

**D.Y.WANI & CO.**

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## Offices

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Ref: DYW/LSR/2021

13/06/2021

To,  
Chief Manager  
Central Bank of India  
Opera House Branch  
Mumbai

Sir,

**Sub: Legal Scrutiny Report in respect of Property of Intended Mortgagor:****Mr. Ajit Ramesh Bhavsar and Mrs. Kamini Ajit Bhavsar**

A Flat No. 1801, admeasuring about 119.86 square metres Carpet Area equivalent to 1172.84 square feet Carpet Area on the 18<sup>th</sup> Floor of the Free Sale Building known as "RUSTOMJEE SUMMIT" (Project "RUSTOMJEE SUMMIT" has been registered with the MAHARERA under Registration No. P51800003590. Date of Possession being 30/06/2023) constructed on all that piece and parcels of land bearing Survey No. 19 and CTS No. 88 (Part) lying, being and situate at Village Magathane, Taluka Borivali, District- Mumbai

With reference to your instructions, I submit my Legal Scrutiny Report as hereunder

1. **Name and address of the intended mortgagor:****Mr. Ajit Ramesh Bhavsar and Mrs. Kamini Ajit Bhavsar**2. **Details/Description of the Property/ies to be mortgaged**

Item No.	Survey No. Khata No., House No., Site No.	Extent/ Area as of Land/ Building	Location SubDistrict/ District/ Village/ Municipality etc
1	A Flat No. 1801, admeasuring about 119.86 square metres Carpet Area equivalent to 1172.84 square feet Carpet Area on the 18 <sup>th</sup> Floor of the Free Sale Building known as "RUSTOMJEE SUMMIT" ( <u>Project "RUSTOMJEE SUMMIT" has been registered with the MAHARERA under Registration No. P51800003590. Date of Possession being 30/06/2023</u> ) constructed on all that piece and parcels of land bearing Survey No. 19 and CTS No. 88 (Part) lying, being and situate at Village Magathane, Taluka Borivali, District- Mumbai	admeasuring about 119.86 square metres Carpet Area equivalent to 1172.84 square feet Carpet Area	constructed on all that piece and parcels of land bearing Survey No. 19 and CTS No. 88 (Part) lying, being and situate at Village Magathane, Taluka Borivali, District- Mumbai

3. Details / description of the documents scrutinized

Sr. No.	Date of Document	Name of Document	Original
1	09/06/2021	Agreement for Sale	Agreement to Sale dated 09/06/2021, Between Mr. Ajit Ramesh Bhavsar and Mrs. Kamini Ajit Bhavsar AND M/s. Keystone Realtors Private Limited.  The aforesaid Agreement to Sale has been registered on 09/06/2021 under Serial No. BRL-5/7881/2021

4. Brief history of the property /ies and how the owner / mortgagor has derived the title.

1. By and under Deed of Lease dated 3<sup>rd</sup> December, 2009, the MHADA granted the lease of all that piece and parcels of land bearing Survey No. 19 and CTS No. 88 admeasuring about 3849.81 square metres, Road Setback Area Land admeasuring about 155.61 square metres, prorata additional Road Setback Area land admeasuring about 351.57 square metres, prorata Titbit Land admeasuring about 260.28 square metres and prorata Recreation Ground Land (part) admeasuring about 2137.54 square metres lying, being and situate at Village Magathane, Taluka Borivali, District- Mumbai to and in favor of the Rajendra Nagar Co-operative Housing Society Limited for the lease premium and upon the terms and condition mentioned therein being the "Rajendra Nagar Property". The aforesaid Lease Deeds have been registered under Serial Nos. BDR-16/2051/2009 & BDR-16/2052/2009.
2. By and under Deed of Lease dated 29<sup>th</sup> January, 2010, the MHADA granted the lease of all that piece and parcels of land bearing Survey No. 19 and CTS No. 88 admeasuring prorata Titbit Land admeasuring about 190.01 square metres and road widening setback land admeasuring about 35.49 square metres lying, being and situate at Village Magathane, Taluka Borivali, District- Mumbai to and in favor of the Rajendra Nagar Manjunath Co-operative Housing Society Limited for the lease premium and upon the terms and conditions mentioned therein being the "Manjunath Land". The aforesaid Lease Deeds has been registered under Serial No. BDR-16/1038/2010.
3. By and under Sale Deed dated 29<sup>th</sup> January, 2010, Rajendra Nagar Manjunath Co-operative Housing Society Limited has acquired the Building No. 7 standing on the said land from the MHADA for the consideration and upon the terms and conditions mentioned therein. The aforesaid Sale Deed has been registered under Serial No. BDR-16/1039/2010.
4. By and under Redevelopment Agreement dated 16<sup>th</sup> March, 2010, the Rajendra Nagar Society granted the development rights in respect of the Rajendra Nagar Property to and in favor of M/s. Revelation Realty Private Limited and upon the terms and conditions mentioned therein. The aforesaid Redevelopment Agreement has been registered under Serial No. BDR-16/3296/2010.
5. By and under Order passed by the Hon'ble Bombay High Court in the Company Petition Scheme Petition No. 709 of 2010 connected with the Company Summons for Direction No. 730 of 2010 dated 28<sup>th</sup> January, 2011, M/s. Revelation Realty Private Limited has been amalgamated with M/s. Keystone Realtors Private Limited.
6. By and under Supplementary Redevelopment Agreement dated 22<sup>nd</sup> January, 2012, the Rajendra Nagar Society has granted the development rights in respect of the Rajendra Nagar Property to and in favor of M/s. Keystone Realtors Private Limited thereby amending certain terms and conditions of the Rajendra Nagar Redevelopment Agreement and upon certain additional terms and conditions mentioned therein. The aforesaid Supplementary Redevelopment Agreement has been registered under Serial No. BDR-16/1551/2012.

