



S.J. BONDRE & CO.

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Date:14th May, 2019.

TITLE REPORT

On the basis of document submitted by M/S. APEX BUILDCON, a Partnership Firm, through its partners 1) MR. MUKESH GOVINDBHAI PATEL/CHAUHAN 2) MR. VINOD KHIMJI PATEL 3) MR. JIGAR AMBALAL PATEL 4) MR. PRAKASH NANJIBHAI PATEL 5) MR. MAYURKUMAR CHANDULAL PATEL 6) MR. SANTOSH DATTU PATIL having Office at Shop No.01, Apex Nest, Plot No.33, Sector-01, Karanjade, Tal-Panvel, Dist-Raigad-400705 in respect of Plot No.221, admeasuring about 700.00 Sq. Mtrs. situated in Sector-R-4, at Pushpak (Vadghar), Tal-Panvel, Dist-Raigad (hereinafter referred to as the said plot), I hereby opine as under:

WHEREAS:

1. The City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as CIDCO Ltd) is the New Town Development Authority for the area designated as the site for the new towns of Navi Mumbai.
2. The CIDCO Ltd. is allotting Plot of lands to villagers under Land Acquisition Rehabilitation and Resettlement Act 2013 whose lands have been acquired by CIDCO Ltd. for development and disposal.
3. The CIDCO Ltd. had allotted Plot No.221, admeasuring about 700.00 Sq. Mtrs. situated in Sector-R-4, at Pushpak (Vadghar), Tal-Panvel, Dist- Raigad to 1) SHRI. SHANKAR DHARMA PATIL, 2) SHRI. BALIRAM DHARMA



PATIL & 3) SHRI. ARUN HANUMAN PATIL, as per Allotment Letter vide its Ref. No. सिडको/आवित/पुनःस्थापना/कोपर/२०१५/५७१ dated 14/10/2015.

4. The CIDCO Ltd., had Leased Plot No.221, admeasuring about 700.00 Sq. Mtrs. situated in Sector-R-4, at Pushpak (Vadghar), Tal-Panvel, Dist- Raigad Under Rehabilitation and Resettlement Act-2013 to **1) SHRI. SHANKAR DHARMA PATIL, 2) SHRI. BALIRAM DHARMA PATIL & 3) SHRI. ARUN HANUMAN PATIL** as per Agreement to Lease dated 15/03/2017 which was duly registered in the office of Joint Sub-Registrar at Panvel-3, under document Sr. No.1412/2017 & Receipt No. 1836 dated 16/03/2017.
5. The Commencement Certificate dated 30/01/2019 issued by CIDCO Ltd., in the name of **1) SHRI. SHANKAR DHARMA PATIL, 2) SHRI. BALIRAM DHARMA PATIL & 3) SHRI. ARUN HANUMAN PATIL** vide Ref. No. CIDCO/BP-15745/TPO (NM&K)/2018/3877 Dated 30/01/2019 in respect Corporation has given permission to develop Residential cum Commercial building on Plot No.221, admeasuring about 700.00 Sq. Mtrs. situated in Sector-R-4, at Pushpak (Vadghar), Tal-Panvel, Dist- Raigad.
6. Agreement for Contract for Construction (Development Agreement) dated 06/05/2019 executed between **M/S. APEX BUILDCON** through its partner **MR. MUKESH GOVINDBHAI PATEL/CHAUHAN** therein referred to as "THE CONTRACTOR" party of the One part and **1) SHRI. SHANKAR DHARMA PATIL, 2) SHRI. BALIRAM DHARMA PATIL & 3) SHRI. ARUN HANUMAN PATIL** therein referred to as " THE OWNERS/ LESSEES" party of the Other part in respect of development of Plot No.221, admeasuring about 700.00 Sq. Mtrs. situated in Sector-R-4, at Pushpak (Vadghar), Tal-Panvel, Dist- Raigad and said Agreement for Contract for



Construction was duly registered in the Office of Joint Sub-Registrar Panvel-2, under Document Sr. No.5469/2019 & Receipt No.6426 date 06/05/2019.

