

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

TITLE CERTIFICATE

Re: ALL THOSE piece and parcel of land bearing Survey No. 25 Hissa No. 2/16 Plot No. 5 admeasuring 334.45 sq. Mtrs. situated at Village Katrap, Taluka Ambarnath, District Thane within the limits of Kulgaon Badlapur Municipal Council and Survey No. 25 Hissa No. 2/17 Plot No. 6 admeasuring in all 292.60 sq. Mtrs. situated at village Katrap Taluka Ambemath District Thane within the limits of Kulgaon Badlapur Municipal Council belonging to Neel Aakash Co-operative Housing Society Ltd., and Kevada Co-operative Housing Society Ltd., respectively and now merged with each other and named as Panvelkar Evoke Co-Operative Housing Society Ltd.

I have investigated the title of Panvelkar Evoke Co-operative Housing Society Ltd., in respect of the above-referred property by causing to take search from Searcher Satish Anand Farad in the office of Sub- Registrar of Assurance at Ulhasnagar 2, 3 & 4. I have not found any encumbrance in the title.

I. I have perused the following documents:

Sr. No.	Date of Document	Nature of the document	Whether Original/ Certified/Photostat
1.	03-12-2018	Deed of Conveyance executed by Mr. Pramod Nathuram Pabrekar & 2 others in confirmation with M/s. Sunipra Enterprises in favour Neel Aakash Co- operative Housing Society Ltd., at Document Sr. No. UHN2-15223-2018 in respect of First Plot of Land mentioned herein below	Original seen
2.	10-08-2017	Deed of Conveyance executed by Mr. Balkrishna Narhar Mate as the Vendor in confirmation with M/ s. Ganeshkrupa Builders in favour Kevada Co-operative Housing Society Ltd., at Sr. No.UHN2-10594-2017 in respect of Second Plot of Land mentioned herein below	Original seen

3.	20-06-2022	7/12 Extracts/Record of Rights Extracts in the name of Panvelkar Evoke Co-Operative Housing Society Ltd. Survey No.25/2/16, Plot No. 5	Certified Copy
4.	20-06-2022	7/12 Extracts/ Record of Rights Extracts in the name of Panvelkar Evoke Co-operative Housing Society Ltd. Survey No.25 Hissa No.2/17 Plot No.6	Certified Copy
5.	20-06-2022	Mutation Extracts no. 759, 966, 995, 1285, 1906, 2133, 3164, 3378 & 3595	Certified Copies
6.	16-11-2021	Order passed by the Assistant Registrar of Co-operative Societies Ambernath	Certified copy
7.	06-10-2022	Development Agreement executed by Panvelkar Evoke Co-Operative Housing Society Ltd., in favour of M/ s. Panvelkar Group Infrastructure at Sr. No.UHN2-15735-2022	Original Seen
8.	06-10-2022	Irrevocable Power of Attorney executed by Panvelkar Evoke Co-operative Housing Society Ltd., in favour of partners of M/s. Panvelkar Group Infrastructure at Sr. No. UHN2-15737 -2022	Original Seen
9.	18-04-2023	Building Permission issued by Kulgaon Badlapur Municipal Council	Certified copy
10.	02-12-2019	Partnership Deed of M/ s. Panvelkar Group Infrastructure	Original Seen
11.	10-12-2020	Deed Of Admission of M/s. Panvelkar Group Infrastructure	Original Seen
12.	24-01-2023	Transfer Deed of TDR executed by Mr. Suryanath U.daypratap Singh in favour of M/s. Panvelkar Group Infrastructure at Sr.No.UHN2-912-2023 (TDR adm. 250 sq. Mtrs. DRC No. KBMC/TPD/ TDR/2022-2023-398	Original Seen

13.	29-03-2023	Transfer Deed of TDR executed by Mr. Prashan Subhash Tell in favour of M/s. Panvelkar Group Infrastructure at Sr. No.UHN2-4283-2023 (TDR adm. 14 sq. Mtrs.DRC No. KBMC/ TPD/TDR/2020-2021/374	Original Seen
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II. TRACING OF TITLE FOR LAST 30 YEARS

Land/ plots in question are presently in the name of Panvelkar Evoke Co-operative Housing Society Ltd., as owner as per record of rights extracts.

a) By a Deed of Conveyance dated 03-12-2018 registered in the Office of Sub-Registrar of Assurances Ulhasnagar 2 at Sr. No.UHN2-15223/2018, Mr. Pramod Nathuram Pabrekar & 2 others therein called the Vendor of the First Part in confirmation with M/ s. Sunipra Enterprises therein called the Vendor/Confirming Party in favour of Neel Aakash Co-operative Housing Society Ltd., the Vendor herein sold transferred and conveyed to the First Society herein piece and parcel of land bearing Survey No.25 Hissa No. 2 Part Plot No.5 admeasuring 334.45 Sq. Mtrs. situated at Village Katrap, Taluka Ambernath, District Thane, within the limits of Kulgaon Badlapur Municipal Council alongwith building standing thereon consisting of Ground + 3 upper floor storied consisting of 7 Residential units & 11 Shops/Commercial Units, having total 18 units list whereof is given in the schedule of flats appended hereto and more particularly described in the First Schedule hereunder written. (hereinafter referred to as the "Said First Plot of Land").

