



ADV. PRATIK CHANDRAKANT PATIL

[BLS LLB]

ADVOCATE HIGH COURT

OFFICE : 102, SHRI BALAJI CO. OP HOUSING SOCIETY, PLOT NO. 98/A/2,
SWAMI NITYANAND MARG, PANVEL, TAL - DIST - RAIGAD, 410206.

SEARCH & TITLE REPORT

In respect of Plot No. 14, area admeasuring 700 Sq. Mtrs. situated at Sector - 1, at Vadghar, Node - Pushpak, Navi Mumbai, Taluka - Panvel, Dist - Raigad, more particularly described in the schedule hereunder written (hereinafter refer to as "the said plot")

I have investigated the title of 1) Hasuram Trimbak Gharat, 2) Anil Dagadu Gharat, 3) Dharma Shalik Gharat, 4) Dnyaneshwar Tukaram Gharat, all residing at Varache Owale, Post - Pargaon, Tal - Panvel, Dist - Raigad, (herein after collectively referred to as "Owners/Licensees") in respect of above mentioned plot. And I state that, the title of Owner/Licensee is derived as under.

For the purpose of investigation & inspection of title of the said plot I have perused the records & documents regarding said plot made available to me by Owners/Licensees are as under :-

- 1) Xerox Copy of Award passed under Land Acquisition Act 1894 bearing Unit Case No. VOV-ICIG-56, dated 03/03/2015, issued by Dy. Collector (Land Acquisition), Metro Center No. 1.
- 2) Xerox Copy of Letter of Allotment dated 29/07/2015, issued by CIDCO.
- 3) Xerox copy of Agreement To Lease dated 24/06/2018 executed between CIDCO, and 1) Hasuram Trimbak Gharat, 2) Anil Dagadu Gharat, 3) Anusaya Shalik Gharat, 4) Dnyaneshwar Tukaram Gharat.
- 4) Xerox copy Possession Receipt dated 25/06/2018 issued by CDICO.
- 5) True copy of Release Deed dated 09th August 2019.

Except the above said documents no other documents are produced before me by Owners/Licensees, for my inspection.



- 1) I perused the xerox Copy of Award passed under Land Acquisition Act 1894 bearing Unit Case No. VOV-ICIG-56, dated 03/03/2015, issued by Dy. Collector (Land Acquisition), Metro Center No. 1. It transpired that, the land hereinafter mention owned by the 1) Hasuram Trimbak Gharat, 2) Anil Dagadu Gharat, 3) Anusaya Shalik Gharat, 4) Dnyaneshwar Tukaram Gharat, was notified for acquisition under the land acquisition act.

Name of the owner	Building No. as per survey	Structure No. as per survey	Use of structure	Area of the structure Square meter	Area under roof Square meter
Dnyaneshwar Tukaram Gharat	56	VO-117	Residential	24.3	27.24
Anil Dagadu Gharat	56	VO-118	Residential	24.19	27.23
Hasuram Trimbak Gharat	56	VO-120	Residential	30.24	33.66
Anusaya Shalik Gharat	56	VO-124	Residential	38.27	42.27

Deputy Collector land acquisition Metro center number 1 Panvel declared that,

- the area of the land including structure thereon which is to be acquired is 125.52 square meter.
- The owners/PAP are entitled to 700 square meter plot as per government resolution dated 1st March 2014, 16th June 2014 and 25 June 2014.
- area of the land including structure thereon is owned by several people hence their undivided share of compensation is given in the table mentioned therein and the said share was to be paid as per column no. 7, 8, and 9 of that table.

- 2) I perused the Xerox Copy of Letter of Allotment dated 29/07/2015, issued by CIDCO to Owners/Licensees. It is stated therein that, as per the consent award passed by Dy. Collector (Land Acquisition), Metro Center No. 1 in respect of lands acquired for Navi Mumbai Mumbai International Airport, the plot bearing Plot No. 14, situated at Vadghar, Sector No. 1, Area 700 Square Meter is allotted to



ADV. PRATIK CHANDRAKANT PATIL

[BLS LLB]

ADVOCATE HIGH COURT

OFFICE : 102, SHRI BALAJI CO. OP HOUSING SOCIETY, PLOT NO. 98/A/2,
SWAMI NITYANAND MARG, PANVEL, TAL - DIST - RAIGAD, 410206,

Owners/Licensees on the Lease basis on terms and conditions more specifically stated in Agreement to Lease and Lease Deed.

- 3) I perused the Xerox Copy of Agreement to Lease dated 24/06/2018 executed between CITY AND INDUSTRIAL CORPORATION MAHARASHTRA LTD. referred to as "Corporation" therein, of the first part & 1) Hasuram Trimbak Gharat, 2) Anil Dagadu Gharat, 3) Anusaya Shalik Gharat, 4) Dnyaneshwar Tukaram Gharat, referred to as "the Licensee" of the other part. From the perusal of the said Agreement to lease it appears that, the Corporation, as a Government Company within the meaning of the Companies Act. 1956, has been declared as New Town Development Authority, under the provision of Sub-section 13-A of section 113 of the Maharashtra Regional and Town Planning Act, 1966 for a new Town of Navi Mumbai by Government of Maharashtra in the exercise of its powers of the area designed as site for New Town under Sub-Section (I) of Section 113 of the said Act.

AND WHEREAS the state Government has acquired lands within the designated area of New 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.

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. (herein after referred to as the "Project").

Except for land(s) in possession of the Corporation, the remaining private land(s) for the Project were notified for acquisition before 01.01.2014 under erstwhile Land Acquisition Act 1894 (herein after referred to as the "LA Act 1894) by the State Government.

