

# ADV. ABHIMANYU H. JADHAV

Apts. No. PL-6A-4-3, Khandeshwar Apts., Sector 01, Khanda Colony,  
New Panvel (W), Tal. Panvel, Dist. Raigad 410206  
Email ID: - abhimanyuj71@gmail.com Contact No: - 9320381010

Date: 11/11/2022

To,  
Maharashtra Real Estate Regulatory Authority (MahaRERA),  
Housefin Bhavan, Plot No. C-21,  
E-Block, Bandra Kurla Complex,  
Bandra (E), Mumbai 400051

## LEGAL TITLE REPORT

**Sub:** Title clearance certificate with respect to Plot No. 76, admeasuring about 3502.32 Sq. Mtrs., Sector No. 17, Village – Kalamboli, Navi Mumbai Tal. Panvel, Dist. Raigad.

I have investigated the title of the said plot on the request of the **M/S. TRICITY REALTY LLP**, a Limited Liability Partnership firm duly registered under the provisions of the Limited Liability Partnership Act, 2008, consisting of partners **1) MR. SAVINDER SINGH LAMBA, 2) MR. KULBIR SINGH REKHI, 3) MR. MANISH PARDASANI, 4) MR. ANGAD REKHI, 5) MR. MOKSH PARDASANI, 6) MR. HARVINDER SINGH LAMBA, 7) MR. ARJUN REKHI** (hereinafter referred as “the Builders/the Developers”) and following documents i.e.:-

**1) DESCRIPTION OF THE PROPERTY: -**

Plot No. 76, admeasuring about 3502.32 Sq. Mtrs., Sector No. 17, Village – Kalamboli, Navi Mumbai Tal. Panvel, Dist. Raigad (hereinafter referred as “the said plot”).

**2) THE DOCUMENTS OF ALLOTMENT OF PLOT: -**

**A.** Vide Allotment Letter (Residential + Commercial Plot) bearing Reference no. **7494/1000599/1411** dated **25/03/2021** from Office of Marketing Manager-I, Cidco Ltd. the said Plot No. 76, admeasuring about 3502.32 Sq. Mtrs., Sector No. 17, Village – Kalamboli, Navi Mumbai Tal. Panvel, Dist. Raigad is allotted to **M/S. TRICITY REALTY LLP**, (hereinafter referred to as “the Original Allottee”). Vide this Allotment Letter **M/S. TRICITY REALTY LLP** become owner of the said Plot under Successful Bid in Scheme no. **MM-04-2020-2021**.

**B. AGREEMENT TO LEASE** dated **27/07/2021** executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., (hereinafter referred to as “The Corporation/The Cidco Ltd.”) as The Corporation of the ONE PART



AND **M/S. TRICITY REALTY LLP**, through its designated partner **MR. SAVINDER SINGH LAMBA**, (hereinafter referred to as "**The Original Licensees**") as the Licensee of the OTHER PART in respect of the said Plot, and the same was duly stamped & registered before the Sub Registrar of Assurance at Panvel-3 vide its Registration Receipt No. 13337 under Registration Document Serial No. **PVL-3-11924-2021 dated 28/07/2021**.

**C. PANVEL MUNICIPAL CORPORATION** through ASSISTANT DIRECTOR OF TOWN PLANNING, has sanctioned development Plan and issued a Development Permission Cum **Commencement Certificate** vide its Letter No. **PMC/TP/Kalamboli/17/76/21-22/16288/2602/2022** dated 21/10/2022.

**3) 7 / 12 extract of property card** issued by \_\_\_\_\_ dated \_\_\_\_\_ mutation entry no. \_\_\_\_\_: NA.

**4) Search Report** for 02 years from 2021 till 2022.

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said plot, I am of the opinion that the title of **M/S. TRICITY REALTY LLP** is clear & marketable.

**Owners of the Land/Plot:**

(1) Vide **Agreement to Lease** executed on dated 27/07/2021, **M/S. TRICITY REALTY LLP**, in the said Property.

(2) Qualifying comments / remarks if any: NA.

3/- The report reflecting the flow of the title of **M/S. TRICITY REALTY LLP** on the said plot is enclosed herewith as annexure.

**Encl:** Annexure.

**Date:** 11/11/2022

Yours Faithfully,

Advocate



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**FORMAT -A**  
**(Circular No.:- 28/2021)**

## **FLOW OF THE TITLE OF THE SAID LAND/PLOT**

Sr. No.

- (1) 7 / 12 extract / P.R. Card as on date of application for registration.
- (2) Mutation Entry No. .... : NA
- (3) Search report for 02 years from 2021 to 2022 Taken from Sub Registrar Office, Panvel-3 under Receipt No. 21007 dated 11/11/2022.
- (4) Any other relevant title: NA
- (5) Litigations if any: NA.

Date: 11/11/2022

Yours truly,

  
Advocate  
