation Search Report pertain to the Property or any part/s thereof and neither the Property and /or any part/s thereof is the subject matter of any pending litigations and/or proceedings.

3.5. Public Notice:

Prior to EIPL acquiring the Property, we had published a Public Notice dated 18th September 2023 in the Times of India (Goa), Free Press Journal, Dainik Gomantak (Goa) and Navshakti newspapers for the purpose of investigating the title of KEPL to the Property and certain other land parcels and inviting claims thereon. We had not received any claims and/or objections in response to the same and even till the date of issuance of this Report on Title the status of having received no claims remains the same.

3.6. Originals:

We have inspected the originals of the documents pertaining to the Property (comprising of the Plot), the list whereof is annexed at **Annexure "F"** hereto.

4. Conclusion:

In view of and subject to what is stated herein, we are of the opinion that EIPL (i.e. Errichter Infra Private Limited) is the absolute owner of the Plot No. A-134 and is holding clear and marketable title thereto and is entitled to develop and deal with the same and create third party rights therein in accordance with the applicable laws.

5. General:



- 5.1. This Report on Title (“**Report**”) merely considers the matters expressly dealt with in this Report on Title. The Report on Title does not consider or certify any other questions not expressly answered or dealt with therein.
- 5.2. This Report is issued solely on the basis of the documents provided by EIPL as mentioned in this Report and we have no obligation to update this Report with any information or replies or documents received by us beyond this date.
- 5.3. We have not visited the site on which the Plot is situated. We are not qualified to and have not independently verified the area / boundaries of the Plot and/or the physical identification of the Plot. We have referred to and retained the admeasurements in hectares, ares, acres, gunthas, square yards and square meters, as we have found them in title documents and other various documents.
- 5.4. We are not authorized or qualified to express an opinion relating to plan permissions, approvals, sanctions or development potential of the Plot and we are not commenting on the same nor are we certifying the compliance thereof. We have not perused any plans or photocopies of plans (including as annexures to any documents) except as specifically mentioned in this Report.
- 5.5. For the purpose of this Report, we have assumed:
 - a) All of the information (including the documents) supplied to us was, when given, and remains, true, complete, and accurate and not misleading.
 - b) The legal capacity of all natural persons, genuineness of all signatures, authenticity of all documents submitted to us as certified or photocopies.
 - c) That the persons executing documents have the necessary authority to execute them.
 - d) That there have been no amendments or changes to the documents examined by us.
 - e) The accuracy and completeness of all the factual statements and representations made in the documents.
 - f) That all prior documents have been adequately stamped and duly registered.
 - g) Any statements in the documents, authorization or any certificates or confirmations relied upon by us for issuance of this Report is correct and otherwise genuine.
 - h) Each document binds the parties intended to be bound thereby.
 - i) Photocopies provided to us are accurate photocopies of originals.
- 5.6. The names of certain family members connected to the title of the are spelt differently in various documents, which could be because of different spelling styles in Portuguese and English languages. For the sake of this Report, we have presumed these different names to be of the same persons. For example, the name of Fatehsing is appearing as ‘Fattensing Raugi Rane’, ‘Fattensing Raugirao Rane’, ‘Fattesingh Rauji Rane’, ‘Fattesingh Raoji Rane’, ‘Fatehsing’, ‘Fatesingh R. Rane’, etc. in title documents and other various documents.



- 5.7. For the purpose of this Report, we have relied upon:
- a) originals and/or photocopies of documents as provided to us.
 - b) information relating to boundaries on the basis of the documents provided to us by EIPL.
 - c) information relating to lineage, if applicable on the basis of revenue records and information provided to us by EIPL.
- 5.8. We have relied upon the Master Data and Index of Charges, and the CERSAI Search Reports, both procured from the official websites maintained by Ministry of Corporate Affairs (www.mca.gov.in) and Central Registry of Securitisation Asset Reconstruction and Security Interest of India (www.cersai.org.in/CERSAI/) respectively based on the name of EIPL in order to identify the outstanding mortgages / charges created by EIPL on the Plot.
- 5.9. We have relied upon the Litigation Search Report issued by Zelican Infotech Private Limited, who has conducted online searches based on the name of EIPL in order to identify any pending litigations filed by or against EIPL.
- 5.10. We have relied upon the NIL Certificate of Encumbrance in order to identify any documents / encumbrances registered with the Office of the Civil Registrar-cum-Sub Registrar, Bicholim pertaining to the Property (comprising of the Plot).
- 5.11. We do not express our opinion on matters related to actual physical use of the Plot.
- 5.12. We express no view about the user / reservations / FSI / developability of the Plot.
- 5.13. We have not verified issues relating to reservation on the Plot or any portion thereof by Governmental Authorities.
- 5.14. We have not independently validated the taxes / cess / duties / charges payable in respect of the Plot and our comments with respect to these, if any, are based solely on the documents provided to us by EIPL.
- 5.15. We have not verified the market value of the Property and/or the Plot involved nor whether appropriate stamp duty has been paid on the various documents referred to herein nor do we express any opinion thereon.
- 5.16. A certificate, determination, notification, opinion or the like will not be binding on an Indian Court or any arbitrator or judicial or regulatory body which would have to be independently satisfied, despite any provision in the documents to the contrary.
- 5.17. This Report is limited to the matters pertaining to Indian Law (as on the date of this Report) alone and we express no opinion on laws of any other jurisdiction.
- 5.18. Even though this document is titled "Report on Title", it is in fact an opinion based on the documents we have reviewed.