7. By and under Second Supplementary Redevelopment Agreement dated 2<sup>nd</sup> May, 2013, the Rajendra Nagar Society and M/s. Keystone Realtors Private Limited have amended certain terms and conditions of the Rajendra Nagar Redevelopment Agreement and upon certain additional terms and conditions mentioned therein. The aforesaid Second Supplementary Redevelopment Agreement has been registered under Serial No. BRL-1/4125/2013.
8. By and under Redevelopment Agreement dated 10<sup>th</sup> June, 2010, the Manjunath Society has granted the development rights in respect of the Manjunath Land to and in favor of M/s. Revelation Realty Private Limited and upon the terms and conditions mentioned therein. The aforesaid Redevelopment Agreement has been registered under Serial No. BDR-16/6676/2010.
9. By and under Supplementary Redevelopment Agreement dated 22<sup>nd</sup> January, 2012, the Manjunath Society has granted the development rights in respect of the Manjunath Land to and in favor of M/s. Keystone Realtors Private Limited thereby amending certain terms and conditions of the Manjunath Society Redevelopment Agreement and upon certain additional terms and conditions mentioned therein. The aforesaid Supplementary Redevelopment Agreement has been registered under Serial No. BDR-16/1552/2012.
10. By and under Second Supplementary Redevelopment Agreement dated 2<sup>nd</sup> May, 2013, the Manjunath Society and M/s. Keystone Realtors Private Limited have amended certain terms and conditions of the Manjunath Society Redevelopment Agreement and upon certain additional terms and conditions mentioned therein. The aforesaid Second Supplementary Redevelopment Agreement has been registered under Serial No. BRL-1/4126/2013.
11. By and under Rectification Deed dated 16<sup>th</sup> April, 2014, the Manjunath Society and MHADA have rectified the erroneous references of CTS numbers inadvertently made under Deed of Lease dated 29<sup>th</sup> January, 2010 and Deed of Sale dated 29<sup>th</sup> January, 2010 were rectified and corrected CTS No. i.e. 88 (part) has been recorded. The aforesaid Rectification Deed has been registered under Serial No. BRL-5/3678/2014.
12. The MCGM vide its letter bearing No. CHE/A-4944/BP(WS)/AR dated 25<sup>th</sup> November, 2011 has granted the Intimation of Disapproval in respect of the redevelopment work on the aforesaid property. JOD
13. The Building Permission Cell, Greater Mumbai/MHADA vide its letter bearing No. MH/EE(B.P.)/GM/MHADA/86/059/2018 dated 5<sup>th</sup> December, 2018 has granted the Further Commencement Certificate in respect of the redevelopment work on the aforesaid property for the CC upto 22<sup>nd</sup> floors CC
14. The Aforesaid Project "RUSTOMJEE SUMMIT" has been registered with the MAHARERA under Registration No. P5180003590. Date of Possession being 30/06/2023.
15. By and under Agreement to Sale dated 09/06/2021, Mr. Ajit Ramesh Bhavsar and Mrs. Kamini Ajit Bhavsar have purchased from M/s. Keystone Realtors Private Limited, A Flat No. 1801, admeasuring about 119.86 square metres Carpet Area equivalent to 1172.84 square feet Carpet Area on the 18<sup>th</sup> Floor of the Free Sale Building known as "RUSTOMJEE SUMMIT" (Project "RUSTOMJEE SUMMIT" has been registered with the MAHARERA under Registration No. P5180003590. Date of Possession being 30/06/2023) constructed on all that piece and parcels of land bearing Survey No. 19 and CTS No. 88 (Part) lying, being and situate at Village Magathane, Taluka Borivali, District- Mumbai for the total consideration of Rs. 2,66,99,250/- (M. V is for Rs. 2,46,88,176/-) and upon the terms and conditions mentioned therein. The aforesaid Agreement to Sale has been registered on 09/06/2021 under Serial No. BRL-5/7881/2021

16. The Stamp Duty of Rs. 13,35,100 is paid as per MTR Challan dated 31/05/2021

17. The Registration Receipt bearing No. 8484 dated 09/06/2021 is for Rs. 33,280/-.

**Mortgages**

BRL-1 12280/2019	MORTGAGE DEED A.V. Rs.1900000000/-  KEYSTONE REALTORS PVT. LTD. TO ICICI BANK LTD.	22.10.2019 23.10.2019
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Schedule: City Survey No.76 Part, 88 Part, 588 Part, Ara 7461.74 Sq.Mtr., Village Magathane, Taluka Borivali, M.S.D. DOC. NO. 2776/2018

BRL-4 2776/2018	DEED OF MORTGAGE A.V. Rs.1900000000/-  KEYSTONE REALTORS PVT. LTD. THROUGH AUTHORISED SIGNATORY BINITHA DALAL BOMAN IRANI THROUGH POWER GEETA MONDKAR PERSI CHAUDHARI THROUGH POWER GEETA MONDKAR CHANDRESH MEHTA THROUGH POWER GEETA MONDKAR TO PIRAMAL TRUSTESHIP SERVICES PVT. LTD. THROUGH AUTHROISED SIGNATORY SARITA IYER	28.02.2018 28.02.2018
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Schedule: City Survey No.76 Part, 88 Part, 588 Part, Ara 7461.74 Sq.Mtr., Village Magathane, Taluka Borivali, M.S.D.

**Litigations Details**

Project Name	Court Name	Case Number	Case Type	Preventive/Injunction/Interim Order is Passed?	Petition Name	Other Petition Details	Year	Present Status	Documents
Rustomjee Summit	HIGH COURT BOMBAY	34238	Civil No		Other	INTERNAL DISPUTE BETWEEN MEMBERS OF THE SOCIETY MATTER WILL BE LISTED IN DUE COURSE	2018		NA
Rustomjee Summit	City Civil Court at DINDOSHI	347	Civil No		Suit	interse dispute between FAMILY MEMBERS in respect of unit in Rehab building pending for arguments	2019		NA
Rustomjee Summit	City Civil Court Dindoshi	1009	Civil No		Suit	pending for hearing of Notice of Motion	2015		NA
Rustomjee Summit	City Civil Court Dindoshi	1676	Civil No		Suit	INTERNAL DISPUTE BETWEEN MEMBERS OF THE SOCIETY AT THE STAGE FOR TAKING STEPS TO BRING ON RECORD HEI	2016		NA
Rustomjee Summit	City Civil Court Mumbai	9687	Civil No		Suit	INTERNAL DISPUTES BETWEEN MEMBERS OF SOCIETY CHAMBER SUMMONS ALLOWED NOW PENDING FOR	1999		NA