Pursuant to Section 108 (1) and 108 sub (2) of the The Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act 2013 the state government vide government resolution Urban Development Department number CID-1812/CR-274/UD-10 dated 1st March 2014 has in lieu of monetary compensation provided for higher and better compensation in the form of developed plot to the land owners whose land 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

There were structures erected on the land acquired by the corporation. These structure were also required to be shifted due to project. The state Govt. vide Govt. Resolution of Urban Development Dept. No. CID-1812/CR-274/UD-10 dated 28th May 2014 has taken the decision to grant plots and other benefits to the concerned structure owners for their resettlement.

The Owners/Licensees 1) Hasuram Trimbak Gharat, 2) Anil Dagadu Gharat, 3) Anusaya Shalik Gharat, 4) Dnyaneshwar Tukaram Gharat had a following structure on the land possessed by the corporation at Village Varache Ovale, Tal – Panvel, Dist. – Raigad which was required to be shifted due to development of the project.

Name of the owner	Building No. as per survey	Structure No. as per survey	Use of structure	Area
1) Hasuram Trimbak Gharat, 2) Anil Dagadu Gharat, 3) Anusaya Shalik Gharat, 4) Dnyaneshwar Tukaram Gharat	56	VO-117 VO-118 VO-120 VO-124	Residential	251.04

As per the directive and policies of the state government referred to herein above and as per the entitlement sanctioned by the Managing Director, CIDCO, the corporation has allotted to the Owners/Licensees 1) Hasuram Trimbak Gharat, 2) Anil Dagadu Gharat, 3) Anusaya Shalik Gharat, 4) Dnyaneshwar Tukaram Gharat vide its allotment letter number 2015/2664 dated 29/07/2015 a peace and parcel of



ADV. PRATIK CHANDRAKANT PATIL

[BLS LLB]

ADVOCATE HIGH COURT

OFFICE : 102, SHRI BALAJI CO. OP HOUSING SOCIETY, PLOT NO. 98/A/2,
SWAMI NITYANAND MARG, PANVEL, TAL - DIST - RAIGAD, 410206,

land which is written hereinafter for the purpose of constructing a building or buildings on the terms and condition more specifically content in the Agreement to Lease.

Description of Plot

Node	Plot No.	Sector	Area
Pushpak Nagar Vadghar	14	1	700 square meter

The Corporation has handed over the possession of the said plot to Owners/Licensees 1) Hasuram Trimbak Gharat, 2) Anil Dagadu Gharat, 3) Anusaya Shalik Gharat, 4) Dnyaneshwar Tukaram Gharat on the term and condition as set out in said Agreement to lease. The said Lease Agreement is registered at the Office of the Sub Registrar of Assurances at PANVEL 4 at Sr. No. PVL4-9801/2018 dated 10/08/2018.

- 4) I perused the Xerox copy Possession Receipt dated 25/06/2018 issued by CIDICO to Owners/Licensees. It transpired that, the CIDICO has handed over the possession of the said plot to the Owners/Licensees. There was no encroachment construction on the said plot and the Owners/Licensees had no complaint about possession of the said plot.
- 5) I perused the true copy release deed dated 09th August 2019 executed between Anusaya Shalik Gharat and Dharma Shalik Gharat. It transpired that, Anusaya Shalik Gharat releases her right in favor of her son Dharma Shalik Gharat.
- 6) Public Notice: It is clarified that no public notice has been issued for the issuance of this report.
- 7) Search at Sub Registrar Office : I have also caused to be carried out search of the INDEX II REGISTERS pertaining to the period of 5 years i.e. from 2016 to 2020 in the office of the Sub Registrar, Panvel. vide receipt No. 555, dated 10/01/2020.

While conducting search as mention above, he has found following entries in respect of said land.

Type of Document	Documents made by	Documents made in the name of	Document number & Date of Registration
Lease Agreement	CITY AND INDUSTRIAL CORPORATION MAHARASHTRA LTD	1) Hasuram Trimbak Gharat, 2) Anil Dagadu Gharat, 3) Anusaya Shalik Gharat, 4) Dnyaneshwar Tukaram Gharat	PVL4-9801/2018 dated 10/08/2018
Release Deed	Anusaya Shalik Gharat	Dharma Shalik Gharat	PVL5-8713/2019 dated 09/08/2019

Save and except the abovementioned observation, no other transaction, either of sale, transfer, or otherwise of any mode of transfer, is found to be recorded in respect of the aforesaid land.

- 8) On perusal & inspection of all the documents produced before me for my inspection as stated above, I express my personal opinion & observation as under:

The title of 1) Hasuram Trimbak Gharat, 2) Anil Dagadu Gharat, 3) Dharma Shalik Gharat, 4) Dnyaneshwar Tukaram Gharat as a Licensee in respect of said Plot No. 14, area admeasuring 700.63 Sq. Mtrs. situated at Sector - 01, at Vadhar, Node - Pushpak, Navi Mumbai, Taluka - Panvel, Dist - Raigad is clear, marketable and free from all encumbrances of any nature whatsoever.

Place: Panvel

Date:13/01/2019


Adv. Pratik Chandrakant Patil



Adv. PRATIK CHANDRAKANT PATIL
Advocate & Legal Consultants
Off.: Flat No. 102, Shree Balaji Co. Op. Housing
Society, Plot No. 98/A/2, Swami Nityanand Marg,
Near Saraswat Bank Panvel, 410206 Raigad
Mob. 9220255259