



Mob.: 9819770140

Pradnya V. Dhumal

B.Sc., LL.B, Cyber Law

Advocate High Court

Shop No. 11, Shree Gayatri Society, Plot No. 07, Sector 11, Khanda Colony, New Panvel (W) - 410 206.
E-mail : dhumal.pradnya054@gmail.com

Ref.:

Date: 27.08.2018

SEARCH REPORT

Re.: Search of the property bearing Plot No. 281, Sector- R3, Pushpak Node, Mouje Vadghar, Tal. Panvel, Dist. Raigad.

Name of Owner: MRS. CHANDRABHAGA HARI NAIK

Under your instructions I have taken search in respect of the said property for 30 years i.e. 1989-2018 and paid a necessary charge of Rs.750/- to the Sub-Registrars office at Panvel 1,2,4, & 5.

1989 to 2018 (30years) search at SRO, PANVEL

1989]
To :- Record Torn & Damage
2003]

2004]
To :- Nil
2017]

Entry for the year 2018:-

Agreement to Lease :- Plot No. 281, Sector- R3, Pushpak Node, Mouje Vadghar, Tal. Panvel, Dist. Raigad.

Name of the parties :- Lesser: CIDCO through it's Mr. P. B. Sable
And
Lessee : Mrs. Chandrabhaga Hari Naik

Date of Execution :- 14.07.2017
Date of Registration :- 18.01.2018
Registration No. :- PVL – 1/533/2018



398/0

इतर पावती

Original/Duplicate

Tuesday, 14 August 2018 2:48 PM

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 10949

दिनांक: 14/08/2018

गावाचे नाव: वडघर

दस्तावेजाचा अनुक्रमांक: पसर3-0-2018

दस्तावेजाचा प्रकार :

सादर करणाऱ्याची नाव: अॅड प्रमो धुमाल

वर्णन फॉर्म नं 281 से नं R 3 वडघर ता.पनवेल 1989 ते 2018

शोध व निरीक्षण

₹. 750.00

एकूण

₹. 750.00

सह दुर्गम सिव्हाकर जर्जारे el 3
पनवेल क्र.३

1); देयकाचा प्रकार: eChallan रक्कम: ₹.750/-

बीडी/घनदंडाचे ऑर्डर क्रमांक: MH005033155201819E दिनांक: 13/08/2018

बँकेचे नाव व पत्ता:

2018]

:- Record Not Maintained

Note: kindly note that the report is subject to (1) some of the index-ii were torn out (2) some of the index-ii pages were not produced before use (3) some of the index-ii records are under computer (4) R.N.M.P.= record not maintain properly. (5) S.P.T.= some pages torn.



Yours Truly,

Dhumal

Mrs. Pradnya V. Dhumal

Advocate

Encl.:- Search Receipt



Pradnya V. Dhumal

B.Sc., LL.B, Cyber Law

Advocate High Court

Shop No. 11, Shree Gayatri Society, Plot No. 07, Sector 11, Khanda Colony, New Panvel (W) - 410 206.
E-mail : dhumal.pradnya054@gmail.com

Date : 21.08.2018

Ref.:

Date :

TITLE CERTIFICATE

Sub:- Title certificate and scrutiny report in respect of piece and parcel of the Land bearing Plot No. 281, Sector- R3, Pushpak Node, total admeasuring area 229.93 sq. mtr., of lying and being and situated at Mouje Vadghar, Tal. Panvel, Dist. Raigad, within the limits of Sub Division and sub Registration Office Panvel-1 and Division and District Raigad and lying within limits of CIDCO.

We have been requested to carry out search and give our opinion and certificate on the marketability of the title of the subject property. For the purpose above we have perused, verified and scrutinized the following documents.