b) Said Neel Aakash Co-operative Housing Society Ltd., (hereinafter referred to as the "First Society" has occupied by the members of the First Society.

c) The said First Society is now absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said First Plot of Land and building thereon as the Owner thereof.

d) The said First Plot of land stands in the name of First Society in Revenue and Municipal records;

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- e) The Building is old and in a dilapidated condition. The First Society building being about 20 years old and condition of the building is bad having structural and internal and external damages, seepage problems and to repair the building will incur huge expenditure which is beyond the capacity of the present members, and therefore the existing members of the said First Society have decided to demolish the existing structure standing on the said land and to construct a new building on the said land by re-development of the said property by utilizing the F.S.I. on the said property with premium FSI, Transferable Development Rights (T.D.R.) Fungible FSI for constructing New Building thereon as per prevailing rules and regulations of the Kulgaon Badlapur Municipal Council;
- f) The First Society in its General Body Meeting held on 19-09-2021 resolved to redevelop the said property and General Body Meeting held on 19-09-2021 accepted the offer of the Developer herein and resolved to appoint the Developer as the developer to re-develop land and building thereon.
- g) To The General Body of the First Society in its Special General Meeting of the Societies held on 19-09-2021 resolved to appoint Developer herein.
- h) The General Body of the First Society has at its Special General Meeting of the Society held on 16-01-2022 have authorized Mr. Ajit Ramchandra Kalekar - Re-development committee Member of the First Society to execute the Development Agreement and Power of Attorney for Development on behalf of the First Society. Copy of the said resolution is annexed hereto.
- i) By a Deed of Conveyance dated 10-08-2017 registered in the Office of Sub-Registrar of Assurances Ulhasnagar 2 at Sr. No.UHN2-10594-2017, Mr. Balkrishna Narhar Mate therein called the Vendor of the First Part in confirmation with M/s. Ganeshkrupa Builders therein called the Vendor/ Confirming Party in favour of Kevada Co-operative Housing Society Ltd., the Vendor herein sold transferred and conveyed to the Second Society herein piece and parcel of land bearing Survey No. 25 Hissa No. 2 Part Plot No. 6 admeasuring in all 292.6 Sq. Mtrs. situated at Village Katrap, Taluka Ambarnath, District Thane, within the limits of Kulgaon Badlapur Municipal Council alongwith building standing thereon consisting of Ground + 2 upper floor storied consisting of 9, list whereof is given in the schedule of flats appended hereto and more particularly described in the First Schedule hereunder written. (hereinafter referred to as the "Said Second Plot of Land").

- j) Said Kevada Co-operative Housing Society Ltd., (hereinafter referred to as the "Second Society" has occupied by the members of the Second Society.
- k) The said Second Society is now absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said Second Plot of Land and building thereon as the Owner thereof.
- l) The said Second Plot of land stands in the name of Second Society in Revenue and Municipal records;
- m) The Building is old and in a dilapidated condition. The Second Society building being about 22 years old and condition of the building is bad having structural and internal and external damages, seepage problems and to repair the building will incur huge expenditure which is beyond the capacity of the present members, and therefore the existing members of the said First Society have decided to demolish the existing structure standing on the said land and to construct a new building on the said land by re-development of the said property by utilizing the F.S.I. on the said property with premium FSI, Transferable Development Rights (T.D.R.) Fungible FSI for constructing New Building thereon as per prevailing rules and regulations of the Kulgaon Badlapur Municipal Council;
- n) The Second Society in its General Body Meeting held on 17-01-2021 resolved to redevelop the said property and General Body Meeting held on 17-01-2021 accepted the offer of the Developer herein and resolved to appoint the Developer as the developer to re-develop land and building thereon;
- o) The General Body of the Second Society in its Special General Meeting of the Societies held on 17-01-2021 resolved to appoint Developer herein.
- p) The General Body of the Second Society has at its Special General Meeting of the Society held on 16-01-2022 have authorized Mr. Ajit Ramchandra Kalekar - Redevelopment Committee Member of the Second Society to execute the Development Agreement and Power of Attorney for Development on behalf of the Second Society. Copy of the said resolution is annexed hereto.
- q) The Developer has held informal meeting with the members of both the societies and explained the advantage of the development by amalgamating two plots to together and thereafter the said two societies have discussed among their members to go for Joint Redevelopment.

