
TITLE REPORT

**FOR M/s DLF LIMITED: - PLOT NO.35 OF EDC PATTO
COMPLEX SITUATED AT PATTO, PANAJI, GOA.**

TITLE REPORT

This report is prepared at the request of M/s. DLF LIMITED, having its registered office at 3rd Floor, Shopping Mall Phase I DLF City, Arjun Marg, Gurgaon-122002, Haryana, in respect of the all that property bearing Plot No.35 admeasuring 18,120 sq.mts. of EDC Patto Complex, situated at Patto Plaza, within the limits of Corporation of City of Panaji, Taluka Tiswadi and Registration Sub-District of Ilhas, District of North Goa, in the State of Goa, (hereinafter referred to as "said plot") and which plot is bounded as follows:-

- NORTH** :- Plot No. 36 & 37;
EAST :- 10 mtrs wide road;
SOUTH :- 20 mts. wide road and parking;
WEST :- 20 mts. wide road and parking;

DOCUMENTS PRODUCED

Copies of the following documents were submitted for my scrutiny:

SR. NO.	PARTICULARS
1.	Notification bearing No.RD/LQN/126/78, dated 02.02.1981 issued by Govt. of Goa under Section 4 of the Land Acquisition Act, 1894.
2.	Notification bearing No.22/33/80-RD, dated 10.07.1980 issued by Govt. of Goa under Section 4 of the Land Acquisition Act, 1894.
3.	Notification bearing No.RD/LQN/126/78, dated 05.11.1981 issued Govt. of Goa under Section of the Land Acquisition Act, 1894.
4.	Notification bearing No.22/33/80-RD, dated 07.02.1981 issued Govt. of Goa under Section of the Land Acquisition Act, 1894.

5.	Lease Deed dated 21.02.2007 registered in the office Sub-Registrar, Ilhas at Panaji under No.942, Book I, Volume No.1776, dated 12.05.2007.
6.	Certificate of handing over of possession dated 06.03.2007 issued by EDC Ltd. to DLF Limited.
7.	Addendum dated 24.02.2015 to Lease deed 21.02.2007.
8.	Addendum dated 07.08.2018 to Lease deed 21.02.2007.
9.	Letter dated 13.04.2020 issued by EDC Ltd. in favour of M/s. DLF Limited granting extension of time for completion of construction 31.07.2025.
10.	Receipt bearing No.1132384 issued by EDC Ltd. towards the payment of ground rent in respect of Plot No.35 at Patto Plaza, Panaji for the period from 01.04.2022 to 31.03.2023.

The above documents submitted to me are the photocopies only.

FLOW OF THE TITLE

From the perusal of the aforesaid document, the flow of the title is as follows:-

1. There exist properties surveyed under Chalta No.28, 29, 30, 31, 32 and 33 (part) of P.T. Sheet No.58, Chalta No.89 of the P.T. Sheet 46, Chalta No.15, 17, 18 and 19 of P.T. Sheet No.70 Chalta No.1 to 6 (part) 8 (part), 9, 10(part) and 14 of P.T. Sheet No.57, Chalta Nos.1 to 7 (part), 7A(part), 7B (part), 9(part) and 10(part) of P.T. Sheet No.71, Chalta No.3, 3A, 3B and 4 of P.T. Sheet No.71, Chalta Nos.1 to 4, 5 to 7(part) and 7A(part), 8(part) of P.T. Sheet No.72, Chalta Nos.5, 8, 15 and 16 of P.T. Sheet No.73, Chalta No.45 of P.T. Sheet No.187, Sub division No.1 to 4 of Survey No.71 and sub division No.1 and 2 of survey No.70 of Village Morombi-o-Pequeno and Chalta No.2 (part) and 2A (part) of the P.T. Sheet No.27 situated at Village Morombi-o-Pequeno, Taluka, Tiswadi, of District of North Goa, State of Goa, (herein referred to as "said property") as detailed in Notifications dated 07.02.1981 and 05.11.1981, neither registered in the Registration Office nor in the

Land Revenue Office, totally admeasuring 1,70,299 sq. mts. and bounded as follows:-

NORTH :- Chalta No.29, 30, 32, 33 of P.T. Sheet No.58, Chalta No.188 and 8 of P.T. Sheet No.45, Chalta No.88, 90/112 of P.T. Sheet No.58, Chalta NO.111/46 of P.T. Sheet No.46, Chalta No.91, 93 and 94 of P.T. Sheet No.46, Chalta NO.6 and 7 of P.T. Sheet No.72 and Chalta No.2/27 and 1 of P.T. Sheet No.71;

EAST :- Nallah and Chalta No.187 of P.T. Sheet No.45 and 5 of P.T. Sheet No.72, Survey No.71/1 to 3 and 70/1 and 2 of Village Morombi-O-Pequeno and Chalta No.2 and 2A of Village Morombi-O-Pequeno and Chalta No.2 and 2A of the P.T. Sheet No.27;

SOUTH :- Chalta No.88, 90, 91 and 112 of the P.T. Sheet No.46, Chalta No.11 and 14 of the P.T. Sheet No.157; Chalta No.1 and 2 of P.T. sheet No.72, Chalta No.2 of P.T. Sheet No.27 , Chalta No.5, 6 and 7 of P.T. Sheet No.72 and nallah;

