

Sachin S. Tambat

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Ref. No. : TC/18/2022

BY RPAD/UPC/HAND

Date : 18/10/2022

FORMAT - A

(Circular No. 28/2021)

To,
Maha RERA,
Mumbai.

TITLE CERTIFICATE

**Sub:- Title Clearance Certificate in respect to Plot No. 550,
Sector-24, at Pushpak (Vahal), Tal. Panvel, Dist. Raigad.**

THIS IS TO CERTIFY that, on the request of **Mr. Shailesh Mahadev Bhagat** having address at Kombadbhuje, Tal - Panvel, Dist - Raigad, I have Investigated the Title in respect of **Plot No. 550**, admeasuring **290 Sq. Mtrs.** situated at **Sector-24, Pushpak-Vahal, Tal. Panvel, Dist. Raigad** (hereinafter referred to as the "**Said Plot**") & for that purpose I verified following documents :-

1. Description of Property :

Plot No. 550, admeasuring **290 Sq. Mtrs.** situated at **Sector-24, Pushpak-Vahal, Tal. Panvel, Dist. Raigad** or thereabout and bounded as follows.

On or towards the North by	: Plot No. 551
On or towards the South by	: Plot No. 549
On or towards the West by	: Plot No. 541
On or towards the East by	: 11:00 Mtr. Wide Raod



2. **List of Documents:**

- a. Letter of Allotment vide reference No. सिडको/ आंवि/ पुनःस्थापना/ तरघर(कोंबडभूजे)/२०१७/२८१ Dated 13/07/2017 issued by CIDCO Ltd. to & in favour of **Mr. Mahadev Kamlakar Bhagat**.
- b. Agreement to Lease dated 29/10/2018 executed between CIDCO Ltd. & **Mr. Mahadev Kamlakar Bhagat** in respect of Said Plot which is duly registered before Sub registrar Panvel 1 on 16/11/2018 vide Registration Receipt No. 13648 and Document Sr. No. PVL1-11401-2018.
- c. Gift Deed dated 13/03/2021 executed by **Mr. Mahadev Kamlakar Bhagat** in favor of **Mr. Shailesh Mahadev Bhagat** which is duly registered before Sub registrar Panvel 5 on 13/03/2021 vide Registration Receipt No. 4205 and Document Sr. No. PVL5-3921-2021.
- d. Final Letter dated 16/07/2021 in respect of the Said Plot issued by CIDCO Ltd. to **Mr. Shailesh Mahadev Bhagat** vide Ref Noसिडको/अमुभूवभूअ/नमुंआवि/पुवपु/वसाहत/कोंबडभूजे/२०२१/१९३.





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- e. **Commencement Certificate** vide Ref. No. CIDCO/ BP-17989/ TPO (NM&K) /2021/9827 issued on 27/09/2022 by the Planning authority CIDCO Ltd., to & in favour of **Mr. Shailesh Mahadev Bhagat**.
3. Search Receipt along with Search Report attached herewith
4. **Flow of Title of Said Plot :-**

After going through all the document and papers submitted to me, I have found some relevant aspect to note and placed my observations in respect of flow of title of the said Plot as under.

- i. 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.
- ii. 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.



- iii. 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 conformity with the LARR Act, 2013.
- iv. 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 has opted for compensation in the form of development plot in lieu of monetary compensation.





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- v. The House structures owned by the by **Mr. Mahadev Kamlakar Bhagat** situated at Kombadbhuje, Tal - Panvel, Dist - Raigad was notified for acquisition under the Land Acquisition Act. The **Mr. Mahadev Kamlakar Bhagat** 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. 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 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.



- vi) The CIDCO Ltd. vide its Allotment Letter reference No. सिडको/आंवित/पुनःस्थापना/तरघर(कोंबडभूजे)/२०१७/२८१ dated 13/07/2017 has allotted Plot No. 550 in Sector- 24, Pushpak (Vahal), Tal-Panvel, Dist-Raigad, area adm. about 290 Sq. Mtrs. to the Mr. Mahadev Kamlakar Bhagat as per CIDCO File No. KOM-ICOGD-194.
- viii. CIDCO Ltd. executed Agreement to Lease dated 29/10/2018 to & in favour of the Mr. Mahadev Kamlakar Bhagat 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 Mr. Mahadev Kamlakar Bhagat. The said Agreement to Lease dated 29/10/2018 is duly registered on 16/11/2018 and vide Registration Receipt No. 13648 and Document Sr. No. PVL1-11401-2018.
- vii Mr. Mahadev Kamlakar Bhagat out of his natural love & affection gifted the Said Plot to his son Mr. Shailesh Mahadev Bhagat having address at Kombadbhuje, Tal - Panvel, Dist - Raigad by executing gift deed dated 13/03/2021. The said gift deed dated 13/03/2021 is duly





