

To,

Errichter Infra Private Limited  
701 Unit, 7<sup>th</sup> Floor, 1 Aerocity  
Building, NIBR Compound,  
Mohili Village, Sakinaka,  
Mumbai - 400 072.

**REPORT ON TITLE**

Dear Sir / Madam,

**Re:** All that piece and parcel of land admeasuring 1,48,260 square meters bearing Survey No. 176/1 which is locally known as "**Satonache Mal**" situated at Village Carapur (alias Karapur), Taluka Bicholim, Goa ("**Property**").

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**1. Background:**

- 1.1. We have investigated the title of the Property 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:
  - a. We have conducted due diligence on the basis of the documents pertaining to the Property 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.
  - b. We have relied upon the Master Data and Index of Charges procured on 28<sup>th</sup> March 2024 ("**Index of Charges**") and the CERSAI Search Report procured on 16<sup>th</sup> April 2024 ("**CERSAI Search Report**") from the official websites maintained by Ministry of Corporate Affairs ([www.mca.gov.in](http://www.mca.gov.in)) and Central Registry of Securitisation Asset Reconstruction and Security Interest of India ([www.cersai.org.in/CERSAI/](http://www.cersai.org.in/CERSAI/)) respectively based on the name of the EIPL and the Property in order to identify the outstanding mortgages / charges created by EIPL on the Property. Copies of the Master Data and Index of Charges and the CERSAI Search Report are annexed hereto as **Annexures "B"** and **"C"** respectively.
  - c. We have relied upon the Litigation Search Report dated 16<sup>th</sup> April 2024 ("**Litigation Search Report**") issued by Cubictree Technology Solution 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. A copy of the Litigation Search Report is annexed hereto as **Annexure "D"**.
  - d. We have relied upon the NIL Certificate of Encumbrance bearing No. NEC/6/2024/147 obtained on 18<sup>th</sup> April 2024 pertaining to the Property in order to identify any documents / encumbrances registered with the Office of the Civil Registrar-cum-Sub



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Registrar pertaining to the Property. 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 Property including 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 under the regime of the communion of assets. Rauji died intestate on 1<sup>st</sup> 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 said Property.
- 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 1<sup>st</sup> 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**



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**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 “Satonache Mal” admeasuring 15 Hectares 52 Ares (i.e. 1,55,200 square meters) was assigned Survey No. 176/1 (i.e. the “**Larger Land**”). We have been provided with Corresponding Certificate dated 11<sup>th</sup> October 2023 issued by the Superintendent of Survey and Land Records, Panaji - Goa which states that the Old Cadastral Survey No. 72 (Part) corresponds with the New Survey No. 176/1 (Part) of Village Carapur of Bicholim Taluka i.e. the Property.

- 2.6. As Rauji expired in the year 1968, the Talathi, Carapur, opened Form I and XIV for the Property 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.
- 2.7. Manoramabai died on 20<sup>th</sup> July 1990 leaving behind the following legal heirs:
- (a) Fatehsing Rauji Rane (son, married to Asha Fattensing 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 and a Will dated 3<sup>rd</sup> May 1969, which she subsequently cancelled by making a Public Will dated 5<sup>th</sup> 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 Satroji Ranes Sar Dessai, which included one-half share in the said 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 Rajsing Ratrojirao Rane;





- (b) The second one-third share would be settled for the benefit of Fatehsing Rauji Rane and his wife and children;
  - (c) The third one-third share would be settled for the benefit of Pratapsing Rauji Rane and his wife and 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 (“**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 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. Fattensing Rauji Rane, as the head of the family, filed Inventory Proceeding No. 33/1990 before the Court of Civil Judge, Senior Division, Bicholim, under the provisions of the Portuguese Civil Code, *inter alia* seeking partition and allotment of the estate of Manoramabai. The Public Will was submitted in the Inventory Proceeding and was taken on record by the Hon’ble Judge.
- 2.12. By an order dated 12<sup>th</sup> June 1998 passed by the Civil Judge, Senior Division, Bicholim in the said Inventory Proceeding No. 33/1990, the assets left behind by Manoramabai as submitted therein were distributed between her aforesaid legal heirs, including settlement by way of payment of owelty monies. It has been represented by KEPL that considering that certain land parcels (including the Larger Land) were agreed to be introduced in the aforesaid partnership firm, 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. By an application dated 6<sup>th</sup> October 1993 to the Deputy, Collector, North Goa, Mapusa -Bardez read with the application dated 26<sup>th</sup> November 1993 to the Talathi, Karapur Village, Bicholim Taluka, Pratapsingh Rauji Rane to the, sought to update the names of Rajsing Satroji Rane, Fattensing 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 Larger Land. It is observed that in the said applications, the date of the Public Will is erroneously recorded as 3<sup>rd</sup> May 1969 instead of 5<sup>th</sup> May 1975, even though the copy submitted by Fattensing Rauji Rane in support of such application was of the Public Will.
- 2.14. Pursuant to the application, Mutation Entry No. 1056 dated 30<sup>th</sup> December 1993 was effected and the names of Pratapsing Rauji Rane, Fattensing Rauji Rane and Rajsing Satroji Rane were recorded in Village Form Nos. I and XIV for *inter alia* the Larger Land as the owners thereof.
- 2.15. Thereafter, (i) Fatehsing Rauji Rane, (ii) Pratapsing Raoji Rane *alias* Pratapsing Rauji Rane, (iii) Rajsing Satrojirao Rane *alias* Rajesing Satrojirao Rane, (iv) Asha Fattensing Rane, (v)