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Rustomjee Summit	Small Causes Court Bandra	119	Civil No	Other	2014	TAKING STEPS INTERSE DIPUTE BETWEEN MEMBERS OF SOCIETY Decree holder has taken out the present applicaiton for ex COMAPLAIN FILED BY ALLOTTEE BEFORE CONSUMER FORUM IN RESPECT OF ONE OF THE UNIT IN THE PROJECT MATTER WILL BE LISTED IN DUE COURSE	NA
Rustomjee Summit	NCDRC	CC/165/2020	Civil No	Other	2020		NA
Rustomjee Summit	BOMBAY HIGH COURT	RPWL 2923 OF 2020	Civil No	Other	2020		NA

### Search and Investigation;

6	Name of The persons who is/are the present owner/s of the property/ies	Mr. Ajit Ramesh Bhavsar and Mrs. Kamini Ajit Bhavsar
7	Whether the property is ancestral/ or under joint ownership or the minor is having interest in the property? If the property is in joint names, whether the share of all the co-owners is identified? If so, its effect thereof.	No Builder Purchase
8	Whether the party has absolute, clear and marketable title over the property/ies proposed to be mortgaged and can create to valid mortgage on the property/ies.	Yes
9	If the intended Mortgagor is not owner at present, how the title shall be transferred in favour of intended mortgagor	Not Applicable
10	Whether the permission from any Authority is necessary before creation of mortgage by the intended mortgagor?.	No
11	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?.	Yes
12	(a) What is the nature of the title of the owner i.e. tenancy right, full ownership, occupancy right, possessory right, minor's right or any other type of right? Clarify. (b) Leasehold immovable property/ies. (Whether the land/building(s) is/are leasehold. Please verify the terms of the lese(s) the name and address(es) of the lessor(s) and whether any permission/NOC from the lessor(s)/ company authority is required for transfer (such as mortgage, sale, etc.) of the property/ies).	Ownership
13	Whether there is any restriction/ prohibition under personal laws of the owner/mortgagor to hold the property/ies under the title deeds through which he has derived the title	No
14	Whether the latest title deed and the immediately previous title deeds (all) are available in originals.	Yes
14.1	If all the title deeds are not available in Original, reasons thereof, in writing?	Not Applicable
14.2	In case the original title deeds are not available, the	Not Applicable

	details thereof and the impact on creation of Equitable Mortgage	
14.3	(a) Whether any Power Of Attorney (POA) is involved in the chain of title?  (b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	No
	(c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	N. A.
	(d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA	N. A.
	(e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	N. A.
	i) Whether the original POA is verified and the title investigation is done on the basis of original POA?	N. A.
	ii) Whether the POA is a registered one?	N. A.
	iii) Whether the POA is a special or general one?	N. A.
	iv) Whether the POA contains a specific authority for execution of title document in question	N. A.
	(f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of subregistrar also?)	N. A.
	(g) Please comment on the genuineness of POA?	N. A.
	(h) The unequivocal opinion on the enforceability and validity of the POA	N. A.

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24	of such search/enquiry (a) Is/Are the property/ies free from encumbrances, If no, give details of encumbrances	<b>LOAN TAKEOVER FROM NKGSE Co-op Bank Ltd Mortgages</b>		
		BRL-1 12280/201 9	MORTGAGE DEED A.V. Rs.1900000000 /-  KEYSTONE REALTORS PVT. LTD. TO ICICI BANK LTD.	22.10.201 9 23.10.201 9
		Schedule: City Survey No.76 Part, 88 Part, 588 Part, Ara 7461.74 Sq.Mtr., Village Magathane, Taluka Borivali, M.S.D. <u>DOC. NO. 2776/2018</u>		
		BRL-4 2776/201 8	DEED OF MORTGAGE A.V. Rs.1900000000/ -  KEYSTONE REALTORS PVT. LTD. THROUGH AUTHORISE D SIGNATORY BINITHA DALAL BOMAN IRANI THROUGH POWER GEETA MONDKAR PERSI CHAUDHARI THROUGH POWER GEETA MONDKAR CHANDRESH MEHTA THROUGH POWER GEETA MONDKAR TO PIRAMAL TRUSTEESHI P SERVICES PVT. LTD. THROUGH AUTHROISE	28.02.201 8 28.02.201 8

15	Whether the photographs of parties as affixed in conveyance deed/ title deed tally with the photograph seen in the certified copy as obtained from the registrar's office?	Yes
16	Whether the building tax/land revenue has been paid, up to date.	Branch shall obtain latest paid Maintenance Bills and Receipts for payment updated Taxes
17	Whether any dues recoverable as land revenue are outstanding.	No. as per the Records available
18	Whether the land has been converted under the Land Revenue laws? If not required to be converted, give reasons.	<p>Yes.</p> <p><u>The MCGM vide its letter bearing No. CHE/A-4944/BP(WS)/AR dated 25 November, 2011 has granted the Intimation of Disapproval in respect of the redevelopment work on the aforesaid property.</u></p> <p><u>The Building Permission Cell, Greater Mumbai/MHADA vide its letter bearing No. MH/EE(B.P.)/GM/MHADA/86/059/2018 dated 5<sup>th</sup> December, 2018 has granted the Further Commencement Certificate in respect of the redevelopment work on the aforesaid property for the CC upto 22<sup>nd</sup> floors</u></p>
19	Whether the land is affected by any revenue and tenancy legislations? If so, how and to what extent and the remedy, if any.	No
20	Whether the permission under the Urban Land (ceiling & regulation) Act, 1976 is necessary or not?	N A
21	(A) Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.)?	No
22	Whether the property is subject to any pending or proposed land acquisition proceedings?	No
23	Whether any search/enquiry is made with the Land Acquisition Office and the outcome	No

