



ZAMEER Y. SHAIKH

B.Sc., LL.B.

ADVOCATE HIGH COURT

Office : Shop / Unit No. 2, Kokan Plaza, Plot No. 36 / 2 And 30 / 2, Adarsh C.H.S., Bandar Road,
Nr. Panvel Court, Old Panvel, Tal – Panvel, Dist. – Raigad.

Ref. No.

Date :

SEARCH REPORT AND TITLE CERTIFICATE

SUBJECT – SEARCH REPORT AND TITLE
CERTIFICATE WITH RESPECT TO PLOT
NO. 102A, SECTOR – R2, LAYING AND
BEING AT – VADGHAR, PUSHPAK(NEW),
NAVI MUMBAI.

TO WHOMSOEVER IT MAY CONCERN:

1. INSTRUCTIONS:

On the request of MR. SUVEER NARAYAN GHARAT AND MR. AVINASH DAMODAR NAIK, Proprietors of M/S. SAI HOMES BUILDERS AND DEVELOPERS, office address – PLOT NO.107, SECTOR – R3, PUSHPAK NODE, VADGHAR, TALUKA – PANVEL, DISTRICT – RAIGAD. hereafter called and referred to as (Said Developer), I have taken search in respect of the property which is described as follows.

2. DESCRIPTION OF PROPERTY:-

All that piece and parcel of land known as PLOT NO.102A, SECTOR – R2, MAUJE -VADGHAR, PUSHPAK (NEW), TALUKA – PANVEL, DISTRICT – RAIGAD, admeasuring about 500 Sq. Meters.

3. SEARCH:

I have carried out search from index II as maintained by sub – registrar, Panvel for period 1 years from 01 / 05 / 2018 to 01 / 05 / 2019.



ZAMEER Y. SHAIKH

B.Sc., LL.B.

ADVOCATE HIGH COURT

Mob : 9702667536

9029801090

E-mail : szameer46@gmail.com

Office : Shop / Unit No. 2, Kokan Plaza, Plot No. 36 / 2 And 30 / 2, Adarsh C.H.S., Bandar Road,
Nr. Panvel Court, Old Panvel, Tal - Panvel, Dist. - Raigad.

Ref. No.

Date :

4. DOCUMENTS:

For the purpose of investigation of title and search of the said property I also perused the following documents:

- I. Agreement to Lease Dated - 01 / 06 / 2018
- II. Development Agreement Dated - 14 / 05 / 2019
- III. Power of Attorney Dated - 14 / 05 / 2019
- IV. Development permission and Commencement Certificate of corporation Dated - 05 / 02 / 2019.

5. INCIDENTS:

- a) The corporation is the new town development authority designated as the site for the new towns of Navi Mumbai as declared by the government of Maharashtra (hereinafter referred to as the state government) in exercise of its powers under sub section (1) a and 3 (a) of the Maharashtra regional and town planning act 1966 (Maharashtra Act No. XXXVII of 1966) (herein after 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 such lands in corporation for development and disposal.
- c) The corporation as a part of the development of Navi Mumbai International Airport namely "NAVI MUMBAI INTERNATIONAL AIRPORT" with the approval of state government and central government.
- d) The right to fair compensation and transparency in land acquisition rehabilitation and resettlement act 2013.
- e) Pursuant to Section 108 (1) and 108 (2) of the LARR Act the State Government vid Govt in lieu of monetary compensation provided for higher



ZAMEER Y. SHAIKH

B.Sc., LL.B.

ADVOCATE HIGH COURT

Mob : 9702667536

9029801090

E-mail : szameer46@gmail.com

Office : Shop / Unit No. 2, Kokan Plaza, Plot No. 36 / 2 And 30 / 2, Adarsh C.H.S., Bandar Road,
Nr. Panvel Court, Old Panvel, Tal - Panvel, Dist. - Raigad.

Ref. No.

Date :

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 has opted for compensation in the form of developed plot in lieu of monetary compensation.

