



**REPORT ON TITLE
TO WHOMSOEVER IT MAY CONCERN**

Sub: - Report on Title in respect of Plot No. 18 and 19, Sector- 38 of Nerul, Navi Mumbai, aggregately admeasuring 2404.27 Square meters or thereabouts.

THIS IS TO CERTIFY that we have perused the documents of **M/S. PLATINUM LIFESPACES**, a Partnership Firm, having its registered Office at B – 84, Aggarwal Trade Centre, Plot No. 62, Sector – 11, CBD Belapur, Navi Mumbai – 400 614, in respect of Plot No. 18 and 19, Sector- 38 of Nerul, Navi Mumbai, admeasuring 1205.02 Square meters & admeasuring 1199.25 Square meters respectively and aggregately admeasuring 2404.27 Square meters or thereabouts (hereinafter collectively referred to as the said Plot).

We have inspected the photocopies of the following documents:-

1. Allotment Letter dated 18th January, 2016 in respect of Plot No. 18.
2. Agreement to Lease dated 6th June, 2016 in respect of Plot No. 18.
3. Allotment Letter dated 18th January, 2016 in respect of Plot No. 19.
4. Agreement to Lease dated 6th June, 2016 in respect of Plot No. 19.
5. Deed of Mortgage dated 1st July, 2016.
6. CIDCO's NOC dated 30th August, 2016 for amalgamation of the said Plot No. 18 and 19.
7. NMMC's NOC dated 18th February, 2017 for amalgamation of the said Plot No. 18 and 19.
8. Modified Agreement dated 13th July, 2017.
9. Search Report dated 19-07-2017.

The manner in which M/s. Platinum Lifespaces have acquired Leasehold Title in respect of the said plot is narrated as under:-

1. The City and Industrial Development Corporation of Maharashtra Ltd., is a Government Company within the meaning of the Companies Act, 1956 (hereinafter referred to as "The Corporation/CIDCO Ltd."), having its registered office at "Nirmal", 2nd floor, Nariman Point, Mumbai - 400 021. The Corporation has been declared as a New Town Development Authority, under the provisions of sub sec. (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966, hereinafter referred to as 'the said Act') for the New Town of Navi Mumbai by



Government of Maharashtra in the exercise of its powers of the area designated as Site for New Town under sub-section (1) of Section 113 of the said Act.

2. The State Government has acquired lands within the designated area of Navi Mumbai and vested the same in the Corporation by an order duly made on that behalf as per the provisions of Sec.113 of the said Act.

3. By virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act.

4. The CIDCO Ltd. has, under Scheme "MM-I/ 02 / 2015 - 16" (hereinafter referred to as the said Scheme), invited tenders from various Developers & Promoters in order to dispose off the land/s acquired by it or vested into it in accordance with the said Scheme.

5. The CIDCO Ltd. has accepted the tender of M/s. Platinum Lifespaces and by virtue of an Allotment Letter dated 18th January, 2016, the CIDCO Ltd. has allotted to M/s. Platinum Lifespace a Plot being Plot No. 18, Sector- 38, Nerul, Navi Mumbai containing by measurement 1205.020 Square meters or thereabouts (hereinafter referred to as the said First Plot) for residential purpose on the terms and conditions and for the lease premium as contained in the said Allotment Letter.

6. Thereafter, by an Agreement to Lease dated 6th June, 2016 executed between the CIDCO Ltd. and M/s. Platinum Lifespaces and registered with the Office of Sub-Registrar of Assurances under Serial No. TNN 6 - 5300 - 2016 dated 07-06-2016, the CIDCO Ltd. agreed to grant to M/s. Platinum Lifespaces a lease in respect of the said First Plot for residential purpose on the terms and conditions and for the Lease Premium as contained in the said Agreement to Lease and which is more particularly described Firstly in the Schedule hereunder written.