Vijayadevi Pratapsing Rane, (vi) Sarita Rajesing 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 and recorded under an unregistered Deed of Partnership. Under the said Deed of Partnership dated 27<sup>th</sup> 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) above. It has been represented by KEPL to EIPL that pursuant to the demise of Manoramabai, it was mutually discussed and decided between her aforesaid legal heirs 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 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 three private trusts for the benefit of her sons, their children and their wives, the same was not done. The Will dated 5<sup>th</sup> 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 Fatehsingh, Pratapsingh and Rajsingh. The import of the said 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 Fatehsingh, Pratapsingh and Rajsingh. The rights in the Property devolved in favour of Fatehsingh, Pratapsingh and Rajsingh, though not through a Trust, but by way of formation of a Partnership Firm. It is also reflective of the broader family understanding, more particularly in the background of the fact that neither the Will dated 5<sup>th</sup> May 1975 nor the formation of the Partnership Firm has remained unchallenged.

- 2.16. 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 1<sup>st</sup> January 1998. Accordingly, in terms of Section 575 of the Companies Act, 1956, all the assets of the Partnership Firm (including the Property) vested in KEPL. Accordingly, Mutation Entry No. 1131 dated 22<sup>nd</sup> September 1997 was effected and the name of KEPL was recorded in Form I and XIV pertaining to the Larger Land. It has been represented by KEPL to EIPL 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 22<sup>nd</sup> 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 Property without any obstruction or hindrance from any person whatsoever, (iv) till date, none of the legal heirs of Manoramabai or anyone claiming through them or any of them has/have raised any claim or disputed the right, title and interest of KEPL in the Property.
- 2.17. On perusal of the latest Form I and XIV for land bearing Survey Nos. 176/1, 176/1-A, 176/1-B and 176/1-C, it is observed that an aggregate area of 6,940 square meters was acquired out of the Larger Land admeasuring 1,55,200 square meters by the Executive Engineer, Works

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Division VI, Goa Tourism Industry Development Corporation, Government of Goa vide its Award dated 9<sup>th</sup> April 2012, pursuant to which land bearing Survey No. 176/1 was sub-divided into four separate land parcels as follows:

- (a) Land admeasuring 30 square meters, which was allotted Survey No. 176/1-A;
- (b) Land admeasuring 3,160 square meters, which was allotted Survey No. 176/1-B;
- (c) Land admeasuring 3,750 square meters, which was allotted Survey No. 176/1-C;
- (d) Balance land admeasuring 1,48,260 square meters, which was continued as Survey No. 176/1 (i.e. the Property herein).

- 2.18. Thus, KEPL became the owner of the Property and its name was recorded in Form I and XIV pertaining to the Property.
- 2.19. We have been provided with the Zone Certificate letter dated 11<sup>th</sup> 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 Property falls in the *"Partly Settlement, Partly No Development Slope with Irrigation command area, partially Natural Cover with Irrigation command area, partially Orchard with Irrigation command area and proposed road passing through the property"*.
- 2.20. By an Order dated 29<sup>th</sup> February 2024 bearing Reference Nos. CAD1BIC09-23-71/846 passed by the Additional Collector, North Goa, Panaji, the user of an area admeasuring 109474 sq. meters out of the Property has been converted to non-agricultural residential purpose against payment of the conversion fee and on the terms and conditions therein contained.
- 2.21. By and under a Sale Deed dated 12<sup>th</sup> March 2024 registered with the office of Sub-Registrar at Bicholim under Serial No. BCH-1-357-2024 (*"said 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 14<sup>th</sup> March 2024 conferring powers in favour of EIPL to do various acts, deeds and things *inter alia* pertaining to the Property, as mentioned therein.
- 2.22. Pursuant to the said Deed, the name of EIPL has been recorded in the Form I and XIV pertaining to the Property.
- 2.23. As per Clause 2 of the said Deed, the Sale Consideration (as defined therein) is payable by EIPL to KEPL in six tranches, out of which two tranches have been paid by EIPL to KEPL and the balance four tranches are payable till March 2026. Further, as per Clause 7, 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 Sale Consideration that is payable by EIPL to KEPL.