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27	a) Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	N. A.
	b) i) Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes / No. Yes / No.	No
	ii) If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser)?	N.A
	iii) Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ?	No
28	Whether the proposed equitable mortgage by deposit of title deeds is possible? If so, what are the documents to be deposited? If deposit is not possible, can there be a simple mortgage or by a Registered mortgage or by any other mode of mortgage?	Yes By Deposit of Title Deeds more specifically mentioned hereunder
29	Whether the property/ies is/are freehold or leasehold or self occupied or tenanted? If lease-hold/tenanted, what is the remaining term of Lease/tenancy? Whether the property/ies can be taken as mortgage and what precautions to be taken? ----- In case of leasehold property, whether permission/ NOC from the lessor is required for creation of mortgage? If Yes, Whether permission/NOC of the lessor is obtained?	Ownership Flat on land  N. A.
30	If owner is a company, Partnership firm, Trust, Temple, Wakf or other legal persons, how the title is affected by its Memorandum and Articles of Association, Partnership deed, Trust deed or rules or bye laws and what are the precautions to be taken under rules or bye-laws and also how the right to create mortgage is affected by Hindu Religious and Endowments Laws and/or Wakf Deed or Wakf Act, as the case may be.	N. A.
31	If the Property/ies to be mortgaged is/are flat/apartment in residential or commercial complex, how far independent title is ensured and how the enjoyment of common areas and facilities are ensured to the flat owner (mortgagor); what are the documents of title available for creating	All Flat Owners in the Buildings are entitled common areas of the Building by virtue of Agreement for Sale and Share Certificate issued to them by Society as and when formed  Terrace come within the 'common

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SIGNATORY  
SARITA JYER

Schedule: City Survey No.76 Part, 88  
Part, 588 Part, Ara 7461.74 Sq.Mtr.,  
Village Magathane, Taluka Borivali,  
M.S.D

(b) Please give detailed account of creation of charge/mortgage or redemptions for a minimum period of 13 years and also state the subsisting charge/mortgage if any, mentioned in the encumbrance certificate for the last 13 years in case of Priority sector advances and for the last 30 years in all other cases.

Search for 30 years is conducted and attached hereunder

(c) Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title.

N. A.

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a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?

Yes  
as stated hereinabove

b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?

No  
On the basis of clarifications given by  
Builders

c) Whether the title documents have any court seal/ marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/markings?

No

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a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?

N. A.

b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?

N. A.

c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?

N. A.

	joint share, give specific share in each Khata	
d	If consolidation of holdings/acquisition proceedings etc. are in progress in the area, whether the transfer of the land is possible under the state enactments.	N. A.
e	Whether any prior/hidden charges exists against the land. Non-encumbrance should be for a period of 13 years preceding the date of this non-encumbrance certificate	N. A.
f	Whether mutation has been completed in case of existing charges/pending charges.	N. A.
g	Inspection of land on the spot in regard to the quality of land (such as irrigated/unirrigated/water logged, etc.) in order to enable the bank to determine its value.	N. A.
h	Whether any Government loan/taccavis/Coop loan etc. have been raised against the land, and if so, details about the charges/encumbrances may be specified	N. A.
38	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act,2016? Y/N.	<u>NO</u>
39	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished	<u>The Aforesaid Project "RUSTOMJEE SUMMIT" has been registered with the MAHARERA under Registration No. P51800003590. Date of Possession being 30/06/2023</u>
40	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Yes
41	Whether the details of the apartment / plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	N. A.
42	Please also specify as to what additional documents, if any, are required for creating valid and enforceable mortgage, if the mortgagor is a company/partnership firm/trust/society/ association/LLP/ HUF/ proprietorship firm.	N. A.

#### Permission and Sanctions

1. The MCGM vide its letter bearing No. CHE/A-4944/BP(WS)/AR dated 25<sup>th</sup> November, 2011 has granted the Intimation of Disapproval in respect of the redevelopment work on the aforesaid property.
2. The Building Permission Cell, Greater Mumbai/MHADA vide its letter bearing No. MH/EE(B.P.)/GM/MHADA/86/059/2018 dated 5<sup>th</sup> December, 2018 has granted the Further Commencement Certificate in respect of the redevelopment work on the aforesaid property for the CC upto 2<sup>nd</sup> floors
3. The Aforesaid Project "RUSTOMJEE SUMMIT" has been registered with the MAHARERA under Registration No. P51800003590. Date of Possession being 30/06/2023

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	mortgage? Documents/records to be taken from builder/owners and their Bankers.	space/area' in a society and all allottees/flat owners will have a conjoint interest upon the same. ... it is a free access and all the members of society can freely use it.
31(a)	If the property is in the nature of flat/Builder floor, please state whether the said property is governed by State Apartments/Flats Act or not?	No
31(b)	If the said property is governed by State Apartment Act/Flats Act. please give the name of the Act	Not Applicable
31(c)	If the said property is governed by State Apartment Act/Flats Act please inform whether the Seller is having absolute roof/terrace rights or is having common share in roof/terrace rights of the said property. Please also inform whether the State Apartment Act/Flats Act allows selling the property with absolute roof/terrace rights. If yes, then under which provision?	Not Applicable
31(d)	If the said property is not governed by State Apartment Act/Flats Act whether the seller is having absolute roof/terrace rights or is having common share in roof/terrace rights of the said property?	having common share in roof/terrace rights of the said property
31(e)	If the said property is not governed by State Apartment Act/Flats Act, whether the seller is having legal right to sell the property with absolute roof/terrace rights.	No
32	Whether any permission of Income Tax Authorities/Assessing Officer is required under the provisions of Income Tax Act for creation of mortgage or any certificate is to be submitted to the Bank to show that no dues are outstanding to the Income Tax Department?	N. A.
33	Flats owned/controlled by societies: special requirements to be taken if society refuses to note bank lien/interest.	NOC to create a Mortgage and Charge Noting is to be obtained from the Society/Builders
34	Please state the names of the persons who should join in the creation of mortgage of the property/ies either by deposit of title deeds or by registered mortgage, etc.	Mr. Ajit Ramesh Bhavsar and M Kamini Ajit Bhavsar
35	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system? ----- b) If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.	Yes
36	Any additional documents/precautions, required to be taken	No
37	Investigation in regard to Agricultural Land:	N. A.
a	Whether land is surplus. If so, give specific details	N. A.
b	Whether the land is under self-cultivation	N. A.
c	if land is owned in different Khatas or is under	N. A.

