

Mobile No. 9833180865

PRAVIN V. THAKUR

B. Sc. LL.B.

ADVOCATE HIGH COURT



प्रविण व. ठाकूर

बी. एस.सी. एल.एल. बी.

अडवोकेट हायकोर्ट

Office: Shop No. 02, Shree Swami Samarth, C.H.S., Old Post Office Road, Panvel, Dist Raigad 410 206

TO WHOMSOEVER IT MAY CONCERN
TITLE CLEARANCE CERTIFICATE

Sub - Plot No 212, Sector- R-3 lying and
being at Vadghar (Pushpak), Tal Panvel,
Dist Raigad

This is to certify that I have investigate the Title of Shri Gurunath Sudam Patil, in respect of Plot No 212, Sector- R-3 lying and being at Vadghar (Pushpak), Tal Panvel, Dist Raigad

- (a) The corporation is the new town Development authority 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)a And (3A) of the Maharashtra Regional and Town planning Act 1966 (Maharashtra Act No xxxvll of 1966) (hereinafter referred to as the 'MRTP Act, 1966)
- (b) 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.
- (c) The corporation, as a part of the development of Navi Mumbai international Airport namely "Navi Mumbai international Airport " with the approval of the state and central Government
- (d) The Right to fair compensation and Transparency in land Acquisition Rehabilitation and Resettlement Act 2013

- (vi) Pursuant to section 108 (1) and 108 (2) of the LARR Act, 2013, the state Government vide Govt. order 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.
- (vii) 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.
- (viii) That Shri. Gurumath Sudam Patel structure owners is having an authorised structure on the land possessed by the corporation at Village Kotha Tal Panvel which is required to be shifted due to development of the project. The Collector Ranpat vide his Order No. 1111, Dated 23/10/2015 determined eligible to Shri. Gurumath Sudam Patel for the grant of a Plot of 160 sq. mtr. For Resettlement and other benefit as per Govt. resolution dt. 28 May 2014.
- (ix) By an Agreement to Lease dated 14/11/2017 executed by the Corporation in favour of Shri. Gurumath Sudam Patel therein referred to as the Original Lessee of the other part, the Corporation thereby agreed to lease in favour of Shri. Gurumath Sudam Patel Plot No. 212, Sector- B-3 lying and being at Vadgha (Pushpak), Tal. Panvel, Dist. Raigad containing by dimensions by 160 sq. mtr. On the said plot more particularly described in the schedule written there under for Residential use of 60 years lease and on the terms and conditions and it is for a lease premium as contained therein and in presence whereof the said corporation handed over possession of the Plot to them to Construct Building for Residential use subject to the terms and conditions as contained in the said Agreement to Lease.
- (x) That Shri. Gurumath Sudam Patel had applied for Permission for Discharge from the Corporation and have obtained Discharge Permission and Commencement Certificate.

dt. 19/03/2019 bearing reference No CIDCO/BP-16358/TPO(NM & K)/2019/4223 in the name of Shri Gurunath Sudam Patil

CONCLUSION

In Pursuance of the said Lease Agreement and Development Permission Shri Gurunath Sudam Patil is entitled to Develop of the said Plot and Construct Building thereon and sell the residential units to the prospective Purchasers subject to term and conditions thereon.

I have gone through all the documents of Title of the said Plot and it is hereby certify that the Title of Shri Gurunath Sudam Patil in respect of the said Plot is Clear, Marketable and Free from all encumbrance of any nature Whatsoever



Place Panvel

Date 10th April, 2019



(P.V. Thakur)

Advocate.

Adv. Pravin Vasant Thakur
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