



Ref. No. : SR/9/218

BY RPAD / UPC / HAND

Date : 13/07/2018

SEARCH REPORT

On request of **Shri. Darshan Dhanaji Mhatre**, residing at Kopar, Tal. Panvel, Dist. Raigad, I/We have conducted a search in respect of **Plot No. 53, Sector - R4, at Pushpak-Vadghar**, Tal. Panvel, Dist-Raigad, totally adm. **210 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 3** by **Document Sr. No. PVL3-0-2018 & Receipt No. 9281**, dated **11/07/2018** of **30 years i.e. July 1989 to 2018** 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 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.





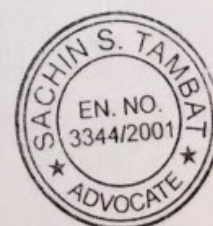
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3. The Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act 2013 (hereinafter referred to as the "**LARR ACT,2013**") came into force w.e.f. 01/01/2014 replacing the LA Act 1894. Although the land for 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 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 has opted for compensation in the form of development plot in lieu of monetary compensation.
5. The House structures owned by **Shri. Darshan Dhanaji Mhatre** situated at **Kopar, Tal. Panvel, Dist-Raigad** was notified for acquisition under the Land Acquisition Act. The Original Licensee

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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.

6. The CIDCO Ltd. vide its **Allotment Letter** reference No. सिडको/आंवि/पुनःस्थापना / कोपर / २०१५/३०९३ dated **03/08/2015** has allotted **Plot No. 53** in **Sector- R4, Pushpak Vadghar**, Tal- Panvel, Dist-Raigad, area adm. about **210 Sq. Mtrs.** to **Shri. Darshan Dhanaji Mhatre** as per **CIDCO File No. KOP-ICIG-83.**





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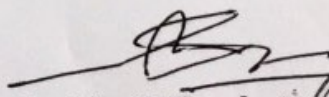
7. CIDCO Ltd. executed Agreement to Lease dated **06/03/2017** to & in favour of **Shri. Darshan Dhanaji Mhatre** residing at Kopar, Tal. Panvel, Dist-Raigad therein referred as Original Lessee for the purpose of residential cum commercial use for proper premium of **Rs. 60/-(Rupees Sixty Only)** and has handed over the physical possession of the Said Plot to the Original Licensee. The said **Agreement to Lease** dated **06/03/2017** is duly registered on **08/03/2017** and vide **Registration Receipt No. 2830** and **Document Sr. No. PVL4-2023-2017**.

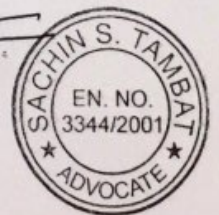
8. During my search I have found some documents noted as follows:-

Sr. No.	Years	Description of Documents
1	2017	The Agreement to Lease dated 06/03/2017 is duly registered on 08/03/2017 and vide Registration Receipt No. 2830 and Document Sr. No. PVL4-2023-2017 .

Except what is stated hereinabove during search I have not found any registered encumbrances of any kind against the Said Property, so I concluded that the said Property i.e. **Plot No. 53, Sector - R4, at Pushpak - Vadghar**, Tal. Panvel, Dist. Raigad is free from any encumbrances.

Hence this Search Report.


Sachin S. Tambat
(Advocate)



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इतर पावती

Original/Duplicate

Wednesday, 11 July 2018 12:01 PM

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 9281 दिनांक: 11/07/2018

गावाचे नाव: वडघर

दस्तऐवजाचा अनुक्रमांक: पवल3-0-2018

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड सचिन तांबट

वर्णन प्लॉट नं. 53 सेक्टर आर-4 पुष्पक वडघर ता. पनवेल जि. रायगड शोध सन 1989 ते 2018 पर्यंत (30 वर्षे)
शोध व निरीक्षणे रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Panvel 3

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003832834201819E दिनांक: 11/07/2018

बँकेचे नाव व पत्ता:

सह दुय्यम निबंधक वर्ग-२
पनवेल क्र.३