- 5.19. This opinion is addressed to the Client alone. This opinion may not be furnished, quoted or relied on by any person or entity other than the Client for any purpose without our prior written consent. It may however be disclosed or furnished by the Client as may be required in connection with any transaction in relation to their business or legal process or in relation to an inquiry or demand by any Indian governmental or regulatory authority.
- 5.20. Notwithstanding anything contained herein, our liability relating to the services provided in pursuance of this arrangement (regardless of form of action, whether in contract, negligence or otherwise) will be limited in aggregate to the fees paid to us for this assignment. In no event shall we be liable for any consequential, special, incidental or punitive loss, damage or expense (including without limitation, lost profit, opportunity cost, etc.) even if we had been advised of its possible existence.

Dated this 4th day of December, 2025.

For Saraf and Partners, Law Offices,


Partner

Encl: As above.



ANNEXURE – A

LIST OF DOCUMENTS PERUSED

Sr. No.	Particulars of the document
1.	Registo de Agrimensor of Cadastral Survey No. 72.
2.	Orphanological Inventory Records No. 1686 of 1905.
3.	Corresponding Certificate No. 9(02)-273/DSLRL-2023/3543 dated 11 th October 2023 issued by the Superintendent of Survey and land Records, Panaji-Goa.
4.	Will dated 5 th May 1975.
5.	Inventory Proceeding No. 33/1990 before the court of Civil Judge, Senior Division, Bicholim.
6.	Order dated 12 th June 1998 passed by the Civil Judge, Senior Division, Bicholim in Inventory Proceeding No. 33/1990.
7.	Award dated 18 th April 1991 passed by the Special Land Acquisition Officer.
8.	Application dated 6 th October 1993 to the Deputy Collector, North Goa, Mapusa -Bardez read with the application dated 26 th November 1993 to the Talathi, Village Karapur, Taluka Bicholim.
9.	Mutation Entry No. 1056 dated 30 th December 1993.
10.	Deed of Partnership dated 27 th December 1995.
11.	Mutation Entry No. 1131 dated 22 nd September 1997.
12.	Certificate of Incorporation of Karapur Estates Private Limited dated 1 st January 1998.
13.	Zone Certificate letter dated 8 th September 2023 issued by the Office of the Deputy Town Planner, Town & Country Planning Department, Bicholim, Goa.
14.	Letter dated 10 th October 2023 addressed by the Talathi, Carapur Sarvona.
15.	Certificate dated 6 th December 2023 under Section 281(1)(ii) of the Income Tax Act, 1961.
16.	Order dated 29 th February 2024 bearing Reference Nos. CAD1BIC09-23-62/841 passed by the Additional Collector, North Goa, Panaji along with the survey plan.
17.	Order dated 29 th February 2024 bearing Reference No. CCBIC09-23-71/846 passed by the Office of the Collector, North Goa, District Panaji along with the Survey Plan.
18.	Sale Deed dated 12 th March 2024 registered with the office of Sub-Registrar at Bicholim under Serial No. BCH-1-357-2024.
19.	Possession Letter dated 12 th March 2024 executed by KEPL in favour of EIPL.
20.	Irrevocable Power of Attorney dated 14 th March 2024 executed by KEPL in favour of EIPL.
21.	Mutation Entry Nos. 39864 and 39865 dated 30 th April 2024.
22.	Notification dated 6 th March 2024 bearing Nos. 36/18/345/17(2)/Carapur/148/0/TCP/2024/995 published in the Official Gazette by the Chief Town Planner (Administration / Planning) on 7 th March 2024.
23.	Provisional N.O.C. granted to EIPL vide Order No. DC/8166/CARAPUR/BICH/TCP-24/1048 dated 18 th April 2024 passed by the Town and Country Planning Department, Government of Goa.
24.	Development Permission/Provisional NOC granted to EIPL vide Order No. VP/KS/P.NOC/2024-2025/79 dated 23 rd April 2024 passed by the Village Panchayat Karapur-Sarvan.
25.	All papers and proceedings of Public Interest Litigation (WP) No. 688 of 2025 before the Bombay High Court at Goa including all application and orders passed therein.
26.	All papers and proceedings of Special Civil Suit No. 12/2025 filed before Civil Judge, Bicholim including all applications and orders passed therein.
27.	Letter No. VP/KS/P.NOC/2025-2026/59 dated 11th April 2025 to EIPL for sub-division of certain plots including Plot No. A-134 issued by Village Panchayat Karapur-Sarvan.

