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Monday, 10 June 2019 7:33 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 8181 दिनांक: 10/06/2019

नावाने नाव:

एस्तऐवजाचा अनुक्रमांक: पबल2-0-2019

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: अॅड अभिमन्यु जाधव

वर्णन शोध अर्ज क्र 942/2019 मोजे पुष्पक बहाळ ता पनवेल जि रायगड नेधील प्लॉट नं 71, सेक्टर 25 वा
मिळकतीचा शोध सन 2018-2019, 2 वर्षे

SEARCHFEE

रु. 300.00

एकूण:

रु. 300.00

Joint Sr Payvel 2

सह दुय्यम निबंधक धर्म

(पनवेल-२)

1); देवकाचा प्रकार: eChallan रकम: रु.300/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH002442598201920E दिनांक: 10/06/2019

वेळेचे नाव व पत्ता:



ADV. ABHIMANYU H. JADHAV

B. Sc. LL.B

Advocate High Court (Mumbai)

Add.: Shop No. 3, Krishna Arcade CHS, Ltd., Plot No. 83 / 84, Sector- 04, New Panvel (E)
Tal. Panvel, Dist. Raigad Email : abhimanyuj71@gmail.com

Date : 10/06/2019

SEARCH REPORT

Concern for my clients M/S.VAIDEHI DEVELOPERS having (PAN NO. AAQFV6488H) a partnership firm through its partners 1) MR. NEERAJ SHREEKANT UPADHYAY, & 2) MR. ANUJ SHREEKANT UPADHYAY a Partnership Firm duly registered under the provision of the Indian Partnership Act 1932, I have taken search for Two years in respect of Plot No. 71, Sector No. 25, measuring 370 Sq. Mtrs. Village -Pushpak- Vahal Tal. Panvel, Dist. Raigad, Navi Mumbai. within the limits of Sub- Registrar of assurance Panvel by making application to Sub Registrar Office, Panvel under Receipt No. 8181 dated 10/06/2019 of 2 year i.e. 2018 to 2019 in respect of the above,said Property which is described as follows:

I did not find any adverse entry regarding conveyance or any other transaction whatsoever nature in respect of the above-mentioned property.

YEAR

TRANSACTION

2018

AGREEMENT TO LEASE dated 21/03/2018 executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., of the ONE PART AND MR. VIJAY PARSHURAM MHATRE of the Other Part hereinafter referred to as "THE ORIGINAL LICENSEE/OWNER", therein called "THE LICENSEE" and the same was registered before the Sub Registrar of Assurance at Panvel-3 vide its Registration Receipt No. 3665 under Registration Document Serial No. PVL-3-2966-2018 dated 27/03/2018.



2019

i) Development Agreement dated **07/06/2019** executed between **MR. VIJAY PARSHURAM MHATRE** as a "THE LICENSEE/OWNER" and **M/S. VAIDEHI DEVELOPERS**, a Partnership firm duly registered under the provisions of the Indian Partnership Act, 1932, consisting Two partners namely **1) NEERAJ SHREEKANT UPADHYAY & 2) ANUJ SHREEKANT UPADHYAY** as the Developers, which was registered with the Sub-Registrar of Assurances at Panvel-5 vide its Registration Receipt No. 6086 under Registration Document Serial No. PVL-05-5973-2019 dated **07/06/2019**.

ii) Power of attorney dated **07/06/2019** executed by **MR. VIJAY PARSHURAM MHATRE** as a "THE LICENSEE/OWNER" and **M/S. VAIDEHI DEVELOPERS**, a Partnership firm duly registered under the provisions of the Indian Partnership Act, 1932, consisting Two partners namely **1) NEERAJ SHREEKANT UPADHYAY & 2) ANUJ SHREEKANT UPADHYAY** as the Developer which was registered with the Sub-Registrar of Assurances at Panvel-5 vide its Registration Receipt No. 6089 under Registration Document Serial No. PVL-05-5976-2019 dated **07/06/2019**.

As looking at the records and after confirming and investigating the title I am of the opinion that the said Plot presently standing in the name of executed **MR. VIJAY PARSHURAM MHATRE** and vide development agreement and Power of Attorney dated **07/06/2019** **M/S.VAIDEHI DEVELOPERS**, a Partnership firm duly registered under the provisions of the Indian Partnership Act, 1932, consisting two partners namely **1) NEERAJ SHREEKANT UPADHYAY & 2) ANUJ SHREEKANT UPADHYAY** are entitled to develop the said



plot. As on the date of issuing this Search Report, as per my search the title of said Plot is clear & marketable.