- f) There are some structures erected on the land already acquired and in possession of the corporation. These structures are also required to be shifted due to the project.
- g) That **SMT. MUKTABAI HANUMAN PATIL, AND SAMRAT PANDURANG NAIK**, Structure owner is having un - authorised structure on the land possessed by the corporation at village Kolhi, Taluka - Panvel, which is required to be shifted due to Development of the project. The collector Raigad vide his Order determined eligible **SMT. MUKTABAI HANUMAN PATIL, AND SAMRAT PANDURANG NAIK**, for the grant of a Plot NO. 102A, SECTOR - R2, 499.71 SQ. METER for Resettlement.
- h) That by a Agreement to Lease dated 01 / 06 / 2018 which executed/ registered on same day with Bearing Document Serial No.7054 / 2018 between **THE CORPORATION** as one part and **SMT. MUKTABAI HANUMAN PATIL, AND SAMRAT PANDURANG NAIK** of the other part the said plot was allotted by the Corporation to the said **SMT. MUKTABAI HANUMAN PATIL, AND SAMRAT PANDURANG NAIK** the possession was handed over **SMT. MUKTABAI HANUMAN PATIL, AND SAMRAT PANDURANG NAIK** on terms and Conditions contained in the said Agreement.
- i) That by Development Agreement dated - 14 / 05 / 2019 executed between the **SMT. MUKTABAI HANUMAN PATIL, AND SAMRAT PANDURANG NAIK** and **M/S. SAI HOMES BUILDERS AND DEVELOPERS** Through Its Proprietors namely **MR. SUVEER NARAYAN GHARAT** and **MR. AVINASH DAMODAR NAIK**, on the terms and conditions contained in the said Development Agreement is registered with Sub - Registrar, Panvel - 2 on the same day at Serial No. 5826 / 2019



ZAMEER Y. SHAIKH

B.Sc., LL.B.

ADVOCATE HIGH COURT

Mob : 9702667536

9029801090

E-mail : szameer46@gmail.com

Office : Shop / Unit No. 2, Kokan Plaza, Plot No. 36 / 2 And 30 / 2, Adarsh C.H.S., Bandar Road,
Nr. Panvel Court, Old Panvel, Tal - Panvel, Dist. - Raigad.

Ref. No.

Date :

- j) That all the terms and conditions of the Agreement to Lease are applicable and binding on **M/S. SAI HOMES BUILDERS AND DEVELOPERS** and that by power of attorney dated 14 / 05 / 2019 executed between the **SMT. MUKTABAI HANUMAN PATIL, AND SAMRAT PANDURANG NAIK** and **MR. AVINASH DAMODAR NAIK**, on terms and conditions contained in the said **Power of Attorney** registered with Sub - Registrar, Panvel - 2, Serial No.5827/2019
- k) That the developers through **SMT. MUKTABAI HANUMAN PATIL, AND SAMRAT PANDURANG NAIK**, had applied for permission for development from the Corporation i.e. obtained development permission and Commencement Certificate (C.C) Dated - 05 / 02 / 2019 and being Reference No. **CIDCO / BP - 16231 / TPO (NM & K) / 2019 / 3936** on the name **SMT. MUKTABAI HANUMAN PATIL, AND SAMRAT PANDURANG NAIK**.
- l) That as mention in Para No. 3 here in above I have cause search from the Index II as maintained by Sub - Registrar, Panvel - 1, 2, 3, 4, & 5 and during the search above referred Agreement to Lease Dated - 01 / 06 / 2018, Development Agreement, Dated 14 / 05 / 2019 and Power of Attorney Dated 14 / 05 / 2019 was found to be Registered against the registration serial numbers referred to above.
- m) That during search no other document was found to be registered with respect to said property incumbering and are creative mortgage over said property.
- n) That as per the search taken the flow of title is in consonance with the available record.



ZAMEER Y. SHAIKH

B.Sc., LL.B.

ADVOCATE HIGH COURT

Mob : 9702667536

9029801090

E-mail : szameer46@gmail.com

Office : Shop / Unit No. 2, Kokan Plaza, Plot No. 36 / 2 And 30 / 2, Adarsh C.H.S., Bandar Road,
Nr. Panvel Court, Old Panvel, Tal - Panvel, Dist. - Raigad.

Ref. No.

Date :

6. CONCLUSION:

On the basis of the search taken, per usual of the document referred to above and incident pointed out as above I am of the opinion that the said property thus the property is absolute free, clear marketable and is free from other Encumbrances.

CERTIFIED AND ISSUED BY,

ZAMEER YUNUS SHAIKH

B.Sc., LL.B.

Reg. No. MAH/4847/2014

ADVOCATE HIGH COURT

Office : Shop / Unit No. 2, Kokan Plaza,
Plot No. 36 / 2, Adarsh CHS., Bandar Road,
Nr. Panvel Court, Old Panvel,
Tal : Panvel, Dist : Raigad.