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CERTIFICATE: Whether CONDITIONAL/UNCONDITIONAL-

If Conditional, Kindly mention the conditions to be completed before creation of Mortgage:

CERTIFICATE : I have scrutinized the original title deeds intended to be deposited relating to the property/ies to be offered as security by way of equitable mortgage/registered mortgage etc. and the documents of title referred to above are perfect evidence of title and that if the said documents are deposited and equitable mortgage/registered etc, is created in the manner required by law, it will satisfy the requirements of creation of equitable mortgage/registered mortgage etc. and I further certify that:-

1. There are no prior mortgages/charges whatsoever as could be seen from the encumbrance certificate for the period from 1988 to 2019 pertaining to the immovable property/ies covered by the above said title deeds.  
NIL
2. There are prior mortgages/charges to the extent of \_\_\_\_\_ which are liable to be cleared or satisfied by complying with the following :
3. There are claims from minor/s and his/their interest in the property/ies is/are to the extent of \_\_\_\_\_ (specify the share of minor/s with name).  
NIL
4. The undivided share of the minor/s is \_\_\_\_\_ (specify the share of the minor/s).  
NIL
5. The property/ies is/are subject to the payment of Rs. \_\_\_\_\_ (specify the liability that is fastened or could be fastened on the property/ies)
6. Provision of Urban Land (Ceiling & Regulation) Act 1976 are not applicable. If applicable, permission is obtained.
7. Holding/acquisition is in accordance with the provisions of the Land Reform Act.
8. The mortgage if created will be perfect and available to the bank for the liability of the prospective borrower, **Mr. Ajit Ramesh Bhavsar and Mrs. Kamini Ajit Bhavsar.**
9. The Certified copy of Agreement to Sale dated 09/06/2021 will be obtained and will be compared with the original Agreement and the genuineness Certificate will be issued
10. I shall be liable/responsible, if any loss is caused to the Bank due to negligence on my part in making the search and Bank has the unqualified right to publish my name for including in the caution list being maintained by the INDIAN BANKS' ASSOCIATION OR RESERVE BANK OF INDIA OR ANY OTHER SUCH BODY for circulation amongst Banks/Financial Institutions

I certify that **Mr. Ajit Ramesh Bhavsar and Mrs. Kamini Ajit Bhavsar** will have a valid, clear and marketable title to the property/ies shown above after completion of the following conditions:

subject to payment of entire consideration as per Agreement to Sale dated 09/06/2021, Between Mr. **Ajit Ramesh Bhavsar and Mrs. Kamini Ajit Bhavsar AND M/s. Keystone Realtors Private Limited**

The following documents are required to be deposited for creation of Equitable Mortgage:

1. Agreement to Sale dated 09/06/2021, whereby **Mr. Ajit Ramesh Bhavsar and Mrs. Kamini Ajit Bhavsar** have purchased from **M/s. Keystone Realtors Private Limited**, A Flat No. 1801, admeasuring about 119.86 square metres Carpet Area equivalent to 1172.84 square feet Carpet Area on the 18<sup>th</sup> Floor of the Free Sale Building known as "RUSTOMJEE SUMMIT" (Project "RUSTOMJEE SUMMIT" has been registered with the MAHARERA under Registration No. P51800003590, Date of Possession being 30/06/2023) constructed on all that

RAM

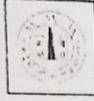
piece and parcels of land bearing Survey No. 19 and CTS No. 88 (Part) lying, being and situate at Village Magathane, Taluka Borivali, District- Mumbai for the total consideration of Rs. 2,66,99,250/- (M. V is for Rs. 2,46,88,176/-) and upon the terms and conditions mentioned therein. The aforesaid Agreement to Sale has been registered on 09/06/2021 under Serial No. BRL-5/7881/2021

2. The Stamp Duty of Rs. 13,35,100 is paid as per MTR Challan dated 31/05/2021
3. The Registration Receipt bearing No. 8484 dated 09/06/2021 is for Rs. 33,280/-.
4. **NOC from Builders in the Bank's format.**
5. **The Loan Closure Letter PIRAMAL TRUSTEESHIP SERVICES PVT. LTD**
6. **NOC and Charge Release Letter from ICICI BANK**
7. **Clarifications / Undertaking from the Builders in respect of Pending Litigations uploaded on RERA Site**

  
Signature of the Advocate

Place: Mumbai

Date: 13/06/2021



बैंक ऑफ महाराष्ट्र  
Bank of Maharashtra  
एक परिवार एक बैंक

Receipt for Virtual Treasury Payment

GRN	:	MH002165121202122E
Form Id	:	0
Payment Date	:	13/06/2021
Department	:	Inspector General Of Registration
Office Code	:	MUMBAI
Office Name	:	BRL5_JT SUB REGISTRAR BORIVALI 5
Period From	:	01/04/2021
Period To	:	31/03/2099
Payee Details	:	
Full Name	:	ADVOCATE D Y WANI
Account Head Details	:	Amount in Rs
0030072201 SEARCH FEE	:	750.00
Total Amount	:	750.00
Remarks	:	FLAT NO 1801 RUSTOMJEE SUMMIT CTS NO 88 PART VILLAGE MAGATHANE BORIVALI MSD
Amount in Words	:	Seven Hundred Fifty Rupees Only.
Bank Name	:	Bank Of Maharashtra
Name of Branch	:	00002 - MUMBAI FORT
For Use in Receiving Bank	:	
Bank CIN No	:	02300042021061360125
Payment Date	:	13/06/2021
User Id	:	dilyx0002
Name of Branch	:	00002 - MUMBAI FORT
Transaction Type	:	Virtual Treasury Payment
Transaction Status	:	success

CENT

Opera House

Ajit Ramesh Bhavsar

# DINESH NAKASHE

SEARCH CLERK

Janata Nagar Sangh, Tardeo, Mumbai 400 034

## SEARCH REPORT

Date 13/06/2021

To,  
**SHRI D.Y. WANI**  
Advocate, High Court.

Ref: Investigation title of the property bearing Flat No 1801, 18<sup>TH</sup> Floor, RUSTOMJEE SAMMIT, Area 119.86 Sq.Mtr. Carpet i.e 1172.84 Sq.ft. Carpet along with 2 Car Parking, CTS No.88 Part, Village Magathane, Taluka Borivali, M.S.D.

**Owner: MR. AJIT RAMESH BHAVSAR & MRS. KAMINI AJIT BHAVSAR**

Sir,

As per your instructions I have taken search of above mentioned property at Sub-Registrars Office Mumbai, Bandra Goregaon & Borivali from 1990 to 2019 (30 years).

