



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/21/2019

BY RPAD / UPC / HAND

Date : 26/06/2019

TITLE CERTIFICATE

**Ref: Plot No. 479 in Sector- 24, Pushpak – Vahal,
Tal. Panvel, Dist.-Raigad, Area adm. 170 Sq. Mtrs.**

THIS IS TO CERTIFY that I have investigated title in respect of **Plot No. 479**, admeasuring **170 Sq. Mtrs.** situated at **Sector – 24, Pushpak-Vahal, Tal. Panvel, dist-Raigad**, after going through all the documents 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.
3. The Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act 2013 (hereinafter





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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. 1st 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.
5. The House structures owned by **Smt. Kashibai Narayan Patil & Smt. Surekha Suresh Khale** (therein mentioned as ‘**Original Lessee**’) situated at **Ulwe, Tal. Panvel, Dist-Raigad** was notified for acquisition under the Land Acquisition Act. Smt. Hirabai Ram





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Kamble 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. 28th 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**"). 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 / २०१५/३४६१ dated 10/08/2015 has allotted **Plot No. 479** in **Sector- 24, Pushpak – Vahal (Ulwe)**, Tal-Panvel, Dist-Raigad, area adm. about **170 Sq. Mtrs.** (hereinafter





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referred to as the 'Said Plot') to the **Original Lessee** as per **CIDCO File No. ULV-ICIG-199.**

7. CIDCO Ltd. executed **Agreement to Lease** dated **29/12/2016** to & in favor of Smt. Kashibai Narayan Patil & Smt. Surekha Suresh Khale (therein referred as "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 **29/12/2016** is duly registered on **22/03/2017** vide **Registration Receipt No. 3629** and **Document Sr. No. PVL2-2815-2017.**
8. Smt. Kashibai Narayan Patil & Smt. Surekha Suresh Khale i.e. the **Original Lessee** submitted their plan for the construction of a residential cum commercial building on the Said Plot and subsequently the CIDCO Ltd. has issued **Commencement Certificate** on **03/05/2019** vide their letter bearing **Ref. No. CIDCO/ BP- 16632/ TPO (NM&K) /2019/4694** for commencing construction on the Said Plot as per the plans and specifications approved by the Town Planning Authorities.





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9. Smt. Kashibai Narayan Patil & Smt. Surekha Suresh Khale i.e. Original Licensee is also entitled to sale the flats in the building being constructed on the Said Plot as a Promoter / Developer of the Said Plot.

Subject to what has been stated herein above the title of
1) Smt. Kashibai Narayan Patil 2) Smt. Surekha Suresh Khale,
to the said **Plot No. 479**, admeasuring **170 Sq. Mtrs.** situated at
Sector-24, at **Pushpak-Vahal**, Tal. Panvel, Dist.-Raigad is clear,
marketable and free from any encumbrances.

Dated this 26th day of June 2019.


Sachin S. Tambat
Advocate

