



S.J. BONDRE & CO.

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FORMAT - A

(Circular No.: - 28/2021)

To
Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No. 28, admeasuring about 399.69 Sq. Mtrs, in Sector- 02, situated at Karanjade, Tal. Panvel, Dist. Raigad (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of M/S. APEX INFRA through its Partners 1) Mr. Mukesh Govind Patel @Chauhan, 2) Mr. Vinod Khimji Patel, 3) Mr. Jigar Ambalal Patel, 4) Mr. Mayurkumar Chandulal Makani, 5) Mr. Bhavesh Vinod Patel, 6) Mr. Pankaj Maganbhai Dholu and pursued following documents i.e.:-

1) Description of the property.

Plot No. 28, admeasuring about 399.69 Sq. Mtrs, in Sector- 02, situated at Karanjade, Tal. Panvel, Dist. Raigad.

2) The documents of allotment of plot.

a) Intend Letter (इरादापत्र) vide Ref. No. सिडको/भूमि/साटयो/Karanjade /२/२०१७/८४P/२०२१ dated 19/11/2018 issued by CIDCO Ltd for the



Allotment of Plot NO. 28, Sector-02, situated at Karanjade, Tal Panvel Dist- Raigad to SHRI. BHAGWAN DHARMA PATIL.

- b) Allotment Letter vide its File No. 119/0000060454/2000179 dated 04/10/2019 issued by CIDCO Ltd to 1) SHRI. BHAGWAN DHARMA PATIL & 2) SMT. KAMA DHARMA PATIL @ KAMABAI @ PAMABAI RAMESH PATIL legal heirs of Late DHARMA HIRU KOLI @ PATIL in respect of allotment of Plot No. 28, admeasuring about 399.69 Sq. Mtrs, in Sector- 02, situated at Karanjade, Tal. Panvel, Dist. Raigad.
- c) Agreement to Lease dated 02/01/2020 executed by and Between the CIDCO Ltd., therein referred to as the 'Corporation' party of the first part and 1) SHRI. BHAGWAN DHARMA PATIL & 2) SMT. KAMA DHARMA PATIL @ KAMABAI @ PAMABAI RAMESH PATIL therein referred to as the 'Licensee' party of the second part in respect of Plot No. 28, admeasuring about 399.69 Sq. Mtrs, in Sector- 02, situated at Karanjade, Tal. Panvel, Dist. Raigad and the said Agreement to Lease registered in the office of Joint Sub-Registrar at Panvel-5, under document Sr. No.1497/2020 dated 03/02/2020 & having Reg. Receipt No.1602 dated 03/02/2020.
- d) SHRI. BHAGWAN DHARMA PATIL died on 30/07/2020 at Apolo Hospital, Belapur. He is the one of Licensee of Plot No. 28, admeasuring about 399.69 Sq. Mtrs, in Sector- 02, situated at Karanjade, Tal. Panvel, Dist. Raigad.
- e) 1) SMT. RAJANI BHAGWAN PATIL, 2) SHRI. SANJAY BHAGWAN PATIL & 3) SHRI. JAYESH BHAGWAN PATIL are the legal heirs of Late. SHRI. BHAGWAN DHARMA PATIL and obtained Heirship Certificate under CIVIL MISC APPLN. NO. 400/2020 dated 21/12/2020 from Jt. Civil Judge, Sr. Dvn. Panvel.