I have found following document Registered during the course of Search.

### AT MUMBAI, BANDRA, GOREGAON & BORIVALI SUB REGISTRAR OFFICE FROM 1990 TO 2019 (30 YEARS) MANUAL & COMPUTER

1990 : Nil  
1991 : Some Pages Torn  
1992 :  
To : Some Pages Torn  
1995 :  
1996 :  
To : Some Pages Torn  
1999 :  
2000 : Torn  
2001 : Torn  
2002 :  
To : Nil - Mix Page  
2008 :  
2009 : Entry

BRL-7 2051/2009	LEASE DEED A.V. Rs.311808/-  MAHARASHTRA HOUSING & AREA DEVELOPMENT AUTHORITY THROUGH OMD PRAVIN J. SHINDE THROUGH POWER ANANDA GANPATI KARANDE TO RAJENDRA NAGAR CHS LTD. THROUGH SECRETARY K.V. MOHAN, CHAIRAN V.R.PATIL & OTHERS	03.12.2009 03.12.2009
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Schedule: Bldg. No.1, Area 527.68 Sq.Mtr., Bldg. No.2, Ara 527.68 Sq.Mtr., Bldg. No.3, Area 548.37 Sq.Mtr., Bldg. No.4, Area 548.38 Sq.Mtr., Bldg. No.5, Area 586.17 Sq.Mtr., Bldg. No.6, Area 585.17 Sq.Mtr., Bldg. No.11, Area 525.36 Sq.Mtr., Total Area 3849.81 Sq.Mtr., Rajendra Nagar CHS Ltd., CTS No.76, 88 & 588 part, Village Magathane, Taluka Borivali, M.S.D.

BRL-7 2052/2009	CONVEYANCE DEED A.V. Rs.1132448/-	03.12.2009 03.12.2009
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	<b>MAHARASHTRA HOUSING &amp; AREA DEVELOPMENT AUTHORITY THROUGH OMD PRAVIN J. SHINDE THROUGH POWER ANANDA GANPATI KARANDE TO RAJENDRA NAGAR CHS LTD. THROUGH SECRETARY K.V. MOHAN, CHAIRAN V.R.PATIL &amp; OTHERS</b>	
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Schedule: Bldg. No.1, Area 527.68 Sq.Mtr., Bldg. No.2, Ara 527.68 Sq.Mtr., Bldg. No.3, Area 548.37 Sq.Mtr., Bldg. No.4, Area 548.38 Sq.Mtr., Bldg. No.5, Area 586.17 Sq.Mtr., Bldg. No.6, Area 586.17 Sq.Mtr., Bldg. No.11, Area 525.36 Sq.Mtr., Total Area 3849.81 Sq.Mtr., Rajendra Nagar CHS Ltd., CTS No.76, 88 & 588 part, Village Magathane, Taluka Borivali, M.S.D.

2010 : Entry

BRL-7 1038/2010	<b>LEASE DEED A.V. Rs.0/-</b>	29.01.2010 29.01.2010
<b>MHADA THROUGH DY. CHIEF OFFICER K.R. BODKHE (OSD CONVEYANCE) THROUGH POWER A.G. KARANDE TO RAJENDRA NAGAR MANJUNATH CHS LTD. THROUGH SECRETARY R. ASHTIKAR, CHAIRMAN S.M. DESHPANDEY &amp; OTHERS</b>		

Schedule: CTS No.76, 88, 588, Survey No.19, Bldg. No.7, RAJENDRA NAGAR MANJUNATH CHS LTD., Area 435.15 Sq.Mtr., Village Magathane, Taluka Borivali, M.S.D.

BRL-7 1039/2010	<b>CONVEYANCE DEED A.V. Rs.166688/-</b>	29.01.2010 29.01.2010
<b>MHADA THROUGH DY. CHIEF OFFICER K.R. BODKHE (OSD CONVEYANCE) THROUGH POWER A.G. KARANDE TO RAJENDRA NAGAR MANJUNATH CHS LTD. THROUGH SECRETARY R. ASHTIKAR, CHAIRMAN S.M. DESHPANDEY &amp; OTHERS</b>		

Schedule: CTS No.76, 88, 588, Survey No.19, Bldg. No.7, RAJENDRA NAGAR MANJUNATH CHS LTD., Area 435.15 Sq.Mtr., Village Magathane, Taluka Borivali, M.S.D.

BRL-7 3296/2010	<b>DEVELOPMENT AGREEMENT A.V. Rs.0/-</b>	16.03.2010 26.03.2010
<b>RAJENDRA NAGAR CHS LTD. THROUGH SECRETARY K.V. MOHAN, CHAIRAN V.R. PATIL &amp; OTHERS TO SHRI REVELATION REALTY PVT. LTD. THROUGH DIRECTOR CHANDRESH MEHTA THROUGH POWER GEETA MONDKAR</b>		

Schedule: CTS No.76 Part, 88 Part and 588 Part, Totla Area 6754.81 Sq.Mt., MAGATHANE RAJENDRA NAGAR CHS LTD., Village Magathane, Taluka Borivali, M.S.D.

BRL-7 6676/2010	<b>DEVELOPMENT AGREEMENT A.V. Rs.0/-</b>	10.06.2010 18.06.2010
<b>RAJENDRA NAGAR MANJUNATH CHS LTD. THROUGH SECRETARY R. ASHTIKAR, CHAIRMAN S.M. DESHPANDEY &amp; OTHERS</b>		

	TO REVELATION REALTY PVT. LTD. THROUGH DIRECTOR CHANDRESH MEHTA THROUGHPOWER GEETA MONDKAR	
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Schedule: CTS No. 76 Part, 88 Part, and 588 Part, Total Ara 706.93 Sq.Mtr., Village Magathane, Taluka Borivali, M.S.D.

2011 : Nil - Mix Page  
2012 : Entry

BRL-7 1551/2012	AGREEMENT A.V. Rs.0/-  RAJENDRA NAGAR CHS LTD. THROUGH SECRETARY T.K.V. MOHAN, CHAIRMAN V.R. PATIL & OTHERS TO KEYSTONE REALTORS PVT. LTD. THROUGH DIRECTOR CHANDRESH MEHTA THROUGH POWER GEETA MONDKAR	22.02.2012 27.02.2012
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Schedule: CTS No.88 Part, Development Agreement Doc. No. BDR-16/3296/2010 dt 26.3.2010, Village Magathane, Taluka Borivali, M.S.D.