1. CIDCO Allotment Letter dated 23rd Oct 2015 of, lying, being and situated at Mouje- Vadghar, Taluka Panvel, Dist. Raigad.
2. Government Order dated 28th Jun 2017.
3. Possession Receipt dated 15th Feb 2018 in respect Plot No.281.
4. Copy of Agreement to Lease dated 14.12.2017 enter into between CIDCO (Seller) AND Smt. Chandrabhaga Hari Naik (Purchaser) duly Registered On 18.01.2018 under





Pradnya V. Dhumal

B.Sc., LL.B, Cyber Law

Advocate High Court

Shop No. 11, Shree Gayatri Society, Plot No. 07, Sector 11, Khanda Colony, New Panvel (W) - 410 206.
E-mail : dhuma1.pradnya054@gmail.com

Ref.: serial No. PVL-1-533/2018 at the Sub- Registrar of Date :
Panvel-1
5. Copy of Map dated 15th Feb 2018

DISCRIPTION OF THE PROPERTY

piece and parcel of the Land bearing Plot No.281, Survey No.R3 total admeasuring 229.93 sq. mtr. of lying, being and situated at Mouje - Vadghar, Taluka Panvel, Dist. Raigad , within the limits of Sub Division and sub Registration Office Panvel - 1 and Division and District Raigad and lying within limits of CIDCO.

FLOW OF THE TITLE TO THE SAID PROPERTY

- a) The Corporation is the New Town Development Authority for the area designated as the site for the new towns of Navi Mumbai, as declared by Government of Maharashtra (Hereinafter referred to as the "State Government") in exercise of its powers under Subsection (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966. (Maharashtra Act No. XXXVII of 1966) (Hereinafter referred to as the "MRTP Act, 1966").
- b) The State Government, as per section 113(A) of the MRTP Act, 1966, acquired lands described therein and vested





Pradnya V. Dhumal

B.Sc., LL.B, Cyber Law

Advocate High Court

Shop No. 11, Shree Gayatri Society, Plot No. 07, Sector 11, Khanda Colony, New Panvel (W) - 410 206.
E-mail : dhumal.pradnya054@gmail.com

- Ref.: such lands in the Corporation for development **Date** :
disposal.
- c) The Corporation, as a part of the development of Navi Mumbai, has decided to establish an International Airport namely "Navi Mumbai International Airport" with the approval of the State and Central Government. (hereinafter referred to as the "Project" which includes development of land for the purposes allied thereto.
- d) Except for land(S) already in possession of the Corporation, the remaining private land(S), required for the Project, were notified for acquisition before 01.01.2014 under the erstwhile Land Acquisition Act 1894 (hereinafter referred to as the "LA ACT, 1894") by the State Government.
- e) The Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act 2013 (hereinafter referred to as the "LARR ACT, 2013") Came into force w.e.f. 01.01.2014 replacing the LA Act 1894. Although the land for the Project was notified under the LA Act 1894, awards under section 11 of the LA Act, 1894 have not been declared for certain land as on 01.01.2014. Therefore, as per S. 24 of the LARR Act, 2013, the determination of compensation for such lands shall be in conformity with the LARR Act, 2013.
- f) The State Govt. vide Govt. Resolution of Urban Development Dept. No.CID-1812/CR-274/UD-10 dtd. 28th





Pradnya V. Dhumal

B.Sc., LL.B, Cyber Law

Advocate High Court

Shop No. 11, Shree Gayatri Society, Plot No. 07, Sector 11, Khanda Colony, New Panvel (W) - 410 206.
E-mail : dhuma.pradnya054@gmail.com

Ref.:

May 2014 (hereinafter referred to as the "G.R. dated : 28.05.2014") has taken the decision to grant plots and other benefits to the concerned structure owners for their resettlement as a Special Case. In accordance with the Govt. Resolution Revenue and Forest Dept. No. RPA-2014/CR-52/R-3 dtd. 25th June 2014 (hereinafter referred to as the "G.R. dated 25.06.2014"), the District Rehabilitation Officer has been authorized to determine the eligibility of the structure owners, whose structure are situated on the land possessed by the Corporation and required to be shifted as stated hereinabove, with the approval of the Collector Raigad. As per G.R. dated 25.06.2014, the plots are to be allotted by the Corporation as per the applicable provisions of G.R. dated 01.03.2014, G.R. dated 28.05.2014 and as per circular issued by the Corporation bearing no. "CIDCO/Vya.Sa./Aa. Vi.Ta./2014" dated 19.09.2014 and as determined by the District Rehabilitation Officer Raigad, with the approval of the Collector Raigad, or as per the award declared by the Deputy Collector (Land Acquisition), as the case may be.