Sr. No.	Particulars of the document
28.	Deed of Mortgage cum Charge dated 30 th July 2024 registered with the Office of Sub-Registrar at Dapoli under Serial No. 3164/2024.
29.	Deed of Mortgage cum Charge dated 10 th December 2024 registered with the office of Sub-Registrar at Karjat 2 under Serial No. 7481/2024.
30.	Technical Clearance Order bearing No. DC/8166/CARAPUR/Plot No. A-134/BICH/TCP-25/3047 dated 31 st October 2025 issued by Town and Country Planning Department, Government of Goa.
31.	Order dated 19 th November 2025 in Special Civil Suit No. 12/2025 filed before the Court of Civil Judge, Senior Division at Bicholim, Goa.
32.	Form I and XIV for the Property downloaded on 7 th July 2025.
33.	Memorandum of Deposit of Title Deeds dated 3 rd October, 2025.
34.	Litigation Search Report dated 10 th July 2025.
35.	NIL Certificate of Encumbrances bearing Nos. NEC/6/2025/341 pertaining to Survey No. 148/0.
36.	Master Data and Index of Charges pertaining to EIPL as on 4 th December, 2025.
37.	CERSAI Search Reports dated 4 th December, 2025.

Ministry Of Corporate Affairs

Date : 04-12-2025 3:53:53 pm

Company Information

CIN	U70109MH2022PTC377582
Company Name	ERRICHTER INFRA PRIVATE LIMITED
ROC Name	ROC Mumbai
Registration Number	377582
Date of Incorporation	26/02/2022
Email Id	compliance[at]hoabl[dot]in
Registered Address	701 Unit, 7th Floor 1 Aerocirty Building, NIBR Compound, Mohili Village, Sakinaka, Mumbai, Mumbai, Mumbai, Maharashtra, India, 400072
Address at which the books of account are to be maintained	-
Listed in Stock Exchange(s) (Y/N)	No
Category of Company	Company limited by shares
Subcategory of the Company	Non-government company
Class of Company	Private
ACTIVE compliance	-
Authorised Capital (Rs)	5,00,000
Paid up Capital (Rs)	1,000
Date of last AGM	30/09/2024
Date of Balance Sheet	31/03/2024
Company Status	Active

Jurisdiction	
ROC (name and office)	ROC Mumbai
RD (name and Region)	RD, Western Region

Index of Charges

Sr. No	SRN	Charge Id	Charge Holder Name	Date of Creation	Date of Modification	Date of Satisfaction	Amount	Address	Whether charge registered by other entity	Asset Holder Name
1	AB8135838	101167748	KOTAK MAHINDRA INVESTMENTS LIMITED	03/10/2025	-	-	1,40,00,00,000	27BKC, C 27, G Block Bandra Kurla Complex, Bandra (E), Mumbai City, Mumbai, Maharashtra, India, 400051	Yes	-
2	AB8044486	101110556	VISTRA ITCL (INDIA) LIMITED	10/12/2024	-	29/09/2025	50,00,00,000	The Capital Building, B Wing, 5th Floor, Unit No 505 A2, Bandra Kurla Complex,	-	-

Sr. No	SRN	Charge Id	Charge Holder Name	Date of Creation	Date of Modification	Date of Satisfaction	Amount	Address	Whether charge registered by other entity	Asset Holder Name
3	AB8115243	100936709	VISTRA ITCL (INDIA) LIMITED	12/04/2024	29/04/2025	29/09/2025	3,45,00,00,000	Mumbai, Mumbai, Maharashtra, India, 400051 The Qube, 2nd floor, A wing, 202, Hasan Pada Road, Mittal Industrial Estate, Marol, Andheri (East), Mumbai, Mumbai, Maharashtra, India, 400059	-	-

Director/Signatory Details

Sr. No	DIN/PAN	Name	Designation	Category	Date of Appointment	Cessation Date	Signatory
1	09287838	ASHWINDER SINGH MATHARU	Director	Professional	08/12/2023	-	Yes
2	10241667	RAKESH RAMDAS GUPTA	Director	Professional	19/07/2023	-	Yes

**CERSAI**Central Registry of Securitisation Asset
Reconstruction and Security Interest of India**Asset Based Search Report****CERSAI Details**

PAN	AAECC5770G
CERSAI GSTIN	07AAECC5770G1ZN
HSN Code/SAC	998439
Quantity Units/Unique Quantity Code	N.A.

User Details

Report Download Date	04-12-2025 15:46:00.960
Transaction ID / QRF NO	200398702797
Generated by	Public User

Transaction Details

Type of Transaction	Security Interest
Transaction Id	200398702797
Created By	PUSER
Creation Timestamp	04-12-2025:15:41:11.000
Search Reference Number	8100073070631

Search Criteria Entered

Asset Category	Immovable
Type Of Asset	Other
Description Of Asset	
Survey Number / Municipal Number	148
Plot Number	
House / Flat Number / Unit No	
Floor No	
Building / Tower Name / Number	
Name of the Project / Scheme / Society / Zone	
Street Name / Number	
Pocket	
Locality / Sector	
City / Town / Village	Bicholim
District	North Goa
State / UT	Goa
Pin Code / Post Code	403530

Search Output Details



CERSAI

Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

Asset Details

Asset ID	200084536239
Asset Category	Immovable
Type Of Asset	Commercial
Description Of Asset	Commercial Plot
Survey Number / Municipal Number	Survey No 148
Plot Number	...
Area	426480.0
Area Unit	Square Metre
House / Flat Number / Unit No	...
Floor No	...
Building / Tower Name / Number	...
Name of the Project / Scheme / Society / Zone	Vadachi Ghat
Street Name / Number	...
Pocket	...
Locality / Sector	Carapur
City / Town / Village	Bicholim
District	North Goa
State / UT	Goa
Pin Code / Post Code	403530
Coordinate 1	...
Coordinate 2	...
Coordinate 3	...
Coordinate 4	...