BRL-7 1552/2012	AGREEMENT A.V. Rs.0/-  RAJENDRA NAGAR MANJUNATH CHS LTD. THROUGH SECRETARY R. ASHTIKAR, CHAIRMAN JAMSHED B. PATEL & OTHERS TO KEYSTONE REALTORS PVT. LTD. THROUGH DIRECTOR CHANDRESH MEHTA THROUGH POWER GEETA MONDKAR	22.02.2012 27.02.2012
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Schedule: CTS No.88 Part, Development Agreement Doc. No. BDR-16/6676/2010 dt 18.6.2010, Village Magathane, Taluka Borivali, M.S.D.

2013 : Entry

BRL-1 4125/2013	SUPPLEMENTARY AGREEMENT A.V. Rs.0/-  RAJENDRA NAGAR CHS LTD. THROUGH SECRETARY T.K.V. MOHAN, CHAIRMAN V.R. PATIL & OTHERS TO KEYSTONE REALTORS PVT. LTD. THROUGH DIRECTOR CHANDRESH MEHTA THROUGH POWER GEETA MONDKAR	02.05.2013 04.05.2013
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Schedule: CTS No.88 Part, Development Agreement Doc. No. BDR-16/3296/2010 dt 26.3.2010, and Supplementary Agreement Doc. No. BDR-16/1551/2012 dt. 27.02.2012, Area 6754.81 Sq.Mtr., Village Magathane, Taluka Borivali, M.S.D.

BRL-1 4126/2013	SUPPLEMENTARY AGREEMENT A.V. Rs.0/-  RAJENDRA NAGAR MANJUNATH CHS LTD. THROUGH SECRETARY R. ASHTIKAR, CHAIRMAN JAMSHED B. PATEL & OTHERS TO KEYSTONE REALTORS PVT. LTD. THROUGH DIRECTOR CHANDRESH MEHTA THROUGH POWER GEETA MONDKAR	02.05.2013 02.05.2013
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Schedule: CTS No.88 Part, Development Agreement Doc. No. BDR-16/6676/2010  
18.6.2010, Supplementary Doc. No. BDR-16/1552/2012 dt. 27.02.2012, Area 660  
Sq.Mtr., Village Magathane, Taluka Borivali, M.S.D.

BRL-1 7017/2013	AGREEMENT TO ASSIGNMENT A.V. Rs.9000000/-  DHANJI GULABJI SHAKLA SURESH RADHORAM BANIA PUSHPABEN H. SHAKLA BHARAT H. SHAKLA & 10 OTHERS TO KEYSTONE REALTORS PVT. LTD. THROUGH DIRECTOR CHANDRESH MEHTA THROUGH POWER GEETA MONDKAR	23.07.2013 29.07.2013
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Schedule: Land Area 450 Sq.Mtr. (R.G. Plot0, CTS No.88 Part, Village Magathane, Taluka  
Borivali, M.S.D.

BRL-1 7828/2013	DEED OF MORTGAGE A.V. Rs.1210000000/-  KEYSTONE REALTORS PVT. LTD. THROUGH AUTHORISED SIGNATORY BINITHA DALAL TO STATE BANK OF INDIA THROUGH C.M. & RELATIONSHIP MANAGER SUDHIR G. RAO	14.06.2013 27.08.2013
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Schedule: Salable Area 332065 Sq.Ft., Land Area 3766.25 Sq.Mtr. (Part of Lower Plot Area  
7119.67 Sq.Mtr.), Survey No.19, City Survey No.76 Part, 88 Part & 588 Part, Village  
Magathane, Taluka Borivali, M.S.D.

2014 : Entry

BRL-5 3678/2014	CORRECTION DEED A.V. Rs.0/-  MUMBAI HOUSING & AREA DEVELOPMENT BOARD MUMBAI THROUGH CHIEF OFFICER N.K. SUDHANSHU TO RAJENDRA NAGAR MANJUNATH CO-OP. HSG. SOC. LTD. THROUGH CHAIRMAN JAMSHED B. PATEL, SECRETARY MAHENDRA SHTIKAR & COMMITTEE MEMEBR PRASHANT GORADIA	16.04.2014 17.04.2014
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Schedule: Doc. No. BDR-16/1038/2010 dt. 29.01.2010 and Doc. No. BDR-16/1039/2010  
dt. 29.01.2010, CTS No. rectified as CTS No.88 Part in place of 76, 86, 588 Part, Village  
Magathane, Taluka Borivali, M.S.D.

BRL-5 3684/2014	LEASE DEED A.V. Rs.8089000/-  RAJENDRA NAGAR MANJUNATH CHS LTD. THROUGH PARTNER JAMSHED B. PATEL, SECRETARY MAHENDRA ASHTIKAR & COMMITTEE MEMEBR PRASHANT GORADIA TO MUMBAI HOUSING & AREA DEVELOPMENT BOARD MUMBAI THROUGH CHIEF OFFICER	31.12.2013 17.04.2014
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Schedule: Supplementary Lease deed of Doc. No. BDR-16/1038/2010, Survey No.19, CTS  
No.88 Part, Tit Bit Land 189.99 Sq.Mtr., including set Back area 35.49 Sq.Mtr., Village  
Magathane, Taluka Borivali, M.S.D.

2015 : Nil - Mix Page

2016 : Entry

BRL-5 1341/2016	DEED OF MORTGAGE A.V. Rs.1300000000/-	07.01.2016 12.02.2016
KEYSTONE REALTORS PVT. LTD. THROUGH AUTHORISED SIGNATORY BINITHA DALAL GURANTORS - BOMAN IRANI THROUGH POWER SMT. GEETA MONDKAR, PERSI CHAUDHARI THOUGH POWER SMT. GEETA MONDKAR & CHANDRESH MEHTA THROUGH POWER SMT. GEETA MONDKAR TO IDBI TRUSTEESHIP SERVICES LTD. THROGH AUTHROISED SIGNATORY SHRINIWAS RAJU		

Schedule: Land bearing CTS No.76 Part, 86 Part, 588 Part and 88 Part, Total Area 7461.74 Sq.Mtr., and Bldg. No.1 to 6 and 11, Village Magathane, Taluka Borivali, M.S.D.