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- 2.24. By and under a Deed of Mortgage cum Charge dated 12<sup>th</sup> April 2024 registered with the office of Sub-Registrar at Dapoli under Serial No. 1647/2024, EIPL created a mortgage over the Property and other land parcels in favour of Vistra ITCL (India) Limited (Debenture Trustee) to secure a financial facility of INR 140 Crores.

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/6/2024/147 obtained on 18<sup>th</sup> April 2024 pertaining to the Property it is observed that there are no acts or encumbrances affecting the Property registered with the Office of the Civil Registrar-cum-Sub Registrar, Bicholim.

3.2. **ROC and Cersai Search:**

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](http://www.mca.gov.in)) as of 28<sup>th</sup> March 2024, we observe that there are no pending charges created by EIPL. We have also reviewed the Cersai Search Reports dated 16<sup>th</sup> April 2024 procured from the official website of the Central Registry of Securitisation Asset Reconstruction and Security Interest of India ([www.cersai.org.in/CERSAI/](http://www.cersai.org.in/CERSAI/)) and the same do not reflect any adverse entries pertaining to the Property and no charges have been created by EIPL on the Property.

3.3. **Litigation Search:**

On perusal of the Litigation Search Report dated 16<sup>th</sup> April 2024 based on EIPL's name it appears that there are no pending litigations to which EIPL is a party. Further, we have been informed by EIPL that the Property or any part/s thereof are not the subject matter of any pending litigations and/or proceedings.

3.4. **Public Notice:**

Prior to EIPL acquiring the Property, we had published a Public Notice dated 18<sup>th</sup> 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 have not received any claims and/or objections in response to the same.

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 owner of the Property having clear and marketable title thereto.



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**5. General:**

- 5.1. This Report on Title 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 Property is situated. We are not qualified to and have not independently verified the area / boundaries of the Property and/or the physical identification of the Property. We have referred to and retained the admeasurements in hectares, ares, acres, gunthas, square yards and square meters, as we have found them in 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 Property 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 Property are spelt differently in various documents, which could be because of different spelling styles in Portuguese and



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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 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](http://www.mca.gov.in)) and Central Registry of Securitisation Asset Reconstruction and Security Interest of India ([www.cersai.org.in/CERSAI/](http://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 Property.

5.9. We have relied upon the Litigation Search Report issued by Cubictree Technology 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.

5.11. We do not express our opinion on matters related to actual physical use of the Property.

5.12. We express no view about the user / reservations / FSI / developability of the Property.

5.13. We have not verified issues relating to reservation on the Property or any portion thereof by Governmental Authorities.

5.14. We have not independently validated the taxes / cess / duties / charges payable in respect of the Property 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 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.



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- 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 6<sup>th</sup> day of May 2024.

For Saraf and Partners,  
Law Offices,

  
Partner



Encl: As above.



**Annexure A**  
**(List of documents perused)**

- a. Certified true copy of the Registo de Agrimensor of Cadastral Survey No. 72.
- b. Certified true copy of the Orphanological Inventory Records No. 1686 of 1905.
- c. Original Corresponding Certificate dated 11<sup>th</sup> October 2023 issued by the Superintendent of Survey and Land Records, Panaji - Goa
- d. Photocopy of the Letter dated 10<sup>th</sup> October 2023 addressed by the Talathi of Carapur Sarvan.
- e. Photocopy of the Will dated 5<sup>th</sup> May 1975.
- f. Certified true copy of the Inventory Proceeding No. 33/1990 before the Court of Civil Judge, Senior Division, Bicholim.
- g. Original Opinion dated 15<sup>th</sup> January 2024 from Advocate Shivan S. Desai
- h. Certified true copy of the Order dated 12<sup>th</sup> June 1998 passed by the Civil Judge, Senior Division, Bicholim.
- i. Certified true copy of the Award dated 18<sup>th</sup> April 1991 passed by the Special Land Acquisition Officer.
- j. Certified true copy of the Application dated 6<sup>th</sup> October 1993 made by Pratapsingh Rauji Rane to the Deputy, Collector, North Goa, Mapusa -Bardez.
- k. Certified true copy of the Mutation Entry No. 1056 dated 30<sup>th</sup> December 1993.
- l. Notarized copy of the Deed of Partnership dated 27<sup>th</sup> December 1995.
- m. Certified true copy of the Mutation Entry No. 1131 dated 22<sup>nd</sup> September 1997.
- n. Notarized copy of the Certificate of Incorporation dated 1<sup>st</sup> January 1998.
- o. Photocopy of the Zone Certificate letter dated 8<sup>th</sup> September 2023 issued by Office of the Deputy Town Planner, Town & Country Planning Department, Bicholim, Goa.
- p. Photocopy of the Application dated 15<sup>th</sup> September 2023 filed by Karapur Estates Private Limited with the Collector, Panaji, North Goa.
- q. Original Order dated 29<sup>th</sup> February 2024 bearing Reference Nos. CAD1BIC09-23-62/841 passed by the Additional Collector, North Goa, Panaji.
- r. Original Sale Deed dated 12<sup>th</sup> March 2024 registered with the office of Sub-Registrar at Bicholim under Serial No. BCH-1-357-2024.
- s. Original Possession Letter dated 12<sup>th</sup> March 2024 executed by KEPL to EIPL.
- t. Original Irrevocable Power of Attorney dated 12<sup>th</sup> March 2024 executed by KEPL in favour of EIPL.
- u. Copy of Form I and XIV for the Property issued on 3<sup>rd</sup> May, 2024.