- g) As per directions of the State Government vide G.R. dated 28.05.2014, referred to hereinabove, and as per the order passed by the Collector Raigad, the Corporation has allotted to the Licensee, vide its allotment letter No. 2015/758 dtd 23/10/2015, which is annexed to this Agreement as





Pradnya V. Dhumal

B.Sc., LL.B, Cyber Law

Advocate High Court

Shop No. 11, Shree Gayatri Society, Plot No. 07, Sector 11, Khanda Colony, New Panvel (W) - 410 206.

E-mail : dhumal.pradnya054@gmail.com

Ref.:

Date :

ANNEXURE 1 in original and which shall form a part of this Agreement, a piece and parcel of land which is written hereinafter and more particularly delineated by a red color boundary on the plan annexed hereto as ANNEXURE 2 (hereinafter referred to as the "SAID LAND"), for the purpose of constructing a building or buildings on the terms and conditions hereinafter contained.

Brief history of the property and how the owner / Mortgagor have derived title:

- a. By an Agreement To Lease dated 14th Dec 2017 between CIDCO (Licensor) & Smt. Chandrabhaga Hari Naik (Licensee). The Developer has sold the Plot No. 281, Sector- R3, Pushpak Node, Mouje Vadghar, Tal. Panvel, Dist. Raigad, to the Purchasers on the terms and conditions more particularly contained therein.
- b. The said Agreement To Lease is duly executed and registered in the Registrar's Office at Mumbai under Document No. PVL-1-533-2018 dt. 18.01.2018. The Developer has sold, transfer all his rights, interests and in the said Flat of Land to Smt. Chandrabhaga Hari Naik.



Mob.: 9819770140



Pradnya V. Dhumal

B.Sc., LL.B, Cyber Law

Advocate High Court

Shop No. 11, Shree Gayatri Society, Plot No. 07, Sector 11, Khanda Colony, New Panvel (W) - 410 206.
E-mail : dhumal.pradnya054@gmail.com

Ref.:

Date :

Originally piece and parcel of Land bearing Plot no. 281, Sector R3, Pushpak Node total admeasuring area 229.93 sq. mtr., of lying and being and situated at Mouje - Vadghar, Taluka - Panvel, Dist. Raigad, within the limits of Sub Division and sub Registration Office Panvel 1 and Division and District Raigad, was belonging to one Mrs. Chandrabhaga Hari Naik. They were recorded owners of the said land.





Pradnya V. Dhumal

B.Sc., LL.B, Cyber Law

Advocate High Court

Shop No. 11, Shree Gayatri Society, Plot No. 07, Sector 11, Khanda Colony, New Panvel (W) - 410 206.
E-mail : dhumal.pradnya054@gmail.com

Ref.:

Date :

CERTIFICATE

On the scrutiny of the documents available to us and searches caused to be taken through Search Clerk for last 30 years in office of the sub – Registrar Panvel in respect of the aforesaid piece and parcel of Land bearing Plot No.281, Survey No.R3, total admeasuring 229.93sq.mtr. of subject Plots, lying, being and situated at Village/Mouje Vadghar, Taluka Panvel, Dist. Raigad. within the limits of CIDCO, in the Registration Sub-District Panvel and District Raigad.

This is to certify that the title of the Smt. Chandrabhaga Hari Naik in respect of the aforesaid subject property is clear marketable and free from encumbrances. We have not found any document or entry that may distress the title of Smt. Chandrabhaga Hari Naik.



Yours faithfully,

Dhumal

Mrs. Pradnya V. Dhumal

Advocate