

Mrs. Swati Palande

(B.A., LL.B.)

ADVOCATE HIGH COURT

Office : 22, Prabhat Center, Sec. - 1A, C.B.D. Belapur, Navi Mumbai - 400614 Mob: 9930964549 Tel.022 - 27570091

TITLE REPORT

Sub:- Title Report of Plot No. 251, situated at Sector No. R-3, admeasuring about 700 Sq. Mtrs. Building known as "Varapradaa Apartment" Village- Vadghar Pushpak Node, Navi Mumbai, Tal. Panvel & Dist.-Raigad

I have investigated the title of **D. K. Group through its Partners Mrs. Varsha Lalwani & Mr. Naresh Lalwani**, having registered Office at Shop No.1, Ground Floor, Vinayak Angan, Plot No.01, Sector-5A, Karanjade, Tal. Panvel, Dist. Raigad & found the following facts:

I have received and peruse the following document as under:-

LIST OF DOCUMENTS

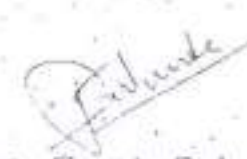
- 1) Copy of Allotment Letter Bearing No. CIDCO / AVIT / PUNARSTHAPANA / KOLHI / 2015 / 3268, issued by CIDCO Ltd. to the Land Owners i.e. (1) **Shri. Dnyaneshwar Shankar Karavkar**, (2) **Shri. Sanjay Shankar Karavkar & (3) Shri. Tukaram Shankar Karavkar** on dated 05/08/2015.
- 2) Copy of Agreement to Lease executed on **30th day of July, 2018**, made between CIDCO Ltd., ("the Corporation"). AND (1) **Shri. Dnyaneshwar Shankar Karavkar**, (2) **Shri. Sanjay Shankar Karavkar & (3) Shri. Tukaram Shankar Karavkar** ("the Original Licensees").


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- 3) Copy of Possession receipt no. CIDCO / AMUBHUVABHUA (NAMUANVI) / 2018 issued by CIDCO Ltd., to the Land Owners (1) Shri. Dnyaneshwar Shankar Karavkar, (2) Shri. Sanjay Shankar Karavkar & (3) Shri. Tukaram Shankar Karavkar on dated 01/10/2018.
- 4) Copy of Development Agreement executed on 8th February 2019, between D. K. Group through its Partners Mrs. Varsha Lalwani & Ors, ("the Developers") AND (1) Shri. Dnyaneshwar Shankar Karavkar, (2) Shri. Sanjay Shankar Karavkar & (3) Shri. Tukaram Shankar Karavkar ("the Land Owners").

OBSERVATION:

1. The City and Industrial Development Corporation of Maharashtra Limited, a company incorporated under the Companies Act, 1956 (1 of 1956) hereinafter referred to as "THE CORPORATION" is the New Town Development Authority declared for the area designated as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub Sections (1) & (3A) of Section 113 of Maharashtra Regional & Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "THE SAID ACT").
2. The State Government has acquired land within the delineated area of Navi Mumbai and vested the same in the Corporation by an order duly made in that behalf as per the provisions of Section 113 of the said Act;


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3. 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 (hereinafter referred to as the "Project" which includes development of land for the purpose allied thereto).
4. It appears that, 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.
5. 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 Owners concerned if he has opted for compensation in the form of developed plot in lieu of monetary compensation.
6. It is observed that, 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 dtd 28th


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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 dtd 25th June 2014 (hereinafter referred to as the "G.R. dated 25.06.2014") the District Rehabilitation Officer has been Authorised to determine the eligibility of the structure Owners whose structures 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 dtd 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. dtd 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 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.

7. The Corporation had acquired the land of **(1) Shri. Dnyaneshwar Shankar Karavkar, (2) Shri. Sanjay Shankar Karavkar & (3) Shri. Tukaram Shankar Karavkar** the details as mentioned herein below.

Relevant Details of the Structures

Award No	Name of the Structure Owner	Bldg no.as per survey	Structure no as per survey	Use of structure	Area admissible for determining eligibility	Area of the plot to be allotted

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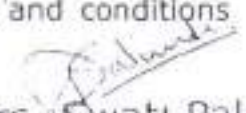
KOL- ICOG S-179	1) Shri. Dnyaneshwar Shankar Karavkar, (2) Shri. Sanjay Shankar Karavkar & (3) Shri. Tukaram Shankar Karavkar	179	KL-332 KL-332A KL-332B	Residential	261.96 Sq. Mtrs	700 Sq. Mtrs
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The Land Owners (1) **Shri. Dnyaneshwar Shankar Karavkar**, (2) **Shri. Sanjay Shankar Karavkar & (3) Shri. Tukaram Shankar Karavkar**, was therefore entitled to allotment of a plot from the Corporation in lieu of the acquisition of their properties.