7. Irrevocable Power of Attorney dated 06/05/2019 executed by 1) **SHRI. SHANKAR DHARMA PATIL**, 2) **SHRI. BALIRAM DHARMA PATIL & 3) SHRI. ARUN HANUMAN PATIL** in favour of **M/S. APEX BUILDCON** to Sale & Receive sale proceeds from the purchasers for Flat Nos. 301, 302, 303, 304, 305, 306, 401, 402, 403, 404, 405, 406, 504, 505, 506, 602, 604, 605 & Shop No.1 & 2, To obtain occupancy Certificate from the concern authority & other things as mention in the said Irrevocable Power of Attorney which has been registered in the office of Joint Sub Registrar Panvel-2, under document Sr. No. 5470/2019 & Receipt No. 6427 dated 06/05/2019.

Now I hereby opine as under:

1) **SHRI. SHANKAR DHARMA PATIL**, 2) **SHRI. BALIRAM DHARMA PATIL & 3) SHRI. ARUN HANUMAN PATIL** was the owners of certain lands at Village Kopar (Kolhi), Post- Pargaon Taluka-Panvel which were acquired as per the provisions of Land Acquisition Act, 1894. The State Government vide Government Resolution of the Urban Development Department bearing No. CID-1812/CR-274/UD-10 dated 01/03/2014 had taken the decision to grant plots and other benefits to the concerned structure owners of the lands acquired for their resettlement. Accordingly, an Agreement to Lease dated 15/03/2017 was executed between CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD (CIDCO) and 1) **SHRI. SHANKAR DHARMA PATIL**, 2) **SHRI. BALIRAM DHARMA PATIL & 3) SHRI. ARUN HANUMAN PATIL**. And after that 1) **SHRI. SHANKAR DHARMA PATIL**, 2) **SHRI. BALIRAM DHARMA PATIL & 3) SHRI. ARUN HANUMAN PATIL** is thus the owners/



Lessee of the land in pursuance of the aforementioned Agreement to lease dated 15/03/2017. It appears that due to insufficient funds, lack of expertise and means to construct a residential/commercial building on the land in question, the said 1) **SHRI. SHANKAR DHARMA PATIL**, 2) **SHRI. BALIRAM DHARMA PATIL** & 3) **SHRI. ARUN HANUMAN PATIL** has executed a Agreement for Contract for Construction with **M/S. APEX BUILDCON** a Partnership Firm, through its partners 1) **MR. MUKESH GOVINDBHAI PATEL/CHAUHAN** 2) **MR. VINOD KHIMJI PATEL** 3) **MR. JIGAR AMBALAL PATEL** 4) **MR. PRAKASH NANJIBHAI PATEL** 5) **MR. MAYURKUMAR CHANDULAL PATEL** 6) **MR. SANTOSH DATTU PATIL**, whereby the said **M/S. APEX BUILDCON** is liable to construct a residential cum Commercial building on the land and as consideration, the said **M/S. APEX BUILDCON** is entitled to receive the sale proceeds of 18 flats & 2 shop out of the 36 flats & 7 shops proposed Flats/Shops to be constructed, from any prospective purchaser/s in respect of Plot No.221, admeasuring about 700.00 Sq. Mtrs. situated in Sector-R-4, at Pushpak (Vadghar), Tal-Panvel, Dist- Raigad, subject to the terms and conditions of the Agreement to lease dated 15/03/2017 & Agreement for contract for construction dated 06/05/2019 & Irrevocable Power of Attorney dated 06/05/2019 appear to be free, clear, legal and marketable. Therefore, the title of 1) **SHRI. SHANKAR DHARMA PATIL**, 2) **SHRI. BALIRAM DHARMA PATIL** & 3) **SHRI. ARUN HANUMAN PATIL** and **M/S. APEX BUILDCON** appears to be free, clear legal and marketable.

Place: New Panvel
Date: 13/05/2019



For S. J. BONDRE & CO


ADVOCATE
PROPRIETOR