



Office No. 214, 2nd Floor, Bhoomi Mall, Plot No.09, Sector - 15, CBD Belapur, Navi Mumbai - 400614.
E-mail : advtambatandcompany@gmail.com / advsachin78@rediffmail.com

Ref. No.: SR/27/2019 BY RPAD / UPC / HAND

Date : 24/9/2019

SEARCH REPORT

On request of 1) M/s. Millennium Group a Partnership firm duly registered under the Indian Partnership Act, 1932, through its Partners a) **Mr. Naresh Madanlal Jain** b) **Mr. Mahendra Chhogalal Jain** having address at - Office No. Multipurpose No. 2, Gahlot Complex, Plot No. 28, Sector-10, Nerul, Navi Mumbai - 400 706 AND A) **Shri. Arun Gajanan Kumbhar** B) **Shri. Manoj Gajanan Kumbhar** C) **Shri. Kashinath Gajanan Kumbhar** D) **Smt. Pramila Anil Kumbhar** E) **Shri. Sachin Dharma Kumbhar** F) **Shri. Sunil Dharma Kumbhar**, having address at/post - Ulwa, Tal. Panvel, Dist-Raigad, I have conducted a search in respect of Plot No. 404, situated at Sector- 24, Pushpak (Vahal), Tal-Panvel, Dist-Raigad, totally adm. 700 Sq. Mtrs. (hereinafter referred to as the 'Said Property'). After going through all the documents and papers submitted to me and on search of the Documents of the Office of Sub-Registrar Panvel 4 by an Application No.1465/2019 & Receipt No. 10550 dated 23/09/2019 of 30 years i.e. 1990 to 2019 in respect of the property which is described as follows:

1. The Corporation, as a part of the development of Navi Mumbai, has decided to establish an international Airport namely "Navi Mumbai

- 1 -



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 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 in 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.

 - 2 -





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

5. The House structures owned by the A) **Shri. Arun Gajanan Kumbhar** B) **Shri. Manoj Gajanan Kumbhar** C) **Shri. Kashinath Gajanan Kumbhar** D) **Smt. Pramila Anil Kumbhar** E) **Shri. Sachin Dharma Kumbhar** F) **Shri. Sunil Dharma Kumbhar** (herein mentioned as "**Original Lessee**") situated at **Ulwa, Tal. Parnel, Dist-Raigad** was notified for acquisition under the Land Acquisition Act. The Original Lessee have 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. 1st March 2014 (hereinafter referred to as the "**G.R. dated 01/03/2014**") has taken the decision to grant plots and other benefits to the concerned structure owners for their resettlement as a Special

- 3 -



6. CIDCO Ltd. executed **Agreement to Lease** dated **30/07/2018** to & in favor of Promoter/Confirming Party 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 **Plot No. 404** in **Sector- 24, Pushpak (Vahal)**, Tal-Panvel, Dist-Raigad, area adm. about **700 Sq. Mtrs.** as per **CIDCO File No. ULV-ICIG-127** (hereinafter referred to as "**Said Plot**") to the Promoter/Confirming Party. The said **Agreement to Lease** dated **30/07/2018** is duly registered on **03/08/2018** and vide **Registration Receipt No. 9239** and **Document Sr. No. PVL5-8749-2018**.
7. The Original Lessee decided to sale, assign & transfer their **50%** undivided share of the Said Plot to & in favor of **M/s. Millennium Group** through its partners **1) Mr. Naresh Madanlal Jain 2) Mr. Mahendra Chhogalal Jain**, having address at – Office No. Multipurpose No. 2, Gahlot Complex, Plot No. 28, Sector-10, Nerul, Navi Mumbai – 400 706 & the remaining **50%** undivided share of Original Lessee will remain with themselves only and accordingly a **Tripartite Agreement (50:50%)** dated **26/07/2019** has been executed between CIDCO Ltd. of ONE PART, the Original Lessee of SECOND PART and M/s. Millennium Group as a THIRD PART and there by CIDCO Ltd. has transferred the 50 % undivided share of the



- 4 -





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7. The Original Lessee decided to sale, assign & transfer their 50% undivided share of the Said Plot to & in favor of **M/s. Millennium Group** through its partners 1) **Mr. Naresh Madanlal Jain** 2) **Mr. Mahendra Chhogalal Jain**, having address at – Office No. Multipurpose No. 2, Gahlot Complex, Plot No. 28, Sector-10, Nerul, Navi Mumbai – 400 706 & the remaining 50% undivided share of Original Lessee will remain with themselves only and accordingly a **Tripartite Agreement (50:50%)** dated **26/07/2019** has been executed between CIDCO Ltd. of ONE PART, the Original Lessee of SECOND PART and M/s. Millennium Group as a THIRD PART and there by CIDCO Ltd. has transferred the 50 % undivided share of the Said Plot in the name of **M/s. Millennium Group**. The said **Tripartite Agreement** dated **26/07/2019** is duly registered on **26/07/2019** vide Registration Receipt No. **11266** & its Document Sr. No. **PVL 2-9699-2019**.
8. After registration of **Tripartite Agreement (50:50%)** dated **26/07/2019** CIDCO Ltd. finally transferred the 50% undivided share of the Said Plot in the name of **M/s. Millennium Group** and such **Final Letter Ref.No.सिडको / अमुभूवभूअ / नमुंआवि / पुवपु / वसाहत / उलवे / २०१९/२४९५** dated **30/08/2019** is issued by the CIDCO Ltd. to **M/s. Millennium Group & Original Lessee**.

- 5 -



Subject to what has been stated herein above the title of 1) **M/s. Millennium Group** a Partnership firm duly registered under the Indian Partnership Act, 1932, through its Partners a) **Mr. Naresh Madanlal Jain** b) **Mr. Mahendra Chhogalal Jain** having address at – Office No. Multipurpose No. 2, Gahlot Complex, Plot No. 28, Sector-10, Nerul, Navi Mumbai – 400 706 AND A) **Shri. Arun Gajanan Kumbhar** B) **Shri. Manoj Gajanan Kumbhar** C) **Shri. Kashinath Gajanan Kumbhar** D) **Smt. Pramila Anil Kumbhar** E) **Shri. Sachin Dharma Kumbhar** F) **Shri. Sunil Dharma Kumbhar** address at/post - Ulwa, Tal. Panvel, Dist-Raigad to the said Plot No. 404, Area admeasuring 700 Sq. Mtrs. situated at Sector- 24, Pushpak (Vahal), Tal-Panvel, Dist-Raigad, Navi Mumbai, is clear, marketable, and free from any encumbrances.

Dated this day of 2019.


Sachin S. Tambat
Advocate



528/0

इतर पावती

Original/Duplicate

Monday, 23 September 2019 5:26 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 10550 दिनांक: 23/09/2019

गावाचे नाव: वहाळ

इस्तऐवजाचा अनुक्रमांक: पवत4-0-2019

इस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड सविन तांबट

वर्णन अर्ज क्र. 1465/2019 मोजे पुष्पक (वहाळ) ता पनवेल जि रायगड येथील मुखंड क्र. 404 सेक्टर 24 शोध सन 1990 ते 2019 पर्यंत (30 वर्षे)

शोध व निरीक्षण

रु. 750.00

एकूण:

रु. 750.00

Joint Sub Registrar Panvel 4

1); देयकाचा प्रकार: eChallan रकम: रु.750/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH006618546201920E दिनांक: 23/09/2019

बँकेचे नाव व पत्ता:

सह दुय्यम निबंधक वर्ग-२
पनवेल-४