BRL-5 3064/2016	DEED OF MORTGAGE A.V. Rs. 0/-	30.03.2016 30.03.2016
KEYSTONE REALTORS PVT. LTD. THROUGH AUTHORISED SIGNATORY BINITHA DALAL & OTHERS TO IDBI TRUSTEESHIP SERVICES LTD. THROGH AUTHROISED SIGNATORY VISHAKHA KOTKAR		

Schedule: Doc. No. BRL-5/1314/2016 dt. 12/02/2016 & BRL-5/3063/2016 DT. 30/3/2016, CTS No.488, 450, 486, 487, 488, 569, 571, 5870, 572, 579, 575, Unsold Area 52072 Sq.ft. along with Sold, Unsold Receivable, Meridian Project, Village Charkop, Kandivali & CTS No.76 Part, 88 Part and 588 Part, SAMMIT PROJECT, Area 7646 Sq.Mtr., Development Right and Receivable from Sold, Unsold Area, and other Properties, Village Magathane, Taluka Borivali, M.S.D.

BRL-5 3822/2016	RECONVEYANCE A.V. Rs.1/-	20.04.2016 20.04.2016
STATE BANK OF INDIA THROUGH AUTHORISED SIGNATORY SUDHIR RAO TO KEYSTONE REALTORS PVT. LTD. THROUGH AUTHORISED SIGNATORY BINITHA DALAL		

Schedule: Doc. No. BDR-1/7828/2013 dt. 27/08/2013, CTS No.88, Village Magathane, Taluka Borivali, M.S.D.

2017 : Nil - Mix Page  
2018 : Entry

BRL-4 1149/2018	DEED OF MORTGAGE A.V. Rs. 0/-	02.11.2017 24.01.2018
KEYSTONE REALTORS PVT. LTD. THROUGH AUTHORISED SIGNATORY BINITHA DALAL NOVIEW DEVELOPERS PVT, LTD. THROUGH AUTHORISED SIGNATORY BINITHA DALAL BOMAN IRANI THROUGH POWER GEETA MONDKAR PERSI CHAUDHARI THROUGH POWER GEETA MONDKAR CHANDRESH MEHTA THROUGH POWER GEETA MONDKAR TO IDBI TRUSTEESHIP SERVICES LTD. THROUGH AUTHROISED SIGNATORY NIHARIKA SHINDE		

Schedule: First Supplement of Doc. No. BRL-5-1341-2016 & Second Supplement of Doc. No. BRL-5-3064-2016, CTS No.88 Part, Village Magathane, Taluka Borivali, M.S.D.

BRL-4 2776/2018	DEED OF MORTGAGE A.V. Rs.1900000000/-	28.02.2018 28.02.2018
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	KEYSTONE REALTORS PVT. LTD. THROUGH AUTHORISED SIGNATORY BINITHA DALAL BOMAN IRANI THROUGH POWER GEETA MONDKAR PERSI CHAUDHARI THROUGH POWER GEETA MONDKAR TO PIRAMAL TRUSTEESHIP SERVICES PVT. LTD. THROUGH AUTHROISED SIGNATORY SARITA IYER	
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Schedule: City Survey No.76 Part, 88 Part, 588 Part, Ara 7461.74 Sq.Mtr.,  
Magathane, Taluka Borivali, M.S.D.

BRL-1 9655/2018	RECONVEYANCE A.V. Rs.1/-  IDBI TRUSTEESHIP SERVICES LTD. THROUGH MANAGER SAMPADA NAIK TO KEYSTONE REALTORS PVT. LTD. THROUGH AUTHORISED SIGNATORY BINITHA DALAL	24.08.2 30.08.2
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Schedule: Doc. No. BDR-5/1341/2016 dt. 12/02/2016 AND Doc. No. BRL-5/306  
dt. 30.03.2016, CTS No.76 Part, 86 part, 588 Part and 88 Part, Village Magathane,  
Borivali,  
2019 : Entry

BRL-1 12277/2019	RECONVEYANCE DEED A.V. Rs.1/-  KEYSTONE REALTORS PVT. LTD. TO PIRAMAL TRUSTEESHIP SERVICES PVT. LTD.	22.10.2 23.10.2
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Schedule: City Survey No.76 Part, 88 Part, 588 Part, Ara 7461.74 Sq.Mtr.,  
Magathane, Taluka Borivali, M.S.D. **DOC. NO. 2776/2018**

BRL-1 12280/2019	MORTGAGE DEED A.V. Rs.1900000000/-  KEYSTONE REALTORS PVT. LTD. TO ICICI BANK LTD.	22.10. 23.10.
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Schedule: City Survey No.76 Part, 88 Part, 588 Part, Ara 7461.74 Sq.Mtr.  
Magathane, Taluka Borivali, M.S.D. **DOC. NO. 2776/2018**

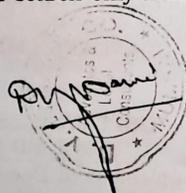
2020 : Not Ready  
2021 : Entry

BRL-5 7881/2021	AGREEMENT A.V. Rs.2,66,99,250/-  KEYSTONE REALTORS PVT. LTD. THROUGH DIRECTOR CHANDRESH MEHTA THROUGH POWER SANDEEP GAWDE TO AJIT RAMESH BHAVSAR & KAMINI AJIT BHAVSAR	09.06. 09.06.
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Schedule: Flat No 1801, 18<sup>TH</sup> Floor, RUSTOMJEE SAMMIT, Area 119.86 Sq.Mtr. (1172.84 Sq.ft. Carpet along with 2 Car Parking, CTS No.88 Part, Village Magathane, Taluka Borivali, M.S.D

**Note:** I have conducted the above search manually as well as online. Manual & Index II are not Properly Maintained & hence the Search is taken on available accessible record Only.

As some pages are torn all information is not available in Index-II Book in Sub Office, and hence I have taken search only from the records which are available in Index II Book



*D. J. Nakashe*  
(D. J. Nakashe)  
Search Clerk

*CRN MM002 165 121 20 21 22 E*