Security Interest Details

Current View

Security Interest ID	400082733302
Transaction Id	200317004976
Total Secured Amount	1250000000.00
Type Of Security Interest	Registered Mortgage
Type Of Finance	Sole
Details Of Charge	First Ranking Pari Pasu
Entity Identification Number	IXMX3X-X7X2X2X_X
Created By	F007500003
SI Creation Date In Bank	30-07-2024
SI Registration Timestamp In CERSAI Portal	14-08-2024:11:52:31.000
Satisfaction Status	Not Satisfied
Miscellaneous Narration	



CERSAI
Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

Borrower(s) Details

S.No.	Type of Borrower	Name of the Borrower	Father / Mother Name	Is Borrower - Asset Owner ?
1	Indian Company	HOABL INFRAWORLD PRIVATE LIMITED	NA	No

Asset Owner(s) Details

S.No.	Type of Asset Owner	Name of the Asset Owner	Father / Mother Name
1	Indian Company	Errichter Infra Private Limited	NA

Holder Details

Charge Holder Name	Office / Ward / Branch Name
VISTRA ITCL (INDIA) LIMITED	BKC MUMBAI

Original View

Security Interest ID	400082733302
Transaction Id	200317004976
Total Secured Amount	1250000000.00
Type Of Security Interest	Registered Mortgage
Type Of Finance	Sole
Details Of Charge	First Ranking Pari Pasu
Entity Identification Number	IXMX3X-X7X2X2X_X
Created By	F007500003
SI Creation Date In Bank	30-07-2024
SI Registration Timestamp In CERSAI Portal	14-08-2024:11:52:31.000
Satisfaction Status	Not Satisfied
Miscellaneous Narration	

Borrower(s) Details

S.No.	Type of Borrower	Name of the Borrower	Father / Mother Name	Is Borrower - Asset Owner ?
1	Indian Company	HOABL INFRAWORLD PRIVATE LIMITED	NA	No

Asset Owner(s) Details

S.No.	Type of Asset Owner	Name of the Asset Owner	Father / Mother Name
1	Indian Company	Errichter Infra Private Limited	NA



Holder Details

Charge Holder Name	Office / Ward / Branch Name
VISTRA ITCL (INDIA) LIMITED	BKC MUMBAI

Transaction History

S. No	Transaction ID	Type of SI	Type of Transaction	Created By	Creation Timestamp	Modified/ Approved By	Modification Timestamp
1	200317004976	Registered Mortgage	Registration	F007500003	14-08-2024 11:52:31.000	F007500003	14-08-2024 11:52:31.000

RMS Details

Transaction Fees	₹10.00
Total Transaction Amount	₹10.00
GST Amount	₹1.80

--- End Of Report ---



CERSAI

Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

Asset Based Search Report

CERSAI Details

PAN	AAECC5770G
CERSAI GSTIN	07AAECC5770G1ZN
HSN Code/SAC	998439
Quantity Units/Unique Quantity Code	N.A.

User Details

Report Download Date	04-12-2025 15:42:40.710
Transaction ID / QRF NO	200398702797
Generated by	Public User

Transaction Details

Type of Transaction	Security Interest
Transaction Id	200398702797
Created By	PUSER
Creation Timestamp	04-12-2025:15:41:11.000
Search Reference Number	8100073070631

Search Criteria Entered

Asset Category	Immovable
Type Of Asset	Other
Description Of Asset	
Survey Number / Municipal Number	148
Plot Number	
House / Flat Number / Unit No	
Floor No	
Building / Tower Name / Number	
Name of the Project / Scheme / Society / Zone	
Street Name / Number	
Pocket	
Locality / Sector	
City / Town / Village	Bicholim
District	North Goa
State / UT	Goa
Pin Code / Post Code	403530

Search Output Details



CERSAI

Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

Asset Details

Asset ID	200088869747
Asset Category	Immovable
Type Of Asset	Commercial
Description Of Asset	Commercial Plot
Survey Number / Municipal Number	Survey No 148
Plot Number	...
Area	426480.0
Area Unit	Square Metre
House / Flat Number / Unit No	...
Floor No	...
Building / Tower Name / Number	...
Name of the Project / Scheme / Society / Zone	Vadachi Ghat
Street Name / Number	...
Pocket	...
Locality / Sector	Carapur
City / Town / Village	Bicholim
District	North Goa
State / UT	Goa
Pin Code / Post Code	403530
Coordinate 1	...
Coordinate 2	...
Coordinate 3	...
Coordinate 4	...

