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इतर पावती

Original/Duplicate

Tuesday, 17 December 2019 7:45 AM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 22713 दिनांक: 17/12/2019

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पवल3-0-2019

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: ऍड तनपुरे ताई मुगटराव

वर्णन अर्ज क्र 2445/2019 प्लॉट नं 169 से 01 पुष्पक वडघर पनवेल सन 2007 ते 2019 13 वर्षे

शोध व निरीक्षणे

रु. 325.00

एकूण:

रु. 325.00

Sub Registrar Parvel 3

1); देयकाचा प्रकार: eChallan रक्कम: रु.325/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009485667201920E दिनांक: 17/12/2019

बँकेचे नाव व पत्ता:

सह दुय्यम निबंधक वर्ग-२

पनवेल क्र.३



ADV.TANPURE TAI MUGUTRAO (Advocate High Court)

Address:- Office No. 13, Varad Vinayak Complex., Plot No. 04, Sector-05, New Panvel, Panvel, Raigad

TITLE CLEARANCE CERTIFICATE

Sub: Title Clearance Certificate with respect to Plot No. 169, Sector No. 1, At. Pushpak- Vadghar, Post & Tal. Panvel, Dist. Raigad, Navi Mumbai 410206.

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have taken search as per request made by my client making application to Sub Registrar Office, Panvel by Receipt No. 22713 dated 17/12/2019 for 13 years i.e. from 2007 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. 169, Sector No. 1, At. Pushpak Vadghar, Post & Tal. Panvel, Dist. Raigad, Navi Mumbai 410206.

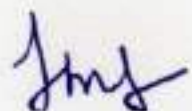
2) DOCUMENTS:

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

- i) **AGREEMENT TO LEASE** dated **29th January 2018** executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., of the ONE PART AND **1) MR. SUHAS BHARAT GHARAT, 2) SURAJ SUHAS GHARAT AND 3) VILAS BHARAT GHARAT** of the Other Part hereinafter referred to as "THE ORIGINAL LICENSEES" of the OTHER PART, therein called "THE LICENSEES" the said Original Licensees which was registered before the Sub-Registrar of Assurance at Panvel -5 under Registration Document Serial No. PVL-5-1085-2018 dated 29/01/2018.

- ii) AND WHEREAS the said Original Licensee i.e. **1) MR. SUHAS BHARAT GHARAT, 2) SURAJ SUHAS GHARAT AND 3) VILAS BHARAT GHARAT**, by virtue of the **Development Agreement** dated **20th APRIL 2018** have sold, transferred and assigned all their development rights, title, interest and benefits of the said plot of land in favour of the developers i.e. **M/S. LAKSHADEEP REALTY** Through its Partners **1) MR. JASH DEEPAK ARORA, 2) MISS. GARGI DEEPAK ARORA** D/o. DEEPAK CHAMANLAL ARORA, **3) MRS. DAMAYANTI KANTILAL MAKANI** W/o. KANTILAL MAKANI AND **4) MR. JIGNESH CHANDRAKANT PATEL** S/o. CHANDRAKANT PATEL and the same was duly stamped and registered with the Sub-Registrar of Assurances at Panvel-1, vide its Registration Receipt No. 5271 and Registration Document Serial No. PVL-1-4321-2018 dated 20/04/2018.
- iii) Development permission along with **Commencement Certificate** issued by Associates Planner (BP), Navi Mumbai, dated 14/09/2019 of Plot No. 169, Sector No. 1, at- Pushpak- Vadghar, Tal. Panvel, Dist. Raigad, Navi Mumbai Vide their letter CIDCO/BP-16235/TPO/(NM & K)/2019/5537.
- iv) AND WHEREAS by an **Supplementary Agreement** dated **13th December 2019** between **1) MR. SUHAS BHARAT GHARAT, 2) SURAJ SUHAS GHARAT AND 3) VILAS BHARAT GHARAT** as the party of the first part and **M/S. LAKSHADEEP REALTY** Through its Partners **MRS. DAMAYANTI KANTILAL MAKANI** W/o. KANTILAL MAKANI as the second part and the flats and shops were divided as per the terms and condition mentioned in the said agreement between both the parties and the said Supplementary Agreement was registered with the Sub Registrar of Assurances Panvel 2 vide registration serial no PVL-2/16202/2019 on dated 13/12/2019.