7. In the above circumstances, M/s. Platinum Lifespaces is well and sufficiently entitled to the said First plot.



8. The CIDCO Ltd. has accepted another tender of M/s. Platinum Lifespaces and by virtue of an Allotment Letter dated 18th January, 2016, the CIDCO Ltd. has allotted to M/s. Platinum Lifespaces a Plot being Plot No. 19, Sector- 38, Nerul, Navi Mumbai containing by measurement 1199.250 Square meters or thereabouts (hereinafter referred to as the said Second Plot) for residential purpose on the terms and conditions and for the lease premium as contained in the said Allotment Letter.
9. Thereafter, by another Agreement to Lease dated 6th June, 2016 executed between the CIDCO Ltd. and M/s. Platinum Lifespaces and registered with the Office of Sub-Registrar of Assurances under Serial No. TNN 6 - 5301 - 2016 dated 07-06-2016, the CIDCO Ltd. agreed to grant to M/s. Platinum Lifespaces a lease in respect of the said Second Plot for residential purpose on the terms and conditions and for the Lease Premium as contained in the said Agreement to Lease and which is more particularly described Firstly in the Schedule hereunder written.
10. In the above circumstances, M/s. Platinum Lifespaces is well and sufficiently entitled to the said Second plot.
11. For the sake of convenience, the said First Plot and Second plot is hereinafter collectively referred to as the said plot and which is more particularly described in the Schedule hereunder written.
12. Subsequent thereto, by Deed of Mortgage dated 1st July, 2016 executed between M/s Indiabulls Housing Finance Limited (therein referred to as the Mortgagee) and the said M/s. Platinum Lifespaces (therein referred to as the said Mortgagor), the said M/s. Platinum Lifespaces have mortgaged with the said Mortgagee the said plot together with all present and / or future structures, buildings, furniture, fixture, fitting, standing and / or plant and machinery installed / to be installed and / or constructed / to be constructed thereon and all the present and future rights, title and / or interest thereof, and have obtained the loan as mentioned in the said Deed from the said Mortgagee upon such terms and conditions as mentioned in the said Deed. The said Deed of Mortgage is registered with Sub Registrar of Assurances under Serial No. TNN 6 – 6286 - 2016 dated 01-07-2016.



13. Subsequent thereto, at the request of M/s. Platinum Lifespaces, the CIDCO Ltd., has vide its letter dated 30th August, 2016, bearing reference no. CIDCO/ EMS / EO (IV)/ 2015/2605, has granted its permission to amalgamate the said First Plot and the said Second Plot upon such terms & conditions as mentioned therein.

14. Further, at the request of M/s. Platinum Lifespaces, the NMMC, has vide its letter dated 18th February, 2017, has granted its permission to amalgamate the said First Plot and the said Second Plot upon such terms & conditions as mentioned therein.

15. Thereafter, Modified Agreement dated 13th July, 2017 is executed between the CIDCO Ltd. and M/s. Platinum Lifespaces upon such terms and conditions as mentioned in the said Modified Agreement. The said Modified Agreement is registered with Sub Registrar of Assurances under Serial No. TNN – 6 – 7811 – 2017 dated 13-07-2017.

16. At the request of M/s Platinum Lifespaces, we have taken diverse search in the Sub Registrar Offices, through the Search Clerk Mr. Vinay Mankame, in respect of the said plot. The Search Clerk has submitted his Report dated 19-07-2017. A copy of the Search Report of Search Clerk Mr. Vinay Mankame dated 19-07-2017 is annexed hereto.

17. In the circumstances, subject to the compliance of the terms & conditions of the said Allotment Letter dated 18th January, 2016 in respect of Plot No. 18, Agreement to Lease dated 6th June, 2016 in respect of Plot No. 18, Allotment Letter dated 18th January, 2016 in respect of Plot No. 19, Agreement to Lease dated 6th June, 2016 in respect of Plot No. 19, Deed of Mortgage dated 1st July, 2016, CIDCO's NOC dated 30th August, 2016 for amalgamation of the said Plot No. 18 and 19, NMMC's NOC dated 18th February, 2017 for amalgamation of the said Plot No. 18 and 19, Modified Agreement dated 13th July, 2017 and Search Report dated 19-07-2017, the title of **M/S PLATINUM LIFESPACES** to the said plot is clear & marketable & free from all registered encumbrances.

THE SCHEDULE ABOVE REFERRED TO:

All That piece or parcel of land known as Plot No. 18 & 19, in Sector- 38, Nerul, Navi Mumbai, admeasuring 1205.02 Square meters & admeasuring 1199.25 Square meters respectively, that is total area admeasuring 2404.27 Square meters or thereabouts and is bounded as follows, that is to say:



HIMANSHU BHEDA
AND ASSOCIATES
ADVOCATES, HIGH COURT, MUMBAI.

Towards the North by : Plot No. 20 A and 17
Towards the South by : 11.00 Meters Wide Road
Towards the East by : 11.00 Meters Wide Road
Towards the West by : Plot No. 20

DATED THIS 28TH DAY OF JULY, 2017.

FOR HIMANSHU BHEDA & ASSOCIATES

Proprietor