Security Interest Details

Current View

Security Interest ID	400086883601
Transaction Id	200335613792
Total Secured Amount	500000000.00
Type Of Security Interest	Registered Mortgage
Type Of Finance	Sole
Details Of Charge	First Ranking Pari Pasu Charge
Entity Identification Number	MXEX1X-X2X2X2X_X
Created By	F00750001A
SI Creation Date In Bank	10-12-2024
SI Registration Timestamp In CERSAI Portal	16-01-2025:16:57:08.000
Satisfaction Status	Not Satisfied
Miscellaneous Narration	



Borrower(s) Details

S.No.	Type of Borrower	Name of the Borrower	Father / Mother Name	Is Borrower - Asset Owner ?
1	Indian Company	HOABL LANDSCAPES PRIVATE LIMITED	NA	No

Asset Owner(s) Details

S.No.	Type of Asset Owner	Name of the Asset Owner	Father / Mother Name
1	Indian Company	HOABL LANDSCAPES PRIVATE LIMITED	NA
2	Indian Company	Errichter Infra Private Limited	NA

Holder Details

Charge Holder Name	Office / Ward / Branch Name
VISTRA ITCL (INDIA) LIMITED	BKC MUMBAI

Original View

Security Interest ID	400086883601
Transaction Id	200335613792
Total Secured Amount	500000000.00
Type Of Security Interest	Registered Mortgage
Type Of Finance	Sole
Details Of Charge	First Ranking Pari Pasu Charge
Entity Identification Number	MXEX1X-X2X2X2X_X
Created By	F00750001A
SI Creation Date In Bank	10-12-2024
SI Registration Timestamp In CERSAI Portal	16-01-2025:16:57:08.000
Satisfaction Status	Not Satisfied
Miscellaneous Narration	

Borrower(s) Details

S.No.	Type of Borrower	Name of the Borrower	Father / Mother Name	Is Borrower - Asset Owner ?
1	Indian Company	HOABL LANDSCAPES PRIVATE LIMITED	NA	No

Asset Owner(s) Details

S.No.	Type of Asset Owner	Name of the Asset Owner	Father / Mother Name
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CERSAI
Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

1	Indian Company	HOABL LANDSCAPES PRIVATE LIMITED	NA
2	Indian Company	Errichter Infra Private Limited	NA

Holder Details

Charge Holder Name	Office / Ward / Branch Name
VISTRA ITCL (INDIA) LIMITED	BKC MUMBAI

Transaction History

S. No	Transaction ID	Type of SI	Type of Transaction	Created By	Creation Timestamp	Modified/ Approved By	Modification Timestamp
1	200335613792	Registered Mortgage	Registration	F00750001A	16-01-2025 16:54:25.000	F00750001A	16-01-2025 16:57:08.000

RMS Details

Transaction Fees	₹10.00
Total Transaction Amount	₹10.00
GST Amount	₹1.80

--- End Of Report ---



Debtor Based Search Report

CERSAI Details

PAN	AAECC5770G
CERSAI GSTIN	07AAECC5770G1ZN
HSN Code/SAC	998439
Quantity Units/Unique Quantity Code	N.A.

User Details

Report Download Date	04-12-2025 16:14:07.141
Transaction ID / QRF NO	200398716143
Generated by	Public User

Transaction Details

Type of Transaction	Security Interest
Transaction Id	200398716143
Created By	PUSER
Creation Timestamp	04-12-2025:16:08:48.000
Search Reference Number	7249944727760

Search Criteria Entered

Borrower Type	Indian Company
Asset Category	Immovable
Name of the Debtor	errichter infra private limited
PAN	
Registration No.	U70109MH2022PTC377582
CKYC	
Date Of Incorporation	

Search Output Details

Asset Details

Asset ID	200088869747
Asset Category	Immovable
Type Of Asset	Commercial
Description Of Asset	Commercial Plot
Survey Number / Municipal Number	Survey No 148
Plot Number	...
Area	426480.0



CERSAI

Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

Area Unit Square Metre
 House / Flat Number / Unit No ...
 Floor No ...
 Building / Tower Name / Number ...
 Name of the Project / Scheme / Society / Zone Vadachi Ghat
 Street Name / Number ...
 Pocket ...
 Locality / Sector Carapur
 City / Town / Village Bicholim
 District North Goa
 State / UT Goa
 Pin Code / Post Code 403530
 Coordinate 1 ...
 Coordinate 2 ...
 Coordinate 3 ...
 Coordinate 4 ...

Security Interest Details

Current View

Security Interest ID 400086883601
 Transaction Id 200335613792
 Total Secured Amount 500000000.00
 Type Of Security Interest Registered Mortgage
 Type Of Finance Sole
 Details Of Charge First Ranking Pari Pasu Charge
 Entity Identification Number MXEX1X-X2X2X2X_X
 Created By F00750001A
 SI Creation Date In Bank 10-12-2024
 SI Registration Timestamp In CERSAI Portal 16-01-2025:16:57:08.000
 Satisfaction Status Not Satisfied
 Miscellaneous Narration

Borrower(s) Details

S.No.	Type of Borrower	Name of the Borrower	Father / Mother Name	Is Borrower - Asset Owner ?
1	Indian Company	HOABL LANDSCAPES PRIVATE LIMITED	NA	No

Asset Owner(s) Details

S.No.	Type of Asset Owner	Name of the Asset Owner	Father / Mother Name
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CERSAI
Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

1	Indian Company	HOABL LANDSCAPES PRIVATE LIMITED	NA
2	Indian Company	Errichter Infra Private Limited	NA

Holder Details

Charge Holder Name	Office / Ward / Branch Name
VISTRA ITCL (INDIA) LIMITED	BKC MUMBAI