And I have to report and certify as under:



That the City and Industrial Development Corporation of Maharashtra Ltd. is company incorporated under the provision of Companies Act 1956 (hereinafter referred to as "CIDCO LTD") having its registered office at Nirmal 2nd floor, Nariman Point, Mumbai 400 021.

That the CIDCO has been declared as a New Town Development Authority under the provision of Sub - Sector 3-A of Section 113 of (Maharashtra Regional & Town Planning Act, 1966) Maharashtra Act No. XXXVIII of 1966 hereinafter referred to as "The Said Act") for the New Town of New Bombay by Government of Maharashtra in exercise of its Powers for the area designated as site for the New Town under Sub-Section (I) of Section 113 of the said Act.

That the state Government has acquired land within the designated are of New Bombay and vested the same in the CIDCO by an order duly made in that behalf as per the provisions of Section 113 of the Said Act.

That by virtue of being the Development Authority of new Town (Navi Mumbai) the CIDCO has been empowered under Section 118 of the Said Act to dispose off any land acquired by if or vested in it in accordance with the proposal approved by the State Government under the Said Act.

That by virtue said Agreement to Lease, Except for land(s) already I 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 "LA ACT, 1894")by the state Government.

That 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 01.01.2013, the determination of compensation for such lands shall be conformity with the LARR Act, 2013.

That on payment of the entire lease premium & execution of Lease Agreement, the Corporation handed over the possession of the said plot to the Original Licensee.

That the immovable property consisting of Plot No. 169, Sector No. 1, at. Pushpak- Vadghar, Tal. Panvel, Dist. Raigad, Navi Mumbai was allotted by CIDCO of Maharashtra Ltd., on lease basis for Sixty (60) years in favour of **1) MR. SUHAS BHARAT GHARAT, 2) SURAJ SUHAS GHARAT AND 3) VILAS BHARAT GHARAT**, under the Lease Agreement dated **29th January 2018** for construction of building in accordance with the plans sanctioned by Associates Planner (BP), Navi Mumbai & Khopta. By virtue of the Plot allotted by the CIDCO and further by virtue of the said agreement to lease the said Licensees have a clear and marketable title and the said Plot is without any encumbrances and by virtue of Development agreement dated **20th APRIL 2018** the said developers **M/S. LAKSHADEEP REALTY** Through its Partners **1) MR. JASH DEEPAK ARORA, 2) MISS. GARGI DEEPAK ARORA** D/o. DEEPAK CHAMANLAL ARORA, **3) MRS. DAMAYANTI KANTILAL MAKANI** W/o. KANTILAL MAKANI AND **4) MR. JIGNESH CHANDRAKANT PATEL** S/o. CHANDRAKANT PATEL are 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, I hereby certify that **1) MR. SUHAS BHARAT GHARAT, 2) SURAJ SUHAS GHARAT AND 3) VILAS BHARAT GHARAT** are the owner of the said plot and **M/S. LAKSHADEEP REALTY** Through its Partners **1) MR. JASH DEEPAK ARORA, 2) MISS. GARGI DEEPAK ARORA** D/o. DEEPAK CHAMANLAL ARORA, **3) MRS. DAMAYANTI KANTILAL MAKANI** W/o. KANTILAL MAKANI AND **4) MR. JIGNESH CHANDRAKANT PATEL** S/o. CHANDRAKANT PATEL are entitled to develop the said property and the title of the said property is clear, marketable and free from all encumbrances.

ADV. TANPURE TAI MUGUTRAO
ADVOCATE
PLACE: NEW PANVEL, NAVI MUMBAI
Date: 17/12/2019

ADV. TANPURE TAI MUGUTRAO