



S.J. BONDRE & CO.

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Date:22nd April, 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.62, admeasuring about 170.00 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 Leased Plot No.62, admeasuring about 170.00 Sq. Mtrs. situated in Sector-R-4, at Pushpak (Vadghar), Tal-Panvel, Dist- Raigad Under Rehabilitation and Resettlement Act-2013 to **MR. DATTA BAMA PATIL &**



MR. PADMAKAR KRUSHNA PATIL as per Agreement to Lease dated 08/11/2017 which was duly registered in the office of Joint Sub-Registrar at Panvel-2, under document Sr. No.12722/2017 & Receipt No. 15184 dated 08/11/2017.

4. The Commencement Certificate dated 17/08/2018 issued by CIDCO Ltd., in the name of **MR. DATTA BAMA PATIL & MR. PADMAKAR KRUSHNA PATIL** vide Ref. No. CIDCO/BP-15852/TPO (NM&K)/2018/3028 Dated 17/08/2018 in respect Corporation has given permission to develop Residential building on Plot No.62, admeasuring about 170.00 Sq. Mtrs. situated in Sector-R-4, at Pushpak (Vadghar), Tal-Panvel, Dist- Raigad.
5. The Amended Commencement Certificate issued by CIDCO Ltd. in the name of **MR. DATTA BAMA PATIL & MR. PADMAKAR KRUSHNA PATIL** Vide its Ref. No. CIDCO/BP-15852/TPO(NM&K)/2018/3752 dated 16/01/2019 in respect of Corporation has approved amended Plan and given permission to Residential cum commercial building on Plot No.62, admeasuring about 170.00 Sq. Mtrs. situated in Sector-R-4, at Pushpak (Vadghar), Tal-Panvel, Dist- Raigad.
6. Agreement for Contract for Construction (development Agreement) dated 10/04/2019 executed between M/S. **APEX BUILDCON** through its partner **MR. MUKESH GOVINDBHAI PATEL/CHAUHAN** therein referred to as "THE CONTRACTOR" party of the First part and **MR. DATTA BAMA PATIL & MR. PADMAKAR KRUSHNA PATIL** therein referred to as "THE OWNERS/ LESSEES" party of the Second part in respect of Plot No.62, admeasuring about 170.00 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.4512/2019 & Receipt No.5320 date 10/04/2019.

7. Irrevocable Power of Attorney dated 10/04/2019 executed by **MR. DATTA BAMA PATIL & MR. PADMAKAR KRUSHNA PATIL** in favour of **M/S. APEX BUILDCON** to Sale & Receive sale proceeds from the purchasers for Flat Nos. 103, 301,302,303,401, 402 & Shop No.1, To obtain necessary development permissions & 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. 4513/2019 & Receipt No. 5321 dated 10/04/2019.

Now I hereby opine as under:

MR. DATTA BAMA PATIL & MR. PADMAKAR KRUSHNA PATIL was the owner 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 08/11/2017 was executed between CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD (CIDCO) and **MR. DATTA BAMA PATIL & MR. PADMAKAR KRUSHNA PATIL**. And after that **MR. DATTA BAMA PATIL & MR. PADMAKAR KRUSHNA PATIL** is thus the owner/ Lessee of the land in pursuance of the aforementioned Agreement to lease dated 08/11/2017. It appears that due to insufficient funds, lack of expertise and means to construct a residential building on the land in question, the said **MR.**



DATTA BAMA PATIL & MR. PADMAKAR KRUSHNA 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 6 flats & 1 shop out of the 12 flats & 2 shops proposed to be constructed, from any prospective purchaser/s in respect of Plot No.62, admeasuring about 170.00 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 08/11/2017 & Agreement for contract for construction dated 10/04/2019 & Irrevocable Power of Attorney dated 10/04/2019 appear to be free, clear, legal and marketable. Therefore, the title of **MR. DATTA BAMA PATIL & MR. PADMAKAR KRUSHNA PATIL** and **M/S. APEX BUILDCON** appears to be free, clear legal and marketable.

For S.J BONDRE & CO



S. J. Bondre
ADVOCATE
PROPRIETOR
S. J. BONDRE
(ADVOCATE)

Place: New Panvel
Date: 22/04/2019