Original View

Security Interest ID	400086883601
Transaction Id	200335613792
Total Secured Amount	500000000.00
Type Of Security Interest	Registered Mortgage
Type Of Finance	Sole
Details Of Charge	First Ranking Pari Pasu Charge
Entity Identification Number	MXEX1X-X2X2X2X_X
Created By	F00750001A
SI Creation Date In Bank	10-12-2024
SI Registration Timestamp In CERSAI Portal	16-01-2025:16:57:08.000
Satisfaction Status	Not Satisfied
Miscellaneous Narration	

Borrower(s) Details

S.No.	Type of Borrower	Name of the Borrower	Father / Mother Name	Is Borrower - Asset Owner ?
1	Indian Company	HOABL LANDSCAPES PRIVATE LIMITED	NA	No

Asset Owner(s) Details

S.No.	Type of Asset Owner	Name of the Asset Owner	Father / Mother Name
1	Indian Company	HOABL LANDSCAPES PRIVATE LIMITED	NA
2	Indian Company	Errichter Infra Private Limited	NA

Holder Details

Charge Holder Name	Office / Ward / Branch Name
VISTRA ITCL (INDIA) LIMITED	BKC MUMBAI



Transaction History

S. No	Transaction ID	Type of SI	Type of Transaction	Created By	Creation Timestamp	Modified/ Approved By	Modification Timestamp
1	200335613792	Registered Mortgage	Registration	F00750001A	16-01-2025 16:54:25.000	F00750001A	16-01-2025 16:57:08.000

RMS Details

Transaction Fees	₹10.00
Total Transaction Amount	₹10.00
GST Amount	₹1.80

--- End Of Report ---



Debtor Based Search Report

CERSAI Details

PAN	AAECC5770G
CERSAI GSTIN	07AAECC5770G1ZN
HSN Code/SAC	998439
Quantity Units/Unique Quantity Code	N.A.

User Details

Report Download Date	04-12-2025 16:13:15.077
Transaction ID / QRF NO	200398716143
Generated by	Public User

Transaction Details

Type of Transaction	Security Interest
Transaction Id	200398716143
Created By	PUSER
Creation Timestamp	04-12-2025:16:08:48.000
Search Reference Number	7249944727760

Search Criteria Entered

Borrower Type	Indian Company
Asset Category	Immovable
Name of the Debtor	errichter infra private limited
PAN	
Registration No.	U70109MH2022PTC377582
CKYC	
Date Of Incorporation	

Search Output Details

Asset Details

Asset ID	200098213115
Asset Category	Immovable
Type Of Asset	Residential
Description Of Asset	Residential Plot
Survey Number / Municipal Number	SURVEY No 148 176/1
Plot Number	...
Area	142.0



CERSAI
Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

Area Unit Acre
House / Flat Number / Unit No ...
Floor No ...
Building / Tower Name / Number ...
Name of the Project / Scheme / Society / Zone ONE GOA
Street Name / Number ...
Pocket ...
Locality / Sector CARAPUR VILLAGE BICHOLIM
City / Town / Village Bicholim
District North Goa
State / UT Goa
Pin Code / Post Code 403529
Coordinate 1 ...
Coordinate 2 ...
Coordinate 3 ...
Coordinate 4 ...

Security Interest Details

Current View

Security Interest ID 400095904666
Transaction Id 200386988302
Total Secured Amount 1400000000.00
Type Of Security Interest Equitable Mortgage
Type Of Finance Sole
Details Of Charge FIRST AND EXCLUSIVE CHARGE
Entity Identification Number CXEX0X0X5X4X1
Created By J865800015
SI Creation Date In Bank 03-10-2025
SI Registration Timestamp In CERSAI Portal 24-10-2025:11:32:32.000
Satisfaction Status Not Satisfied
Miscellaneous Narration ALONGWITH LAND CHARGE ON
UNSOLD OR NOT AGREED TO BE SOLD
UNITS AND RECEIVABLES AS
MOREDEFINED IN MOE

Borrower(s) Details

S.No.	Type of Borrower	Name of the Borrower	Father / Mother Name	Is Borrower - Asset Owner ?
1	Indian Company	ERRICHTER INFRA PRIVATE LIMITED	NA	Yes



CERSAI
Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

2	Indian Company	HOABL IMPACTUM LAND PRIVATE LIMITED	NA	No
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Holder Details

Charge Holder Name	Office / Ward / Branch Name
Kotak Mahindra Investments Ltd. Formerly: Hamko Financial Sev. Ltd.	KOTAK AEROCITY ASSET AREA 9 IBIS COMMERCIAL BLOCK HOSPITALITY DISTRICT IGIAIRPORT NEW DELHI 110037

Original View

Security Interest ID	400095904666
Transaction Id	200386988302
Total Secured Amount	1400000000.00
Type Of Security Interest	Equitable Mortgage
Type Of Finance	Sole
Details Of Charge	FIRST AND EXCLUSIVE CHARGE
Entity Identification Number	CXEX0X0X5X4X1
Created By	J865800015
SI Creation Date In Bank	03-10-2025
SI Registration Timestamp In CERSAI Portal	24-10-2025:11:32:32.000
Satisfaction Status	Not Satisfied
Miscellaneous Narration	ALONGWITH LAND CHARGE ON UNSOLD OR NOT AGREED TO BE SOLD UNITS AND RECEIVABLES AS MOREDEFINED IN MOE

