

S. V. Tarte

B. Com. LL.B.

Advocate & Notary

Panel Advocate for
State Bank of India

Arihant Puja CHS Ltd., Ground Floor,
Nr. Tarte Plaza, Gandhi Nagar,
Dombivli (E) 421 204, Dist. Thane.
Phone : 2820491 Mob : 9821313285

NON ENCUMBRANCE TITLE CERTIFICATE

PROPERTY:- All that piece and parcel of Plot No. RX-54 admeasuring 5281.50 Sq. Mtrs. in the Dombivli Industrial Area of Village Gajbandhan Patharli, Taluka Kalyan, Dist. Thane and within the limits of Kalyan Dombivli Municipal Corporation, and within the Registration Dist. Thane, Sub-Registration Dist. Kalyan.

With a view to investigate the title of M/S. GLOBE REALTORS to the above described property. I have taken searches in the offices of the Sub-Registrar Kalyan for past 30 years i.e. from 1988 to 2017. Further I have also perused the documents of title of the said property. On scrutiny of all my detailed report of the same is as under:-

Initially Maharashtra Industrial Development Corporation (M. I. D. C) allotted a Plot of land bearing No. RX-54 admeasuring 5281.50 sq.mtrs. as per agreement dated. 10.12.2015 to Shri. Ashok R. Mankani & other Ten partners of M/S. GLOBE REALTORS on lease basis for 95 years from dated 24.09.2015 & accordingly Lease Agreement is executed on 10.12.2015 and registered on 10.12.2015 with Sub-Registrar of Kalyan 5, under document no. KLN-5/8067/2015



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M/S. GLOBE REALTORS has paid premium of Rs. 14,62,92,270 /- (being premium payable at the auction Rate of Rs. 27,699/- sq. mtrs.) to M. I. D. C on such payment the M. I. D. C agreed finally to assign Leasehold rights for period of 95 years from dt. 24.09.2014 & accordingly a Lease Deeds are executed.

Afterwards, M/S. GLOBE REALTORS has obtained approval to the building plans from M. I. D. C vide its Letter No. D 85788, dated. 22/11/2016.

The Developers have got the plans, specifications, elevations, sections sanctioned from the Maharashtra Industrial Development Corporation (M. I. D. C), for construction of Residential Building having Two Wings namely "A" & "B" named as "GLOBE PARADISE". "A" wing with stilt and podium on 1st floor and 16th upper floors and "B" wing with stilt and podium on 1st Floor plus upper 4th floors. The developers shall at a later stage construct additional floors from 5th to 16th forming part of "B" wing in accordance with the building plans as may be approved by the Maharashtra Industrial Development Corporation (M. I. D. C) from time to time .



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And since then M/S. GLOBE REALTORS thru partner Shri. Ashok R. Mankani & other Ten Partners are the assignee of the said land and said land allotted by M. I. D. C on lease basis for 95 years & the said land is free from all Encumbrances.

Date : 20.04.2017

S.V. TARTE

(Advocate & Notary)



YEAR

TRANSACTION

1988

NIL

1989

NIL

1990

NIL

1991

NIL

1992

NIL

1993

NIL

1994

NIL

1995

NIL

1996

NIL

1997

NIL

1998

NIL

1999

NIL

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SEARCH REPORT

PROPERTY:- All that piece and parcel of Plot No. RX-54 admeasuring 5281.50 Sq. Mtrs. in the Dombivli Industrial Area of Village Gajbandhan Patharli, Taluka Kalyan, Dist. Thane and within the limits of Kalyan Dombivli Municipal Corporation, and within the Registration Dist. Thane, Sub-Registration Dist. Kalyan.

With a view to investigate the title of M/S. GLOBE REALTORS to the above described property. I have taken searches in the offices of the Sub-Registrar Kalyan for past 30 years i.e. from 1988 to 2017. Further I have also perused the documents of title of the said property. On scrutiny of all my detailed report of the same is as under:-

YEAR	TRANSACTION
1988	NIL
1989	NIL
1990	NIL
1991	NIL
1992	NIL
1993	NIL
1994	NIL
1995	NIL
1996	NIL
1997	NIL
1998	NIL
1999	NIL



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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	Transaction given below
2016	NIL
2017	NIL

1. M.I.D.C allotted the said plot by Letter No. ROT/DMB/RX-54/1297 dated.
27/03/2015 to M/S. GLOBE REALTORS.



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2. Lease Agreement between M. I. D. C and M/S. GLOBE REALTORS of Plot No. RX-54 admeasuring 5281.50sq.mtrs Lease Deed was executed on 10.12.2015 by M. I. D. C and duly registered with Sub-Registrar Kalyan -5 on 10.12.2015 under Document No. KLN-5-8067/2015, & Duplicate Lease Deed Registered with Sub-Registrar Kalyan -5 on 10.12.2015 under Document No. KLN-5-8068/2015.

And since then M/S. GLOBE REALTORS thru partner Shri. Ashok R. Mankani & other Ten Partners are the assignee of the said land and said land allotted by Maharashtra Industrial Development Corporation (M. I. D. C) on lease basis for 95 years.

Date :20.04.2017


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