SEARCH TAKEN BY



ADV. ABHIMANYU H. JADHAV

ADVOCATE

PLACE: NEW PANVEL, NAVI MUMBAI

Date: 10/06/2019

353/0

Monday, 10 June 2019 7:33 PM

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दस्तावेजाचा अनुक्रमणिका: पबल2-9-2019

दस्तावेजाचा प्रकार:

सादर करण्याचे नाव: जेष्ठ अभिमन्यु जाधव

वर्तमान शोध अर्ज क्र. 942/2019 नीचे पुष्पक बहाळ हा पत्रवेल जि. रायगड येथील प्लॉट नं. 71, सेक्टर 25 या मिल्कलीचा शोध सन 2018-2019, 2 वर्ष

SEARCHFEE

रु. 300.00

एकूण:

रु. 300.00

Joint Sr Payvel 2

सह दुय्यम निवाडक - यम - २

1); देयकाचा प्रकार: eChallan रकम: रु. 300/-

सीसी/घनावेश/पि नोंदी क्रमांक: MH002442598201920E दिनांक: 10/06/2019

(पत्रवेल-२)

बँकेचे नाव व पत्ता:



ADV. ABHIMANYU H. JADHAV

B. Sc. LL.B

Advocate High Court (Mumbai)

Add.. Shop No. 3, Krishna Arcade CHS, Ltd., Plot No. 83 / 84, Sector- 04, New Panvel (E)
Tal. Panvel, Dist. Raigad. Email : abhimanyuj71@gmail.com

TITLE CLEARANCE CERTIFICATE

Date : 10/06/2019

Sub: Title Clearance Certificate in respect of Plot No. 71, Sector No. 25,
admeasuring 370 Sq. Mtrs. Village -Pushpak- Vahal Tal. Panvel, Dist.
Raigad, Navi Mumbai.

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have taken search as per request made by
M/S. **VAIDEHI DEVELOPERS** having (PAN NO. AAQFV6488H) a
partnership firm through its partners 1) **MR. NEERAJ SHREEKANT
UPADHYAY**, & 2) **MR. ANUJ SHREEKANT UPADHYAY** a Partnership Firm
duly registered under the provision of the Indian Partnership Act 1932,
having its office at Shop No.03, Taj Avenue Building Plot No. 61/ 62, Sector
19, Ulwe Tal-Panvel, Dist-Raigad, Navi Mumbai 400206 by making
application to Sub Registrar Office, Panvel by Receipt No. 8181 dated
10/06/2019 for 2 years i.e. of 2018 to 2019 in respect of the property which
is described as follows:

1) DESCRIPTION OF PROPERTY:

All that piece and parcel of Land known as Plot No. 71, Sector No. 25,
admeasuring 370 Sq. Mtrs. Village -Pushpak- Vahal Tal. Panvel, Dist.
Raigad, Navi Mumbai admeasuring about 370 Sq. Mtrs.

2) DOCUMENTS:

For the purpose of investigation of title of the said Plot, I also perused
the Copies of following documents:



- i) **AGREEMENT TO LEASE** dated 21/03/2018 executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., of the ONE PART AND **MR. VIJAY PARSHURAM MHATRE** of the Other Part hereinafter referred to as "THE ORIGINAL LICENSEE/OWNER", therein called "THE LICENSEE" and the same was registered before the Sub Registrar of Assurance at Panvel-3 vide its Registration Receipt No. 3665 under Registration Document Serial No. PVL-3-2966-2018 dated 27/03/2018.
- ii) Development permission along with **Commencement Certificate** issued by Associate planner CIDCO, dated 02/04/2019 Vide their letter bearing reference no. **CIDCO/BP-16448/TPO(NM&K)/2019/4308** in respect of Plot No. 71, Sector No. 25, Village - Pushpak- Vahal, Tal. Panvel, Dist. Raigad, Navi Mumbai in favour of **MR. VIJAY PARSHURAM MHATRE**
- iii) Development Agreement dated **07/06/2019** executed between **MR. VIJAY PARSHURAM MHATRE** as a "THE LICENSEE/OWNER" and **M/S. VAIDEHI DEVELOPERS**, a Partnership firm duly registered under the provisions of the Indian Partnership Act, 1932, consisting Two partners namely **1) NEERAJ SHREEKANT UPADHYAY & 2) ANUJ SHREEKANT UPADHYAY** as the Developers, which was registered with the Sub-Registrar of Assurances at Panvel-5 vide its Registration Receipt No. 6086 under Registration Document Serial No. PVL-05-5973-2019 dated **07/06/2019**.
- iv) Power of attorney dated **07/06/2019** executed by **MR. VIJAY PARSHURAM MHATRE** as a "THE LICENSEE/OWNER" and **M/S.VAIDEHI DEVELOPERS**, a Partnership firm duly registered under the provisions of the Indian Partnership Act, 1932, consisting Two partners namely **1) NEERAJ SHREEKANT UPADHYAY & 2) ANUJ SHREEKANT UPADHYAY** as the Developer which was registered with the Sub-Registrar of Assurances at Panvel-5 vide its



Registration Receipt No. 6089 under Registration Document Serial No.PVL-05-5976-2019 dated **07/06/2019**.