Borrower(s) Details

S.No.	Type of Borrower	Name of the Borrower	Father / Mother Name	Is Borrower - Asset Owner ?
1	Indian Company	ERRICHTER INFRA PRIVATE LIMITED	NA	Yes
2	Indian Company	HOABL IMPACTUM LAND PRIVATE LIMITED	NA	No

Holder Details

Charge Holder Name	Office / Ward / Branch Name
Kotak Mahindra Investments Ltd. Formerly: Hamko Financial Sev. Ltd.	KOTAK AEROCITY ASSET AREA 9 IBIS COMMERCIAL BLOCK HOSPITALITY DISTRICT IGIAIRPORT NEW DELHI 110037

Transaction History



CERSAI
Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

S. No	Transaction ID	Type of SI	Type of Transaction	Created By	Creation Timestamp	Modified/ Approved By	Modification Timestamp
1	200386988302	Equitable Mortgage	Registration	J865800015	24-10-2025 11:32:32.000	J865800015	24-10-2025 11:32:32.000

RMS Details

Transaction Fees	₹10.00
Total Transaction Amount	₹10.00
GST Amount	₹1.80

--- End Of Report ---



Debtor Based Search Report

CERSAI Details

PAN	AAECC5770G
CERSAI GSTIN	07AAECC5770G1ZN
HSN Code/SAC	998439
Quantity Units/Unique Quantity Code	N.A.

User Details

Report Download Date	04-12-2025 16:12:02.826
Transaction ID / QRF NO	200398716143
Generated by	Public User

Transaction Details

Type of Transaction	Security Interest
Transaction Id	200398716143
Created By	PUSER
Creation Timestamp	04-12-2025:16:08:48.000
Search Reference Number	7249944727760

Search Criteria Entered

Borrower Type	Indian Company
Asset Category	Immovable
Name of the Debtor	errichter infra private limited
PAN	
Registration No.	U70109MH2022PTC377582
CKYC	
Date Of Incorporation	

Search Output Details

Asset Details

Asset ID	200084536239
Asset Category	Immovable
Type Of Asset	Commercial
Description Of Asset	Commercial Plot
Survey Number / Municipal Number	Survey No 148
Plot Number	...
Area	426480.0



CERSAI

Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

Area Unit Square Metre
 House / Flat Number / Unit No ...
 Floor No ...
 Building / Tower Name / Number ...
 Name of the Project / Scheme / Society / Zone Vadachi Ghat
 Street Name / Number ...
 Pocket ...
 Locality / Sector Carapur
 City / Town / Village Bicholim
 District North Goa
 State / UT Goa
 Pin Code / Post Code 403530
 Coordinate 1 ...
 Coordinate 2 ...
 Coordinate 3 ...
 Coordinate 4 ...

Security Interest Details

Current View

Security Interest ID 400082733302
 Transaction Id 200317004976
 Total Secured Amount 1250000000.00
 Type Of Security Interest Registered Mortgage
 Type Of Finance Sole
 Details Of Charge First Ranking Pari Pasu
 Entity Identification Number IXMX3X-X7X2X2X_X
 Created By F007500003
 SI Creation Date In Bank 30-07-2024
 SI Registration Timestamp In CERSAI Portal 14-08-2024:11:52:31.000
 Satisfaction Status Not Satisfied
 Miscellaneous Narration

Borrower(s) Details

S.No.	Type of Borrower	Name of the Borrower	Father / Mother Name	Is Borrower - Asset Owner ?
1	Indian Company	HOABL INFRAWORLD PRIVATE LIMITED	NA	No

Asset Owner(s) Details

S.No.	Type of Asset Owner	Name of the Asset Owner	Father / Mother Name
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CERSAI
Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

1	Indian Company	Errichter Infra Private Limited	NA
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Holder Details

Charge Holder Name	Office / Ward / Branch Name
VISTRA ITCL (INDIA) LIMITED	BKC MUMBAI

Original View

Security Interest ID	400082733302
Transaction Id	200317004976
Total Secured Amount	1250000000.00
Type Of Security Interest	Registered Mortgage
Type Of Finance	Sole
Details Of Charge	First Ranking Pari Pasu
Entity Identification Number	IXMX3X-X7X2X2X_X
Created By	F007500003
SI Creation Date In Bank	30-07-2024
SI Registration Timestamp In CERSAI Portal	14-08-2024:11:52:31.000
Satisfaction Status	Not Satisfied
Miscellaneous Narration	

Borrower(s) Details

S.No.	Type of Borrower	Name of the Borrower	Father / Mother Name	Is Borrower - Asset Owner ?
1	Indian Company	HOABL INFRAWORLD PRIVATE LIMITED	NA	No

Asset Owner(s) Details

S.No.	Type of Asset Owner	Name of the Asset Owner	Father / Mother Name
1	Indian Company	Errichter Infra Private Limited	NA

Holder Details

Charge Holder Name	Office / Ward / Branch Name
VISTRA ITCL (INDIA) LIMITED	BKC MUMBAI