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registered on 13/03/2021 vide Registration Receipt No. 4205 and Document Sr. No. PVL5-3921-2021.

viii. After registration of Gift Deed dated 13/03/2021 CIDCO Ltd. finally transferred the said Plot in the name of the Mr. Shailesh Mahadev Bhagat and such final Letter Ref. No. सिडको/अमुभूवभूअ/नमुआंवि/पुवपु/वसाहत/कोंबडभूजे/ २०२१/९९ ३ dated 16/07/2021 is issued by the CIDCO Ltd. to the Mr. Shailesh Mahadev Bhagat.

ix. Mr. Shailesh Mahadev Bhagat has submitted his plans for the construction of a Residential cum Commercial building on the said plot and subsequently the CORPORATION has issued Commencement Certificate on 27/09/2022 vide their letter bearing Ref. No. CIDCO/ BP- 17989/ TPO (NM&K) /2021/9827 for commencing construction on the Said Plot as per the plans and specifications approved by the Town Planning Authorities.

5. Any other relevant title : Nil

6. Litigation if any : No



Subject to what has been stated herein above the title of **Mr. Shailesh Mahadev Bhagat** having address at -Kombadbhuje, Tal - Panvel, Dist – Raigad, is clear, marketable and free from any registered encumbrances.

Dated this 18th day of Oct., 2022.


Sachin S. Tambat
Advocate





Ref. No. : SR/12/2022.

BY RPAD/UPC/HAND

Date : 15/10/2022

SEARCH REPORT

On request of **Mr. Shailesh Mahadev Bhagat** having address at **Kombadbhuje, Tal - Panvel, Dist - Raigad**, I have conducted a search in respect of **Plot No. 550**, situated at **Sector- 24, Pushpak -Vahal, Tal-Panvel, Dist-Raigad**, totally adm. 290 Sq. Mtrs. (hereinafter referred to as the 'Said Plot').

As such Said Plot which is the subject matter of search is came into existence after execution of **Agreement to Lease** dated **29/10/2018** & therefore I have taken the search from **Sub-Registrar Panvel 3** for relevant period by an **Application No. 1213/2022** & **Receipt No. 19270** dated **-13/10/2022** of 5 years i.e. 2018 to 2022 in respect of the Plot & upon search I have found following documents mentioned as under:-



In my search I have found some documents noted as follows:-

Sr. No.	Years	Description of Documents
1	2018	Agreement to Lease dated 29/10/2018 is duly registered on 16/11/2018 and vide Registration Receipt No. 13648 and Document Sr. No. PVL1-11401-2018.
2.	2019	Nil
3.	2020	Nil
4.	2021	Gift Deed dated 13/03/2021 is duly registered on 13/03/2021 vide Registration Receipt No. 4205 & its Document Sr. No. PVL5 – 3921-2021.
5.	2022	Nil

Except what is stated hereinabove during search, I have not found any registered encumbrances of any kind against the Said Plot, so I concluded that the said Plot i.e. Plot No. 550, Sector- 24, totally Area adm. 290 Sq. Mtrs., situated at Pushpak- Vahal Tal. Panvel, Dist. Raigad, Navi Mumbai, is free from any registered encumbrances.

Hence this Search Report.


Sachin S. Tambat
(Advocate)



Receipt

398/0

Thursday, 13 October 2022 6:57 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 19270 दिनांक: 13/10/2022

गावाचे नाव: वहाळ

दस्तऐवजाचा अनुक्रमांक: पवल3-0-2022

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड सचिन एम तांबट

वर्णन अर्ज क्र 1213/2022 भुखंड क्र 550 सेक्टर 24 पुष्पक (वहाळ) ता पनवेल जि रायगड क्षेत्र 290 चौ.मी. शोध सन 2018 ते 2022 पर्यंत (5 वर्षे)

शोध व निरीक्षणे

रु. 300.00

एकूण:

रु. 300.00

Sub Registrar Panvel 3

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009222720202223E दिनांक: 13/10/2022

बँकेचे नाव व पत्ता:

सह.दुय्यम निबंधक वर्ग-२

पनवेल क्र.३