8. As per directives and policies of the state Government and as per the award declared by the Dy. Collector (Land Acquisition) concerned, the Corporation has allotted to the Licensee, vide its allotment Letter No. 2015/3268 Dtd. 05/08/2015 in the respect of Plot no. 251, Sector-R-3, Area 700 Sq. Mtrs., Village- Pushpak Vadghar, Tal-Panvel, Dist: Raigad.
9. The Corporation laid down Plot in **Village - Vadghar Pushpak Node, Navi Mumbai, and Tal. Panvel & Dist.- Raigad** on such piece of land so acquired by the State Government and subsequently vested by the State Government in the Corporation for being leased to its intending Lessee.
10. As per the said Agreement to Lease, the Corporation granted to the said Licensees, a lease of that entire piece or parcel of land bearing **Plot No. 251**, Totally **Admeasuring 700 Sq. Mtrs.** Situated At **Sector No. R-3, Village- Vadghar Pushpak Node, Navi Mumbai, Tal. Panvel & Dist.- Raigad.**


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11. By virtue of Agreement to Lease was executed on **30th day of July, 2018**, by and between the "CORPORATION" AND **(1) Shri. Dnyaneshwar Shankar Karavkar, (2) Shri. Sanjay Shankar Karavkar & (3) Shri. Tukaram Shankar Karavkar** (The Original Licensees) for the plot of land bearing **Plot No. 251**, Totally Admeasuring Area **700 Sq. Mtrs.** Situated at **Sector No. R-3, Village- Vadghar Pushpak Node, Navi Mumbai, Tal. Panvel & Dist.-Raigad**. The Original Licensee have paid to the Corporation 30/07/2018 a sum of Rs. 60/- (Rupees Sixty Only) being "Lease Rent" for the period of 60 (Sixty) years, & duly registered before the Sub Registrar of Assurances at Panvel 4 vide Doc. Sr. No. PVL4-9468-2018, on dated 02/08/2018.
12. By virtue of Development Agreement executed on dated **8th February 2019** between **(1) Shri. Dnyaneshwar Shankar Karavkar, (2) Shri. Sanjay Shankar Karavkar & (3) Shri. Tukaram Shankar Karavkar** ("the Original Licensee"), AND **D. K. Group through its Partners Mrs. Varsha Lalwani & Ors.,** ("the Developers") in respect of **Plot No. 251**, Totally Admeasuring **700 Sq. Mtrs.** Situated at **Sector No. R-3, Village- Vadghar Pushpak Node, Navi Mumbai, Tal. Panvel & Dist.-Raigad** & duly registered before the Sub Registrar of Assurances at Panvel Vide Doc. No. PVL-4-1487/2019. on dated 08/02/2019.
13. The Developers have agreed to develop the **Plot No. 251**, Totally Admeasuring **700 Sq. Mtrs.**, Situated at **Sector No. R-3, Village-Vadghar Pushpak Node, Navi Mumbai, Tal. Panvel & Dist.-Raigad**, as per terms and conditions

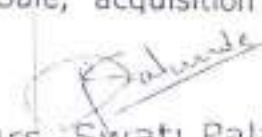

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agreed upon between them in development agreement. It is mutually agreed upon both the parties that the Land Owners **(1) Shri. Dnyaneshwar Shankar Karavkar, (2) Shri. Sanjay Shankar Karavkar & (3) Shri. Tukaram Shankar Karavkar** ("the Original Licensee") will be entitled for 50% of total proposed construction area & the Developers will be entitled for 50% of the total proposed construction area on **Plot No. 251**, as per terms and conditions mentioned in the development agreement.

14. As per development agreement it is mutually agreed between the parties that, the **D. K. Group through its Partners Mrs. Varsha Lalwani & Ors.**, ("the Developers") are entitled for 50% share in the total project & also reserve right to sell 50% constructed flats/Shops to any prospective purchaser/s on the **Plot No. 251**, Totally Admeasuring **700 Sq. Mtrs.** Situated At **Sector No. R-3, Village-Vadghar Pushpak Node, Navi Mumbai, Tal. Panvel & Dist.-Raigad.**
15. In the above Circumstances **D. K. Group through its Partners Mrs. Varsha Lalwani & Ors.**, ("the Developers"), are fully entitled to develop the said plot, will be share by developers exclusively and will have absolute Ownership upon the said proposed flats/shops on the **Plot No.251.**

I certify that there are no encumbrance/prior mortgages/ charges of whatsoever nature sent on the property, as per the pursuing the above said documents. The property is not the subject matter of any litigation, attachments, injunctions, agreement of Sale, acquisition proceedings etc.