WEST :- The land acquired for the development of the Qurem Creek by the Department of Information and Tourism. The land acquired for the Central Library by the Director of Education, Panaji, Goa. The land acquired for the State Museum of Goa by the Directorate of Archives and Archaeology and River;

2. The said property which originally belonged to various freehold landholders was notified for the purpose of land acquisition under the provision of the Land Acquisition Act, 1894, for the public purpose viz. for commercial activities of the Economic Development Corporation of Goa, Daman & Diu Ltd. (EDC Ltd.), an undertaking of Government of Goa, under the provisions of Land Acquisition Act, 1894.
3. In respect of the aforesaid acquisition process of the said property, Notification bearing No.22/33/80-RD, dated 10.07.1980 and Notification bearing

No.RD/LQN/126/78, dated 02.02.1981 were issued by the Government under Section 4 of the Land Acquisition Act, 1894. The same was followed by Notification bearing No.22/33/80-RD, dated 07.02.1981 and Notification bearing No. RD/LQN/126/78, dated 05.11.1981 under Section 6 of the Land Acquisition Act, 1894.

4. Thereafter, following the due process under the provisions of the Land Acquisition Act 1894, Awards bearing No. LQN/184/81, dated 05.05.1982 and LQN/172/80, dated 02.05.1981, were passed by the Dy. Collector, North Goa Division, Panaji Goa and the possession of the said property was taken in terms of the Land Acquisition Act, 1894.
5. In terms of the aforesaid land acquisition proceedings, EDC Ltd. became the owner of and well-sufficiently entitled to the land hereinabove referred to as said property.
6. Thereafter, EDC Ltd. for whom the aforesaid land acquisition had been made by the Government, developed the said property and sub-divided the same into various plots of the different dimensions and assigned specific numbers for identification of each plot.
7. In respect of the said plot *i.e* Plot No. 35, in the year 2006, EDC Ltd. invited tenders for grant of perpetual lease. In the said tender process M/s. DLF Limited was declared as the successful bidder and accordingly letter of allotment dated 09.05.2006 bearing Ref. No.EDC/ ENGG/CC/AP-35/2436 came to be issued in favour of M/s. DLF Limited. In terms of the allotment letter DLF Limited duly deposited sum of Rs.90,60,0000/- (Rupees Ninety Crores Sixty Lakhs Only) as Lease Premium with EDC Ltd.
8. Subsequently, Lease Deed was executed between the EDC Ltd. and DLF Limited on 21.02.2007, duly registered in the office Sub-Registrar, Ilhas at Panaji, under No.942, Book I, Volume No.1776, dated 11.04.2007, whereby the said plot came to be granted in form of a Perpetual Lease to DLF Limited, subject to payment of

premium amount; yearly ground rent and compliance of other terms and conditions as specified in the Lease Deed. The payment of premium amounting to Rs.90,60,0000/- (Rupees Ninety Crores Sixty Lakhs Only) was duly acknowledged by EDC Ltd. in the Lease Deed dated 21.02.2007.

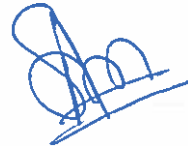
9. The said plot was granted on perpetual lease to DLF Limited for construction and operation of a shopping mall including Food Court, Multiplex, Hotel(s), Speciality Restaurants(s), Entertainment Centres(s) including Cinemas, Offices(s) and other Commercial Purposes.
10. The EDC Ltd. handed over the physical possession of the said plot to DLF Limited on 06.03.2007 and accordingly issued Certificate of handing over of possession bearing No. EDC/ENG/CC/AP-35 dated 06.03.2007.
11. Thereafter, an Addendum dated 24.02.2015 to the Deed of Lease dated 21.02.2007, came to be executed between EDC Ltd. and DLF Limited, whereby the time for completion of the construction on the said plot was extended by the EDC Ltd.
12. On 07.08.2018, another Addendum to the Lease Deed dated 21.02.2007 came to be executed between EDC Ltd. and DLF Limited, whereby the period for completion of construction was extended for further period of 2 years commencing from 01.08.2021, subject to the terms and conditions of the said Addendum.
13. Thereafter, vide Letter dated 13.04.2020, the period for completion of the construction activity in respect of the said plot was extended by EDC Ltd. upto 31.07.2025, subject to the condition contained in the said communication.
14. DLF Limited has been regularly paying the ground rent as contemplated under the Lease Deed dated 21.02.2007 till date and last such payment which is for the period from 01.04.2022 to 30.05.2022 has been paid on 27.05.2022, which is evident from the receipt No.1132384, dated 27.05.2022 issued by EDC Ltd.

15. From the aforesaid it is clear that DLF Ltd. has acquired Lease in perpetuity qua the said plot from EDC Limited, subject to DLF Limited complying with the terms and conditions of the Lease Deed dated 21.02.2007 along with Addenda thereto.

OPINION

From the forgoing observations, I am of the view that M/s. DLF Limited has valid and marketable leasehold title in perpetuity, in respect of the said plot (i.e plot No. 35 of EDC Patto Complex) subject to compliance with the terms and condition of the Lease Deed dated 21.02.2007 along with Addenda thereto.

FORWARDED WITH COMPLIMENTS ON
THIS 1ST DAY OF AUGUST 2022



**ABHIJIT PRAMOD GOSAVI
(ADVOCATE)**

Every part of the opinion and advice contained herein is for the sole and exclusive use of M/S. DLF LIMITED and shall not be referred, relied, wholly or in part, by any other person without prior written permission.