And I have to report and certify as under:

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**").

The State Government as per section 113(A) of the MRTP Act 1966, acquired lands described therein and vested such lands in the Corporation for development and disposal.

The Corporation as 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).

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.

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 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.

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 dated 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 developed plot in lieu of monetary compensation.

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. The State Govt. vide Govt. Resolution of Urban Development Dept. No. CID-1812/CR-274/UD-10 dated 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 dated 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 Raigad or as per the award declared by the Deputy Collector (Land Acquisition), as the case may be.

The Licensee is having un-authorized structure on the land possessed by the Corporation at village **TARGHAR** Tal. Panvel which is required to be shifted due to development of the project. The Collector Raigad vide his order no. NIL dated **02/12/2015** determined eligible the Licensee for grant of a plot of **370 Sq. Mtrs.** for resettlement and other benefits as per Govt. Resolution dated 28th May 2014 hereinabove mentioned. The relevant details of the structure of the Licensee mentioned in the order of the Collector Raigad, eligibility determined etc. is re-produced as under:

Relevant Details of the Structure(s)

Order No.	Name of the Structure owner	Building No. as per survey	Structure No. as per survey	Use of Structure	Area admissible for determining eligibility	Area of the plot to be allotted jointly
TAR-ICOG D-146	VIJAY PARSHURAM MHATRE	146	TG-38, TG-38A, TG-38B	Residential	122.99	370

As per directives and policies of the State Government, referred to hereinabove, and as per the award declared by the Dy. Collector and Acquisition) concerned, the corporation has allotted to the Licensee vide its allotment letter No-2015/874 dated 24/11/2015.

Description of land allotted

Place/Node	Plot No.	Sector No.	Area in Sq. Mtrs.	Admissible FSI
Pushpak/Vahal	71	25	370	1.5



The Licensee has, before the execution of this Agreement paid to the corporation on **21/03/2018** a sum of Rs. 60/- (Rupees sixty only) being "Lease Rent" for the period of 60(sixty) years at the rate of Re.1/- per annum as per the letters from the Urban Development Dept. bearing Dept. No. CID-1812/CR-274/UD-10 dated 18th August 2014 and No. CID-1812/CR-274/UD-10 dated 6th October 2015.

That the immovable property consisting of Plot No. 71, Sector No. 25, admeasuring 370 Sq. Mtrs. Village -Pushpak- Vahad Tal. Panvel, Dist. Raigad, Navi Mumbai. admeasuring about 370 Sq. Mts. was allotted by CIDCO of Maharashtra Ltd., on lease basis for Sixty (60) years in favour of **MR. VIJAY PARSHURAM MHATRE** under the Agreement to Lease dated 27/03/2018 and under the Development Agreement & Power of Attorney dated **07/06/2019** **M/S. VAIDEHI DEVELOPERS**, a Partnership firm duly registered under the provisions of the Indian Partnership Act, 1932, consisting Two partners namely **1) MR. NEERAJ SHREEKANT UPADHYAY & 2) MR. ANUJ SHREEKANT UPADHYAY** has become the developers of the said plot hereinafter referred to as the Builder/Developer for construction of building in accordance with the plans sanctioned by associate planner organization CIDCO. By virtue of the Plot allotted by the CIDCO and further by virtue of the said agreement to lease and the development agreement & Power of Attorney the said developers have a clear and marketable title and the said Plot is without any encumbrances. Therefore said developers **M/S.VAIDEHI DEVELOPERS**, is entitled to develop the said plot and to construct the building/s thereon accordance with the plans sanctioned or to be sanctioned by the CIDCO Ltd.

On the basis of the above documents placed before me, as per the records and after confirming and investigating the title I am of the opinion that the said Plot presently standing in the name **MR. VIJAY PARSHURAM MHATRE** and vide development agreement and Power of Attorney dated **07/06/2019** **M/S.VAIDEHI**



DEVELOPERS, a Partnership firm duly registered under the provisions of the Indian Partnership Act, 1932, consisting two partners namely 1) **MR. NEERAJ SHREEKANT UPADHYAY** & 2) **MR. ANUJ SHREELKANT UPADHYAY** are entitled to develop the said plot. As on the date of issuing this Search Report, as per my search the title of said Plot is clear & marketable.



ADV. ABHIMANYU H. JADHAV

ADVOCATE

PLACE: NEW PANVEL, NAVI MUMBAI

Date: 10/06/2019