- r) That the First and Second Society have held their respective Special General Body Meeting on 09-10-2021 and resolved that the Second Society shall merge with the First Society and the Developer shall redevelop the First and Second plot of land by amalgamating with each other.
- s) The Assistant Registrar of Co-operative Housing Societies, Ambernath Taluka by his letter dated 16-11-2021 has approved the joint development of the properties of the First and Second Society in their respective General Body Meeting held on 16-01-2022;
- t) M/ s. Neel Aakash Co-operative Housing Society Ltd., being the First Society and M/ s. Kevada Co-operative Housing Society Ltd., being the second society (hereinafter the First Society and Second Society are together referred to as the "Said Societies") have resolved to appoint the Developer herein to develop the First Plot of Land and Second Plot of Land (hereinafter together referred to as "Said Property" more particularly mentioned in Second Schedule herein under) and to enter into Joint Development Agreement with the said Developers although offer made by the Developer to the First and Second Society are different and the said societies have no objection for different offers made to the members of the said Societies and accordingly the Assistant Registrar of Co-operative Housing Societies approved the appointment of the Developer herein.
- u) The said Societies have appointed their respective signatories to execute the Joint Development Agreement and General Power of Attorney and other documents in favor of the Developer.
- v) The parties have accordingly finalized the Development Agreement and General Power of Attorney.
- w) That the Assistant Registrar of Co-operative Society Ambernath by his Order dated 16- 11-2021 ordered the amalgamation of the Second Society with the First Society and the amalgamated society has been named as Panvelkar Evoke Co-operative Housing Society Ltd., bearing registration No. TNAULR/ HSG/ TC/17284/2006-2007.


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x) The said Society in its Special General Body Meeting held on 16-01-2022 confirmed the opportunities of the Developer and separate offer given to the First Society and Second Society and decided to execute the Development Agreement and General Power of Attorney in favor of the Developer herein and authorized Chairman, Secretary & Treasurer mentioned herein above to execute the Development Agreement, Power of Attorney & other incidental documents on behalf of the said society.

I have not found any encumbrance in the search and from it is clear from Revenue Records and title deeds that the Panvelkar Evoke Co-Operative Housing Society Ltd. is the present owner of the above referred property.

By Development Agreement dated 06-10-2022 duly registered under Serial No.UHN2- 15735/2022 said Panvelkar Evoke Co-Operative Housing Society Ltd., has granted the complete development rights of the above referred property in favour of M/ s. Panvelkar Group Infrastructure. Necessary Irrevocable Power of Attorney dated 06-10-2022 has been also executed by Panvelkar Evoke Co-Operative Housing Society Ltd., in favour of partners of M/ s. Panvelkar Group Infrastructure in pursuant to the said development of land and same is duly registered in the Office of Sub-Registrar of Assurances Ulhasnagar-2 at Sr. No.UHN2-15737/2022. Possession of plots/land in question is handed over exclusively to M/ s. Panvelkar Group Infrastructure as a Developer.

Plots/ Land in question are approved for Non-Agricultural Use vide permission bearing NAP/SR/784 dt.25-09-1976;

Said M/s. Panvelkar Group Infrastructure have acquired Transferable Development Rights (TDR) to be used and utilised over Plots/Land in question vide -

a. Transfer Deed of TDR dated 24-01-2023 executed by Mr. Suryanath Udaypratap Singh in favour of M/s. Panvelkar Group Infrastructure at Sr. No.UHN2-912-2023 (TDR admeasuring 250 sq. Mtrs. DRC No. KBMC/TPD/TDR/ 2022-2023/398;

b. Transfer Deed of TDR dated 29-03-2023 executed by Mr. Prashant Subhash Teli in favour of M/s. Panvelkar Group Infrastructure at Sr. No.UHN2-4283-2023 (TDR admeasuring 14 Sq. Mtrs. DRC No. KBMC/TPD/TDR/2020-2021/374;

Said Panvelkar Evoke Co-Operative Housing Society Ltd., through its constituted attorney M/s. Panvelkar Group Infrastructure have obtained necessary re-development/ building permission from Kulgaon Badlapur Municipal Council vide its Order No. K.B.N.P./NRV/B.P./1598/2022-2023, Unique No. 16, dated 18.04.2023;

Said M/ s. Panvelkar Group Infrastructure have demolished said old building/ structures over plots/land in question and are re-developing the same as per sanctioned plans mentioned herein above.

Said M/ s. Panvelkar Group Infrastructure intend to enter into an agreement of sale of flats/ shops/ premises/ units which they are allowed to sale in free market as per terms and conditions of Development Agreement dt.06-10-2022 under the provisions of Maharashtra Ownership Flats Act 1963 (MOF) Act with a condition that the new flat purchasers in the said re-developed building will have to join said Panvelkar Evoke Co-operative Housing Society Ltd. as a member of said society and abide by its bye laws.

I have not found any encumbrances in the title of V Panvelkar Evoke Co-Operative Housing Society Ltd., in respect of the above referred property and its title is clear, marketable, and free from encumbrances. M/ s. Panvelkar Group Infrastructure as the Developer has acquired exclusive development rights over plots/ land in question and has absolute right to sell the premises other than the premises agreed to allot to the members of the society as per terms and conditions of Development Agreement dt.06-10-2022

Dated this 1st day of June 2024


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

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