



Office No. 214, 2nd Floor, Bhoomi Mall, Plot No. 09, Sector - 15, CBD Belapur, Navi Mumbai - 400 614.  
E-mail : advtambatandcompany@gmail.com / advsachin78@rediffmail.com

Ref. No. : TC/16/2019

BY RPAD / UPC / HAND

Date : 04/05/2019

## **TITLE CERTIFICATE**

**Ref: Plot No. 07, Sector- 24, Pushpak Vahal,**  
Tal. Panvel, Dist. Raigad, totally Area adm. **430 Sq. Mtrs..**

THIS IS TO CERTIFY that I have investigated title in respect of **Plot No. 07, Area admeasuring 430 Sq. Mtrs.** situated at **Sector- 24, Pushpak Vahal,** Tal-Panvel, Dist-Raigad, after gone through all the document and papers submitted to me, I have found some relevant aspect to note and placed my observations in respect of the above referred plot as under:

1. 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.
2. 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.





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3. 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 lands as on 01/01/2014. Therefore as per S.24 of the LARR Act 2013, the determination of compensation for such lands shall be conformity with the LARR Act, 2013.
  
4. Pursuant to Section 108(1) and 108(2) of the LARR Act 2013, the State Government vide Govt. Resolution Urban Development Dept. No. CID-1812/CR-274/UD-10 dtd. 1<sup>st</sup> March 2014 (hereinafter referred to as the **G.R. dated 01/03/2014**") has, in lieu of monetary compensation, provided for higher and better compensation in the form of developed plots to the land owners, whose lands are to be acquired for the Project. Accordingly, the Corporation is obliged to allot a plot to the Land owner concerned if he/she has opted for compensation in the form of development plot in lieu of monetary compensation.





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5. The House structures owned by the **Smt. Sujata Anil Patil** residing at/Post – Ulwe, Tal. Panel, Dist.Raigad (hereinafter referred as **Original Lessee**) was notified for acquisition under the Land Acquisition Act. The Original Lessee has opted for a developed plot in lieu of monetary compensation. The State Govt. vide Govt. Resolution of Urban Development Dept. No. CID-1812/CR-274/UD-10 dtd. 28<sup>th</sup> 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 25<sup>th</sup> June 2014 (hereinafter referred to as the **G.R. dated 25/06/2014**”). As per G.R. dated 25/06/2014 the plots are 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.
6. The CIDCO Ltd. vide its **Allotment Letter** reference No. सिडको/आंवि/पुनःस्थापना / उलवे / २०१७/५२ dated **23/06/2017** has





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allotted **Plot No. 7** in **Sector- 24, Pushpak Vahal**, Tal-Panvel, Dist-Raigad, area adm. about **430 Sq. Mtrs.** to the **Original Lessee** as per **CIDCO File No. ULV-ICOGD-160.**

7. CIDCO Ltd. executed **Agreement to Lease** dated **27/02/2018** to & in favor of Original Lessee for the purpose of residential cum commercial use for proper premium of **Rs. 60/- (Rupees Sixty Only)** and has handed over the physical possession of the Said Plot to the Original Lessee . The said **Agreement to Lease** dated **27/02/2018** is duly registered on **05/03/2018** and vide **Registration Receipt No. 3975** and **Document Sr. No. PVL4-2812-2018.**
8. Original Lessee **Smt. Sujata Anil Patil** have submitted her plans for the construction of a residential cum commercial building on the said plot and subsequently the CORPORATION has issued **Commencement Certificate** on **05/12/2018** vide their letter bearing **Ref. No. CIDCO/ BP- 15956/ TPO (NM&K) /2018 /3454** for commencing construction on the said plot as per the plans and specifications approved by the Town Planning Authorities.
9. Due to some financial problems & lack of knowledge in regard to construction work Original Lessee has handed over the development rights in respect of the Said Plot to & in favor of the **M/s. Gamiraj**





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**Builders & Developers** through its Proprietor **Mr. Hitesh Ramji Gami** & accordingly **Development Agreement** dated **28/02/2019** was executed between the M/s. **Gamiraj Builders & Developers** through its Proprietor **Mr. Hitesh Ramji Gami** & the Original Lessee. The said **Development Agreement** was registered at Sub Registrar Office **Panvel-4**, vide **Document Sr. No. PVL4-2240-2019 & Registration Receipt No. 2641** dated **28/02/2019**.

10. The CIDCO Ltd., has changed some rules for the development of the Said Plot & therefore as per new rules so the Original Lessee changed the plan & again applied for amended Commencement Certificate & accordingly the Corporation issued amended **Commencement Certificate** dated **19/03/2019** vide Letter bearing **Ref. No. CIDCO/BP- 15956/TPO(NM & k)/2018/4184**.
11. By mutual understating between both the parties some changes (such as shares of both the parties & area of the flats/shop as per their share) has been made in **Development Agreement** which is already executed & registered on **28/02/2019**, & accordingly **Supplementary Agreement** dated **26/04/2019** is executed between the Developer/ Joint Promoter & the Confirming Party / the Promoter. As per **Supplementary Agreement** the Share of the Developer/Joint Promoter



**Sachin S. Tambat**

Bsc. LLB, Advocate



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will be 60% & share of the Confirming Party/The Promoter will be 40% & New area statement as per Annexure 'A' is attached with the Supplementary Agreement. The Said Supplementary Agreement is registered at Sub Registrar Office Panvel-1, **Vide Document Sr. No. PVL1-4407-2019 & Registration Receipt No. 5113** dated **26/04/2019**.

Subject to what has been stated herein above the title of **M/s. Gamiraj Builders & Developers** through its Proprietor **Mr. Hitesh Ramji Gami AND Smt. Sujata Anil Patil**, to the said **Plot No. 7, Area** admeasuring **430 Sq. Mtrs.** situated at **Sector- 24, Pushpak Vahal**, Tal-Panvel, Dist-Raigad, Navi Mumbai, is clear, marketable, and free from any encumbrances.

Dated this <sup>4<sup>th</sup></sup>..... day of <sup>May</sup>..... 2019.

**Sachin S. Tambat**

**Advocate**



**Note :- This Title Certificate is issued subject to the rules & regulations of CIDCO Ltd. from time to time in respect of Development Agreement.**