- f) शुद्धीपत्रक (Corrigendum Letter) vide Ref. No. सिडको/वसाहत/साटयो/करंजाडे/११९/२०२१/८६५४ issued by CIDCO Ltd to 1) SMT. RAJANI BHAGWAN PATIL, 2) SHRI. SANJAY BHAGWAN PATIL & 3) SHRI. JAYESH BHAGWAN PATIL in respect of recorded their names as Legal Heirs of Late SHRI. BHAGWAN DHARMA PATIL for Plot No. 28, admeasuring about 399.69 Sq. Mtrs, in Sector- 02, situated at Karanjade, Tal. Panvel, Dist. Raigad along with SMT. KAMA DHARMA PATIL@KAMABAI @PAMABAI RAMESH PATIL.
- g) The CIDCO Ltd has given permission to RAJANI BHAGWAN PATIL & OTHERS to transfer the lease hold rights of Plot No. 28, admeasuring about 399.69 Sq. Mtrs, in Sector- 02, situated at Karanjade, Tal. Panvel, Dist. Raigad in the name of M/S. APEX INFRA and issued NOC for Transfer vide Ref. No. CIDCO/ESTATE-2/2021/8000086073 dated 17/02/2021.
- h) Tripartite Agreement dated 04/03/2021 executed between the CIDCO Ltd therein referred to as the 'Corporation' party of the first part and 1) SMT. KAMA DHARMA PATIL@KAMABAI @PAMABAI RAMESH PATIL, 2) SMT. RAJANI BHAGWAN PATIL, 3) MR. SANJAY BHAGWAN PATIL, 4) MR. JAYESH BHAGWAN PATIL therein referred to as the 'Original Licensee' party of the second part and M/S. APEX INFRA through its Partners 1) Mr. Mukesh Govind Patel @Chauhan, 2) Mr. Vinod Khimji Patel, 3) Mr. Jigar Ambalal Patel, 4) Mr. Mayurkumar Chandulal Makani, 5) Mr. Bhavesh Vinod Patel, 6) Mr. Pankaj Maganbhai Dholu therein referred to as the 'New Licensees' party of the third part in respect of development of Plot No. 28, admeasuring about 399.69 Sq. Mtrs, in Sector- 02, situated at Karanjade, Tal. Panvel, Dist. Raigad and registered in the office of Joint sub Registrar Panvel-4, under document Sr. No. 3047/2021 dated 05/03/2021 and having Reg. Receipt No. 3352 dated 05/03/2021.



- i) Final Order vide Ref. No. सिडको/वसाहत/साटयो/करंजाडे/११९/२०२१/८९१७ dated 17/03/2021 issued by CIDCO Ltd in respect of transfer of Plot No. 28, admeasuring about 399.69 Sq. Mtrs, in Sector- 02, situated at Karanjade, Tal. Panvel, Dist. Raigad in the name of M/S. APEX INFRA through its Partners 1) Mr. Mukesh Govind Patel @Chauhan, 2) Mr. Vinod Khimji Patel, 3) Mr. Jigar Ambalal Patel, 4) Mr. Mayurkumar Chandulal Makani, 5) Mr. Bhavesh Vinod Patel, 6) Mr. Pankaj Maganbhai Dholu.
- j) Commencement Certificate vide Ref. No. CIDCO/BP-17854/TPO(NM)/2021/9286 dated 31/03/2022 issued by CIDCO Ltd., to M/S. APEX INFRA through its partners 1) Mr. Mukesh Govind Patel @ Chauhan and others five in respect of given permission to develop the residential building/s on Plot No. 28, admeasuring about 399.69 Sq. Mtrs, in Sector- 02, situated at Karanjade, Tal. Panvel, Dist. Raigad.
- 3) 7/12 extract or property card – Not Applicable
- 4) Search report for 30 years from 1993 till 2022
- a) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property my opinion that the title of M/S. APEX INFRA through its Partners 1) Mr. Mukesh Govind Patel @Chauhan, 2) Mr. Vinod Khimji Patel, 3) Mr. Jigar Ambalal Patel, 4) Mr. Mayurkumar Chandulal Makani, 5) Mr. Bhavesh Vinod Patel, 6) Mr. Pankaj Maganbhai Dholu is marketable and without any encumbrances.



Owners of the land

- a) M/S. APEX INFRA through its Partners 1) Mr. Mukesh Govind Patel @Chauhan, 2) Mr. Vinod Khimji Patel, 3) Mr. Jigar Ambalal Patel, 4) Mr. Mayurkumar Chandulal Makani, 5) Mr. Bhavesh Vinod Patel, 6) Mr. Pankaj Maganbhai Dholu.

(1) Qualifying comments/remarks if any

The Title of the plot stands in the name of M/S. APEX INFRA through its Partners 1) Mr. Mukesh Govind Patel @Chauhan, 2) Mr. Vinod Khimji Patel, 3) Mr. Jigar Ambalal Patel, 4) Mr. Mayurkumar Chandulal Makani, 5) Mr. Bhavesh Vinod Patel, 6) Mr. Pankaj Maganbhai Dholu.

The report reflecting the flow of the title of the M/S. APEX INFRA through its Partners 1) Mr. Mukesh Govind Patel @Chauhan, 2) Mr. Vinod Khimji Patel, 3) Mr. Jigar Ambalal Patel, 4) Mr. Mayurkumar Chandulal Makani, 5) Mr. Bhavesh Vinod Patel, 6) Mr. Pankaj Maganbhai Dholu on the said land is enclosed herewith as annexure.

Encl : Annexure

Date: 01/06/2022



For S.J. BONDRE & CO


ADVOCATE
PROPRIETOR
Advocate