Transaction History

S. No	Transaction ID	Type of SI	Type of Transaction	Created By	Creation Timestamp	Modified/ Approved By	Modification Timestamp
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CERSAI
Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

1	200317004976	Registered Mortgage	Registration	F007500003	14-08-2024 11:52:31.000	F007500003	14-08-2024 11:52:31.000
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RMS Details

Transaction Fees	₹10.00
Total Transaction Amount	₹10.00
GST Amount	₹1.80

--- End Of Report ---



Zelican Litigation Report
Of
ERRICHTER INFRA PRIVATE LIMITED

Prepared on 10th July 2025

Summary of Cases

Forum	Total	Pending	Disposed
Supreme Court	0	0	0
High Court	0	0	0
District Court	1	1	0
NCLT	1	0	1
Other Forums and Tribunals	0	0	0
Total	2	1	1

List of Cases

Serial Number: 1

Case Title: Smt. Hirabai Indurao Rane Vs Errichter Infra Pvt. Ltd.

Court: Civil and Criminal Courts, Bicholim, North Goa, Goa

CNR Number: GANG050007152025

Case Number: SCS - Special Civil Suit/12/2025

Filing Date: 28-04-2025

Case Status: Pending

Serial Number: 2

Case Title: ERRICHTER INFRA PRIVATE LIMITED

Court: National Company Law Tribunal NCLT Mumbai Bench

Case Number: CA(A) Merger and Amalgamation(Companies Act)/174/2024

Filing Date: 25-09-2024

Case Status: Disposed

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/6/2025/341

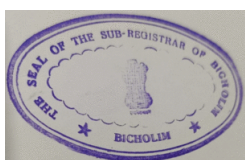
Receipt No. :- 2025-26/6/924

Saraf and Partners Mumbai , having applied to me for a certificate giving particulars of registered and encumbrances, if any, in respect of under mentioned property:-

Plot Number : 0
Area Of Land : 426480
Martiz no : 72
Land registration no : 0
Description no : 0
Property id : 0
Survey No. : 148
Sub Division No. : 0
Village : Carapur
Taluka : Bicholim
District : NorthGoa
State : Goa
North : Village Boundary Sarvan and Survey No 146 of Village Carapur Bicholim Goa
South : Survey Nos 176 Sub Div 1 of Village Carapur Bicholim Goa
East : Survey Nos 146 147 140 214 of Village Carapur Bicholim Goa
West : Survey Nos 169 170 of Village Carapur Bicholim Goa

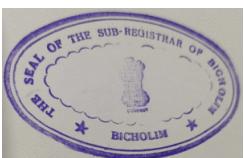
I hereby certify that a search has been made in Book 1 and the indexes relating thereto for from **23-07-1995** to **23-07-2025** and encumbrances affecting the said property and that on such search no Act or encumbrances affecting the said property has been found.

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 requisite search has been made as carefully as possible by the office

NEC CERTIFICATE



ANNEXURE “F”

LIST OF DOCUMENTS INSPECTED

1. Certified true copy of the Registo Agrimensor of Cadastral Survey No. 72.
2. Certified true copy of the Orphanological Inventory Records No. 1686 of 1905.
3. Original Corresponding Certificate dated 11th October 2023 issued by the Superintendent of Survey and land Records, Panaji-Goa.
4. Photocopy of the Will dated 5th May 1975.
5. Certified true copy of the Inventory Proceeding No. 33/1990 before the court of Civil Judge, Senior Division, Bicholim.
6. Original - Opinion dated 15th January 2024 from Advocate Shivan S. Desai.
7. Certified true copy of the Order dated 12th June 1998 Passed by the Civil Judge, Senior Division, Bicholim.
8. Certified true copy of the Award dated 18th April 1991 passed by the Special Land Acquisition Officer.
9. Certified true copy of the Application dated 6th October 1993 made by Pratapsingh Rauji Rane to the Deputy, Collector, North Goa, Mapusa- Bardez.
10. Certified true copy of the Mutation Entry No. 1056 dated 30th December 1993.
11. Notarized copy of the Deed of Partnership dated 27th December 1995.
12. Certified true copy of the Mutation Entry No. 1131 dated 22nd September 1997.
13. Notarized copy of the Original Certificate of Incorporation dated 1st January 1998.
14. Photocopy of the Award dated 9th April 2012 passed by the Special Land Acquisition Officer.
15. Computer generated copy of the NIL Certificate of Encumbrance bearing No. NEC/6/2023/454 dated 18th October 2023.
16. Original Certificate dated 6th December 2023 under Section 281(1)(ii) of the Income Tax Act, 1961.
17. Original Memorandum of Understanding dated 25th August 2023 executed between KEPL and EIPL.
18. Original Registered Sale Deed dated 12th March 2024 executed between KEPL and EIPL.
19. Original Possession Letter dated 12th March 2024 executed by KEPL in favour of EIPL.
20. Original Power of Attorney dated 12th March 2024 executed between by KEPL in favour of EIPL.
21. Two Original Indemnity cum Declarations executed by KEPL.

22. Original Order dated 29th February 2024 bearing Reference Nos. CAD1BIC09-23-62/841 passed by the Additional Collector, North Goa, District Panaji along with the Survey Plan.
23. Original NOC for mortgage dated 12th March 2024 executed by KEPL.