- v. NIL Certificate of Encumbrance bearing No. NEC/6/2024/147 dated April 2024.
- w. CERSAI Search Reports dated 16<sup>th</sup> April 2024.
- x. Master Data and Index of Charges pertaining to EIPL as of 28<sup>th</sup> March 2024.
- y. Litigation Search Report dated 16<sup>th</sup> April 2024 pertaining to EIPL.

Ministry Of Corporate Affairs

Date : 28-03-2024 5:04:4 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   | *****iance@hoabl.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  | ACTIVE Compliant  |
| Authorised Capital (Rs)                                    | 5,00,000  |
| Paid up Capital (Rs)                                       | 1,000   |
| Date of last AGM   | 25/08/2023  |
| Date of Balance Sheet                                      | 31/03/2023  |
| Company Status   | Active  |

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

Index of Charges

No Records Found

Director/Signatory Details

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



**CERSAI**Central Registry of Securitisation Asset  
Reconstruction and Security Interest of India**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    | 16-04-2024 13:04:38.348 |
| Transaction ID / QRF NO | 200303961039            |
| Generated by            | Public User             |

**Transaction Details**

|                            |                     |
|----------------------------|---------------------|
| Type of Transaction        | Debtor Based Search |
| Created By                 | Public User         |
| Creation Date              | 16-04-2024          |
| Approval/Modification Date | 16-04-2024          |
| Search Reference Number    | 1026252835693       |

**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 | 2022-02-26                      |

**Search Output Details**

No Match Found

**RMS Details**

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



**CERSAI**

Central Registry of Securitisation Asset  
Reconstruction and Security Interest of India

--- End Of Report ---





PREPARED ON:16 April 2024

## SUMMARY

Company Name : ERRICHTER INFRA PRIVATE LIMITED

## Legal Cases

| Supreme Court | High Court | District Court | Consumer Court | ITAT/ CESTAT | NCLT/ NCLAT | DRT/ DRAT | RERA | NGT/Others |
|---------------|------------|----------------|----------------|--------------|-------------|-----------|------|------------|
| 0             | 0          | 0              | 0              | 0            | 0           | 0         | 0    | 0          |

\*Others include cases from SEBI/SAT, APTEL, and IPAB.



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## Details of legal cases

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Not Available





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Technology Solution Pvt.Ltd

## Disclaimer

"This report contains information about **ERRICHTER INFRA PRIVATE LIMITED** which has been compiled using data available online in public domain on best effort basis. To that effect, the correctness, accuracy and completeness of this report are directly related to the data available online in public domain. This report is not to be treated as an advice in any form and the users are advised to carry out necessary due diligence/verification or to seek proper professional advice as may be necessary on the information provided in this report before taking any decision."

**PS:** This report is computer generated and hence authorized signature not required

## **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/6/2024/147**

**Receipt No. :- 2024-25/6/107**

**AMEYA SALATRY** , having applied to me for a certificate giving particulars of registered and encumbrances, if any, in respect of under mentioned property:-

**Plot Number** : 176 1  
**Area Of Land** : 148260  
**Martiz no** : 72  
**Land registration no** : India  
**Description no** : 0  
**Property id** : 0  
**Survey No.** : 176  
**Sub Division No.** : 1  
**Village** : Carapur  
**Taluka** : Bicholim  
**District** : NorthGoa  
**State** : Goa  
**North** : Partly by Survey No 148 0 168 169 170  
**South** : 175 176 177 178  
**East** : 167 168 178  
**West** : 170 175

I hereby certify that a search has been made in Book 1 and the indexes relating thereto for from **10-04-1994 to 10-04-2024** 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