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Finally I certify that **D. K. Group through its Partners Mrs. Varsha Lalwani & Ors.**, have an absolute, clear and marketable title over the said plot shown above, and the said plot is free from all other mortgages, charges and encumbrances of any nature whatsoever.

Date: 23/02/2019


Adv. Swati Palande

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(SEARCH REPORT)

To,

D. K. Group through its Partners
Mrs. Varsha Lalwani
Mr. Naresh Lalwani
Office at Shop No.4, Vinayak Angan,
Plot No.1, Sector-5A, Karanjade,
Tal. Panvel, Dist. Raigad

Sub:- Search cum investigation of Plot No. 251,
situated at Sector No. R-3, admeasuring
about 700 Sq. Mtrs., Village- Vadghar
Pushpak Node, Navi Mumbai, Tal. Panvel &
Dist.-Raigad

Respected Sir/Madam,

I have taken search through my search clerk Mr. Vivek Thakur of the above-mentioned property in the Sub-Registrar office at PANVEL No. 1, 2, 3, 4 & 5 since last 13 years i.e. from 2007 to 2019. The Government fee is paid vide Receipt No. MH011937569201819E, on dated 14/02/2019 issued by Sub-Registrar Assurance Panvel No.1.

Search for 2007 To 2019

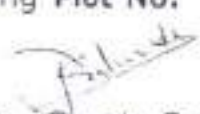
SUB - REGISTRAR ASSURANCE PANVEL NO. 1, 2, 3, 4 & 5

2007- Nil	2008- Nil	2009- Nil
2010- Nil	2011- Nil	2012- Nil
2013- Nil	2014- Nil	2015- Nil
2016- Nil	2017- Nil	2018 Transaction
2019- Transaction		


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Following entry is taken from submitted Index II of Plot:-

- 1. Agreement to Lease executed on dated **30th day of July, 2018**, between (by and between the "CORPORATION" AND (1) **Shri. Dnyaneshwar Shankar Karavkar**, (2) **Shri. Sanjay Shankar Karavkar & (3) Shri. Tukaram Shankar Karavkar** (The Original Licensees) for the plot of land bearing **Plot No. 251**, Totally **Admeasuring 700 Sq. Mtrs.** Situated at **Sector No. R-3, Village-Vadghar Pushpak Node, Navi Mumbai, Tal. Panvel & Dist.-Raigad** duly registered with Sub Registrar of Assurances at Panvel 4 vide Doc. Sr. No. **PVL4-9468-2018**, on dated **02/08/2018**.
2. Development Agreement executed on dated **8th February 2019**, between by and between (1) **Shri. Dnyaneshwar Shankar Karavkar**, (2) **Shri. Sanjay Shankar Karavkar & (3) Shri. Tukaram Shankar Karavkar** (The Original Licensees) AND **D. K. Group** through its Partners **Mrs. Varsha Lalwani & Ors.**, ("the Developers") for the plot of land bearing **Plot No. 251**, Totally **Admeasuring 700 Sq. Mtrs.** Situated at **Sector No. R-3, Village- Vadghar Pushpak Node, Navi Mumbai, Tal. Panvel & Dist.-Raigad** duly registered with Sub Registrar of Assurances at Panvel Vide Doc. No. **PVL-4-1487/2019**. on dated **08/02/2019**.
3. Power Of Attorney executed on dated **8th February 2019**, between by and between (1) **Shri. Dnyaneshwar Shankar Karavkar**, (2) **Shri. Sanjay Shankar Karavkar & (3) Shri. Tukaram Shankar Karavkar** (The Original Licensees) AND **D. K. Group** through its Partners **Mrs. Varsha Lalwani & Ors.**, ("the Developers") for the plot of land bearing **Plot No.**


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251, Totally Admeasuring 700 Sq. Mtrs. Situated at Sector No. R-3, Village- Vadghar Pushpak Node, Navi Mumbai, Tal. Panvel & Dist.-Raigad duly registered with Sub Registrar of Assurances at Panvel Vide Doc. No. PVL-4-1488/2019. On dated 08/02/2019.

I have taken search of Index II on 14/02/2019 to 18/02/2019 at Sub-Registrar Panvel 1, 2, 3, 4 & 5 observe that the no encumbrances in the said Plot that would adversely affect the person are found.

Date: 23/02/2019


Mrs. Swati Palande
Advocate

Mr. Swati Palande
Advocate, L.L.B.
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Encl. Original Search Receipt No. MH011937569201819E, on dated 14/02/2019