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इतर पावती

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नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 10632 दिनांक: 10/07/2017

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: टनन3-0-2017

दस्तऐवजाचा प्रकार:

मादर करणाऱ्याचे नाव: अँड मीनल खोना

वर्णन अर्ज क्र 1664/17 मौजे नेरूळ, प्लॉट नं 6, से 38 सन 1988 ते 2017 (वर्ग 30)

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

Joint Sub Registrar Thane 3

1); देयकाचा प्रकार: By Demand Draft रक्कम: रु.750/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0001813997 दिनांक: 08/07/2017  
बँकेचे नाव व पत्ता: IDBI -

सह दुय्यम निबंधक वर्ग २  
ठाणे क्र. ३

*Mrs. Minal B. Khona*

B.Sc., LL.B.

Advocate High Court & Notary  
(Appointed By Govt. of India)

108, J. K. Chambers, Plot No. 76,  
Sector 17, Vashi, Navi Mumbai - 400 705  
Tel. : 2789 2517 • Telefax : 2789 2544  
E-mail : minalkhona108@gmail.com

Ref. No.MBK/07/2017/03.

Date : July 10, 2017

**TITLE CERTIFICATE**

I have investigated the title of Plot No.6, admeasuring about 1538.00 sq. mtrs., situated at Sector-38, Nerul, Navi Mumbai, Tal. & Dist. Thane.

It is seen from the records that the City and Industrial Development Corporation of Maharashtra Ltd., a Government company within the meaning of the Companies Act, 1956 hereinafter referred to as 'THE CORPORATION,' has leased a plot of land bearing Plot No.6, containing about 1538.00 sq. mtrs. situated at Sector-38, Nerul, Tal. & Dist. Thane, (hereinafter referred to as THE SAID PLOT) to M/s. KEYSTONE LIFESPACES PVT. LTD., (therein referred to as 'the Original Licensees') vide Agreement to Lease dated 25.08.2016, duly registered with the Sub-Registrar of Thane-6, on 25.08.2016, under Sr.No.8040/2016, for a period of 60 years computed from the date of Agreement to Lease, for proper premium and has handed over the physical possession of the said plot to the Original Licensees.

AND WHEREAS M/s. KEYSTONE LIFESPACES PVT. LTD., have mortgaged the Plot No.6 with the Bank M/s. INDIABULLS HOUSING FINANCE LIMITED., vide Mortgage Deed dated 17.01.2017, duly registered with the Sub-Registrar of Thane-6, on 17.01.2017, under Serial No.571/2017, executed between 1) M/s. KEYSTONE LIFESPACES PVT. LTD., & 2) M/s. INDIABULLS HOUSING FINANCE LIMITED., as per terms and conditions therein contained.

*MBK*

Whereas, the Navi Mumbai Municipal Corporation has granted permission by its letter No.NMMC/TPD/BP/Online No.20171CNMMC1988/2338/2017, dated 05.06.2017 to commence the construction of residential-cum-commercial building consisting 41 residential Unit + 6 Shops on the said Plot No.6, as per the plans and specifications approved by the Town Planning Authorities.AND WHEREAS the M/s. KEYSTONE LIFESPACES PVT. LTD., have proposed to construct on the project land one building having 1 stilt/Ground + 1 Podiums and 13<sup>th</sup> Upper Floors.

On the basis of the documents submitted, I hereby certify that the title of the abovesaid Plot No.6, admeasuring about 1538.00 sq. mtrs., situated at Sector-38, Nerul, Tal. & Dist. Thane, is prima-facie clear and marketable on their complying with terms and conditions of Agreement to Lease dated 25.08.2016 and *subject to release of lien of M/s. INDIABULLS HOUSING FINANCE LIMITED.,.*

**SCHEDULE**

All that piece of land know as Plot No.6, situated at Sector-38, Nerul, Navi Mumbai, Tal. & Dist. Thane, containing by admeasuring 1538.00 mtrs. Area, or thereabouts and the said plot bounded as follow :

On or towards the North by : Plot No.07  
On or towards the South by : 20 mtr. wide road  
On or towards the East by : Plot No.05  
On or towards the West by : Plot No.6A

*M B Khona*

*Mrs. Minal B. Khona*  
B. Sc. LL.B.  
Advocate High Court & Notary  
108, J. K. Chamber, Plot No. 76,  
Sector - 17, Vashi, Navi Mumbai - 400 705.

Date : July 10, 2017

To,  
Mrs. Minal B. Khona  
Advocate High Court,  
Vashi, Navi Mumbai.

**SEARCH REPORT**

**Sub : Plot No.6, situated at Sector-38, Nerul, Navi Mumbai, Tal. &  
Dist. Thane.**

Madam,

As per your instructions I have taken search of the above mentioned property in the office of Sub-Registrar of Assurances at Thane, for the years from 1988 to 2017. The details year wise given below :-

<u>YEAR</u>	<u>PARTICULARS</u>
1988	NIL
1989	NIL
1990	NIL
1991	NIL
1992	NIL
1993	NIL
1994	NIL
1995	NIL
1996	NIL
1997	NIL
1998	NIL
1999	NIL
2000	NIL
2001	NIL
2002	NIL
2003	NIL
2004	NIL
2005	NIL
2006	NIL
2007	NIL

2008	NIL
2009	NIL
2010	NIL
2011	NIL
2012	NIL
2013	NIL
2014	NIL
2015	NIL
2016	Agreement to Lease dated 25.08.2016, duly registered with the Sub-Registrar of Thane-6, on 25.08.2016, under Sr. No.8040/2016, executed between the CIDCO Ltd., & M/s. KEYSTONE LIFESPACES PVT. LTD., through its Director MR. SUSHIL SRICHAND DUSSEJA.
2017	Mortgage Deed dated 17.01.2017, duly registered with the Sub-Registrar of Thane-6, on 17.01.2017, under Serial No.571/2017, executed between 1) M/s. KEYSTONE LIFESPACES PVT. LTD., & 2) M/s. INDIABULLS HOUSING FINANCE LIMITED.

\* NIL subject to mutilated record and torn pages, and documents lodged for registration but not indexed and record available at Registrar office.

Yours faithfully,

  
Search Clerk

(Mr. Rupesh Kamble)