

**CERTIFICATE OF TITLE**  
**I.- Description of the property**

All that Plot admeasuring 5213.10m<sup>2</sup> comprising of two adjoining plots being no.43 having an area of 2918.60m<sup>2</sup> and Plot no.44 admeasuring 2294.50m<sup>2</sup> of **EDC-PATTO** complex situated at Patto, within the limits of Corporation of City of Panaji, Taluka Tiswadi and Registration Sub-District of Ilhas, District North Goa, in the State of Goa; which whole property is neither described in the office of Land Registrar Ilhas nor enrolled in the Taluka Revenue Office but is surveyed under chalta no.28,29,30,31,32 and 33 (part) of P.T.Sheet no.58, Chalta no.89(part) of the P.T.Sheet 46, Chalta no.15,17,18 and 19 of P.T.Sheet no.70 Chalta no.1 to 6(parts) 8 to 10(parts) and 14 of P.T.Sheet no.57 chalta nos.1 to 7 (parts), 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(parts) and 7A(part)of P.T.Sheet no.72, Chalta nos.5,8,15 and 16 of P.T.Sheet no.73, chalta no.187 of P.T.Sheet no.45, 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.

The said Plots no.43-44 as one unit is bounded as under:-

Towards the East :- Plot no.42 of EDC Complex.

Towards the West :- Department of Art and Culture,  
Government of Goa (Central Library)  
being apportion of the whole  
property.



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Towards the North:- Open Space.

Towards the South:- 20mts.wide road.

**I.- DESCRIPTION OF THE DOCUMENTS SCRUTINISED:-**

- 1.- Lease Deed dated 20-2-2008 registered under no.640 filed in Book no.1 Vol.1924 in the office of Sub-Registrar Ilhas.
- 2.- Letter dated 29-01-2014 under no. EDC/ENG/CC /AP/43-44/565 from EDC Ltd.
- 3.- Letter dated 16-02-2015 under no. EDC/Plot43, 44/2015 from M/S Parsvnath Developers Limited to EDC Ltd along with Cheque dated 16-02-2015.
- 4.- Letter dated 13-05-2015 under no. EDC/ENG/CC /AP/43-44/2507 from EDC Ltd.
- 5.- Letter dated 01-09-2015 under no. IFCI Venture/PSC/2015-16/11639 from IFCI Venture Capital Funds Ltd., to Parsvnath Developers Ltd.
- 6.- Letter dated 14-09-2015 under no. IFL/LEGAL/ 2015-16/30846 from IFCI Factors to Parsvnath Developers Ltd.
- 7.- Letter dated 12-10-2015 under no. EDC/ENG/CC /43-44/3710 from EDC Ltd., to Parsvnath Developers Ltd.

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9.-Deed of Transfer dated 09-11-2015 no.Book I Doc.Reg.No.PNJ-BKI-02813-2015 CD No.PNJD43 in the office of Sub-Registrar Ilhas along with all the annexure thereto.

10.-Order under no.NGPDA/934-I/2890 dated 06-01-2016 the North Goa Planning and Development Authority.

11.-Construction Licence under no.F1/CCP/ENG/Const.Lic /21/Licence-Transfer/2015-2016 dated 21-01-2016 from the Corporation of City of Panaji.

12.-Letter under no.DIES/FP/C-1/3/15-16/279 dated 21-01-2016 from the Dy. Of Fire and Emergency Service Government of Goa.

13.-NOC dated 03-02-2016 under No.UHCP/DHS/NOC/15-16/2978 from Urban Health Centre Panaji.

14.-Loan Agreement dated 19-10-2016 registered under no.10546 in the office of Sub-Registrar Mulshi.

**III.- OFFICES SEARCHED**

I confirm that I have given searches in the offices of Directorate of Archives Land Registrar (Conservatoria Registo Predial) Ilhas, Sub-Registrar Ilhas, Taluka Revenue Office, Enquiry Officer City Survey Panaji and Village Panchayat Mercas; Court of Civil Judge Senior Division at Panaji and the Registrar of Companies.

