Mr. Sanman N. Pathari
B.Com. LL.B.
ADVOCATE
HIGH COURT, MUMBAI

Shop No. 4, Mathura Apt., Near Maruti Mandir, Gandhi Chowk, Kulgaon, Badlapur(East)

SNP-55/2024 Date: 01.06.2024

To
MahaRERA

FORMAT -A
(Circular No. :- 28/2021)

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **1) Survey No. 25, Hissa No. 2 (Part), (As per Computerised 7/12 Extract 25/2/16), and Plot No. 5, area 334.45 Sq. Mtrs. and 2) Survey No. 25, Hissa No. 2 (Part) (As per Computerised 7/12 Extract 25/2/17), Plot No.6, area 292.60 Sq. Mtrs.** situated at **Village Katrap,** Taluka Ambernath, District Thane; within the area of Kulgaon Badlapur Municipal Council and within the Sub-Registration District Ulhasnagar and Registration District Thane. (hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of **M/s. Panvelkar Group Infrastructure**, A Partnership Firm through its Partners 1) Mr. Sudesh Yashwant Sontakke, and others, following documents i.e.:- ALL THAT PIECE AND PARCEL of plot of non-agricultural land bearing **1) Survey No. 25, Hissa No. 2 (Part), (As per Computerised 7/12 Extract 25/2/16), and Plot No. 5, area 334.45 Sq. Mtrs. and 2) Survey No. 25, Hissa No. 2 (Part) (As per Computerised 7/12 Extract 25/2/17), Plot No.6, area 292.60 Sq. Mtrs.** situated at **Village Katrap,** Taluka Ambernath, District Thane; within the area of Kulgaon Badlapur Municipal Council and within the Sub-Registration District Ulhasnagar and Registration District Thane.

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1) The Document of allotment of plot -

a) Conveyance Deed dated 10.08.2017, registered with the Sub-Registrar of Assurances, Ulhasnagar-2 on 10.08.2017, at Document **Sr. No. UHN2-10594-2017,** executed between Mr. Balkrishna Narhar Mate, through his Power of Attorney Holder Mr. Nilesh Vasant Kadam - as a Owner/Vendor and M/s. Ganeshkrupa Builders through its Partner Mr. Nilesh Vasant Kadam - as a Developers, AND Kevada Co-operative Housing Society Ltd., through its (1) Chairman - Mr. Shriram Rajaram Gosavi, (2) Secretary - Mr. Sanjay Ramrao Choudhari and (3) Treasurer - Mr. Anil Nilkanth Saner, as a Purchasers.

b) Conveyance Deed dated 03.12.2018, registered with the Sub-Registrar of Assurances, Ulhasnagar-2 on 03.12.2018, at Document **Sr. No. UHN2-15223-2018,** executed between Mr. Pramod Nathuram Pabrekar, Miss. Kirti Pramod Pabrekar and Mr. Aakash Pramod Pabrekar, through their Power of Attorney Holder Mr. Suhas Narayan Joshi - as a Owners/Vendors and M/s. Sunitra Enterprises through its Proprietor Mr. Suhas Narayan Joshi - as a Developers, AND Neel Aakash Co-operative Housing Society Ltd., through its (1) Chairman - Mrs. Jyoti Ravindra Jadhav, (2) Secretary - Mr. Dinesh Shankar Sangale and (3) Treasurer - Mr. Ajit Ramchandra Kalekar, as a Purchasers.

c) The Order dated 16.11.2021 of the Assistant Registrar of Co-operative Societies, Ambernath for amalgamation of the said two societies and has newly named as Panvelkar Evoke Co-operative Housing Society Ltd., bearing Registration No. TNA/ULR/HSG/(TC)/17284/2006-2007/Year-2006 dated 08.06.2006.

d) Development Agreement dated 06.10.2022 registered with the Sub-Registrar of Assurances, Ulhasnagar-2 on 06.10.2022, at Document **Sr. No. UHN2-15735-2022**, executed between Panvelkar Evoke Co-operative Housing Society Ltd., through its authorised signatories and members and of **M/s. Panvelkar Group Infrastructure**, A Partnership Firm through its Partners 1) Mr. Sudesh Yashwant Sontakke, 2) Mr. Amit Vinayak Panvelkar and 3) Mr. Sukumar Pradeep Dhule as a Developer/s.

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e) Power of Attorney dated 06.10.2022 registered with the Sub-Registrar of Assurances, Ulhasnagar-2 on 06.10.2022, at Document **Sr. No. UHN2-15737-2022**, executed between Panvelkar Evoke Co-operative Housing Society Ltd., through its authorised signatories and members and of **M/s. Panvelkar Group Infrastructure**, A Partnership Firm through its Partners 1) Mr. Sudesh Yashwant Sontakke, 2) Mr. Amit Vinayak Panvelkar, and 3) Mr. Sukumar Pradeep Dhule as a Developer/s.

2) 7/12 extract dated 20.06.2022 issued by Talathi Saja Kharvai, and Mutation Entry Nos. 759, 966, 995, 1285, 1906, 2133, 3164, 3378 and 3595.

3) Search report for 30 years from 1995 till 2024.

2/- on perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of **M/s. Panvelkar Group Infastructure**, is clear, marketable and without any encumbrances.

Owners of the land -

Panvelkar Evoke Co-operative Housing Society Ltd.,

ALL THAT PIECE AND PARCEL of plot of non-agricultural land bearing **1) Survey No. 25, Hissa No. 2 (Part), (As per Computerised 7/12 Extract 25/2/16), and Plot No. 5, area 334.45 Sq. Mtrs. and 2) Survey No. 25, Hissa No. 2 (Part) (As per Computerised 7/12 Extract 25/2/17), Plot No.6, area 292.60 Sq. Mtrs.** situated at **Village Katrap**, Taluka Ambernath, District Thane; within the area of Kulgaon Badlapur Municipal Council and within the Sub-Registration District Ulhasnagar and Registration District Thane

3/- The report reflecting the flow of the title of the **M/s. Panvelkar Group Infastructure**, on the said land is enclosed herewith as annexure.

Encl: Annexure.
Date: 01.06.2024

Adv. S. N. Pathari.
High Court, Mumbai.

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FORMAT - A

(Circular No. :- 2'b /2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1) 7/12 Extract as on date of application for registration.

2) Mutation Entries Nos. 759, 966, 995, 1285, 1906, 2133, 3164, 3378 and 3595 attached herewith.

3) Search Report for 30 years from 1995 till 2024 taken by Searcher Mr. Satish Anand Fard from Sub-Registrar office at Ulhasnagar 2/3/4.

4) Title Certificate of Adv. Sanman N. Pathari detailing flow of title of the said land.

5) Litigations : There is no any litigations pending in the said lands.

Date : 01.06.2024

Adv. S. N. Pathari.
High Court, Mumbai.

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B.Com.L.L.B.
ADVOCATE HIGH COURT, MUMBAI
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