



ADV. DIPTI KSHITIJ DABHAIDE

ADVOCATE HIGH COURT

Add.:- Office No.501, B-wing, Neelkanth Park CHS Ltd., Plot No.18, Sector-06, Khanda Colony,
New Panvel (W), Navi Mumbai-410206.

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Date: 11/10/2018

TITLE REPORT

On the basis of documents submitted by **M/S. SHRI SIDDHIVINAYAK CONSTRUCTION** through its authorized Partner **MR. KALPESH RAGHUNATH MHATRE** and search taken by me in the office of Sub-Registrar Panvel conducted for 30 years from 1989 to 2018 in Sub-Registrar Panvel vide its Ref. No.15424 dated 09/10/2018. I hereby giving opinion of immovable property bearing **Plot No.04, adm. 589.1 Sq. Mtrs. area, bearing Survey No.473, Hissa No.1,2,3(p), situated at Village: Panvel, Taluka: Panvel, District: Raigad** as under:

WHEREAS:

It is observed that the society (Ground + 3) known as **M/S. SURANGA CO-OP. HSG. SOC. LTD.** registered under the provision of Maharashtra Co-Operative Societies Act, 1960 vide Reg. No.R.G.D./P.D.L./HSG./T.C./568/ 1992 dated 06/07/1992, standing on the land bearing **Plot No.04, adm. 589.1 Sq. Mtrs. area, bearing Survey No.473, Hissa No.1,2,3(p), of Adarsh Co-Op. Hsg. Soc. Ltd., situated at Village: Panvel, Taluka: Panvel, District: Raigad** (hereinafter referred to as "said plot") and therein total 12 flats were occupied by occupants.

Further, in the year 2016, the building of the said society in dilapidated condition therefore, society decided to demolish existing old building and redevelop the new building on the said plot by appointing developer.

It appears that all members of the society held meeting and society passed resolution to redevelop the old existing building of the said society.

By Re-Development Agreement dated 05/05/2018 executed between M/s. Suranga Co-Op. Hsg. Soc. Ltd. through 1) Mr. Indra Prakash Sharma, 2) Mr. Shailendra Ramchandra Matkar & 3) Smt. Bina Pradip Sonawane as the Owners of one part and M/s. Shri Siddhivinayak Construction through its authorized partner Mr. Kalpesh Raghunath Mhatre as the Developer of other part, registered with Sub-Registrar Panvel-1 under Sr. No.4804/2018 dated 05/05/2018, the owners appointed to the developer and transferred their development rights in the said building to the developer and parties agreed to re-develop the new building (Ground + 4) on the said plot.





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As per the terms & conditions mentioned in the development Agreement, after construction of new building Flat Nos.101, 102, 103, 104, 105 on the 1st Floor, Flat Nos.202, 204, 205 on the 2nd Floor, Flat Nos.301, 302, 303, 305 on the 3rd Floor will goes to the society members/existing owners as permanent alternate accommodation along with additional area as sale area as mentioned in development agreement and remaining flats bearing Flat Nos.201, 203 on the 2nd Floor, Flat No.304 on the 3rd Floor & Flat Nos.401 to 405 on the 4th Floor will goes to the Developer.

By Irrevocable Power of Attorney dated 05/05/2018 executed by M/s. Suranga Co-Op. Hsg. Soc. Ltd. through 1) Mr. Indra Prakash Sharma, 2) Mr. Shailendra Ramchandra Matkar & 3) Smt. Bina Pradip Sonawane as the executors in favor of M/s. Shri Siddhivinayak Construction through its authorized partner Mr. Kalpesh Raghunath Mhatre as the attorney holder, registered with Sub-Registrar Panvel-1 under Sr. No.4805/2018 dated 05/05/2018, the executors given power to the attorney holder to do necessary acts, deeds, matters & things relating to re-develop building on the said plot.

M/s. Adarsh Co-Op. Hsg. Soc. Ltd. by is Letter dated 30/07/2018 given no objection to re-development of existing old structure of M/s. Suranga Co-Op. Hsg. Soc. Ltd.

Panvel Municipal Corporation by Development Permission dated 29/08/2018 & Commencement Certificate dated 29/08/2018 vide its Ref. No.2018/PMC/TP/BP/8538/2018 granted development permission for residential building (Stilt + 4 Floors) on the said plot.

On the basis of documents perusal and search report I hereby opine that, **M/S. SHRI SIDDHIVINAYAK CONSTUCTION** through its authorized Partner **MR. KALPESH RAGHUNATH MHATRE** entitled development rights in the building known as **M/s. Suranga Co-Op. Hsg. Soc. Ltd.** standing on the said Plot No.04, adm. 589.1 Sq. Mtrs. area, bearing Survey No.473, Hissa No.1,2,3(p), of Adarsh Co-Op. Hsg. Soc. Ltd., situated at Village: Panvel, Taluka: Panvel, District: Raigad which is clear, free from encumbrances and marketable.

Place: Panvel.
Date: 11/10/2018



(Adv. Dipti Kshitij DabhaDE)
Advocate High Court

Adv. DIPTI K. DABHADE
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