*S. NAIK*

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**IV. - FLOW OF TITLE**

The said whole property originally belonged to various Freehold Land Holders.

The Goa Government under Land Acquisition Act notified the said area for acquisition under notification no.RD/LKN/126/78 dated 2-2-1981.

The Deputy Collector Goa North Division made award of Compensation for acquisition of the said land on 2-5-1981 and on 5-5-1981 and took possession of the said land under the provision of Land Acquisition Act.

The Economic Development Corporation Goa Daman Diu for whom the said land acquisition had been made developed the area and sub divided into plots.

By a Deed of Lease dated 20-2-2008 Economic Development Corporation Goa Daman leased the said Plot no.36,41,42,43 and44 to Parsvnath Developers Ltd., which Deed of Lease is registered under no.640 of book I vol.1924 in the office of Sub-Registrar Ilhas.

By a letter dated 29-01-2014 EDC Ltd., had conveyed to M/sParsvnath Developers Limited, that the corporation has granted extension of time limit by three years for construction on plot 43 and 44 for which M/S Parsvnath Developers Limited, would be liable to pay an extension fee with interest of 14% p.a. within 18 months from a 07-01-2014 i.e. before 07-07-2015.

*Smt. Nal*

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On 16-02-2015 M/s Parsvnath Developers Limited made payment of the entire ground rent for the plots 43-44 for a period from 20-02-2015 to 19-02-2016 as conveyed to EDC Ltd., by the letter dated 26-02-2015.

Letter dated 01-09-2015 and 14-09-2015 under no. IFCI Venture/PSC/2015-16/11639 and under no. IFL/LEGAL/2015-16/30846 from IFCI Venture Capital Funds Ltd., and IFCI Factors to Parsvnath Developers Ltd., it is confirmed that the charge on the Plot no. 43-44 has been released. It is hereby confirmed that there is no charge on the Plot no. 43-44 in any manner whatsoever. The amount paid to IFCI Venture Capital Funds Ltd., and IFCI Factors were paid by Gera Developments Pvt. Ltd., on behalf of M/s Parsvnath Developers Ltd.

By a letter dated 12-10-2015 under no. EDC/ENG/CC /43-44/3710 from EDC Ltd., has conveyed to Parsvnath Developers Ltd., that they have agreed to transfer the leasehold rights of the Plots No. 43-44 to Gera Developments Pvt. Ltd., subject conditions stipulated therein.

By Deed of Transfer dated 09-11-2015 Parsvnath Developers Ltd., transferred the Plots no. 43-44 of PATTO PLAZA to GERA DEVELOPMENTS PVT.LTD., which Deed is duly registered in the office of Sub-Registrar Ilhas.



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On 06-01-2016 North Goa Planning and Development Authority issued Order under no.NGPDA/934-I/2890 for development in the plots no.43-44 of the said property.

On 21-01-2016 Corporation of City of Panaji issued Construction Licence under no.F1/CCP/ENG/Const.Lic /21/Licence-Transfer/2015-2016 for transfer of the Licence to Gera Developments Pvt. Ltd., with respect to Land Zone as central commercial (C-1special) zone in ODP; to the plots no.43-44 in Patto Plaza.

On 21-01-2016 Directorate of Fire and Emergency Services issued NOC for the proposed construction of the commercial Bldg. in plots no.43-44.

On 19-10-2016 GERA DEVELOPMENTS PVT. LTD., created a charge by mortgage on interaling the said plots no. 43-44 in favour of HDFC Ltd.; which Deed is duly registered in the office of Sub-Registrar Mulshi.

**V. - OPINION**

In the above circumstances, I confirm that GERA DEVELOPMENTS PVT. LTD., has and holds clear absolute, valid and marketable Leasehold title to the said Plot nos.43-44.

Panaji, 17-10-2017



Adv.S.S.Naik