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इतर पावती

Original/Duplicate

Thursday, 20 July 2023 10:06 AM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 15007 दिनांक: 20/07/2023

गावाचे नाव: झारघर

वस्तुऐवजाचा अनुक्रमणिका: पबल3-0-2023

वस्तुऐवजाचा प्रकार :

सादर करण्याच्यावे नाव: जॅड अभिमन्यु जाधव

सर्जन अर्ज क्र 1178/2023 नोंद नं 38 रेकॉर्ड 15 नोंद झारघर हा पत्रवेल जि राज्यस्तरीय शोध सन 2019 ते 2023 पर्यंत 5 वर्षे

शोध व निरीक्षण

रु. 300.00

एकूण:

रु. 300.00

Sub Registrar Panvel 3

1); देयकाचा प्रकार: eChallan रकम: रु.300/-

सीडी/घनादेश/गि अर्ज क्र क्रमांक: MH005327969202324E दिनांक: 20/07/2023

देयके नाव व पत्ता:

ADV. ABHIMANYU H. JADHAV

Apt. No. PL-6A-4-3, Khandeshwar Apts., Sector 01, Khande Colony,
New Panvel (W), Tal. Panvel, Dist. Raigad 410206

Email ID: - abhimanyuj71@gmail.com

Contact No: - 9320381010

Date: 20/07/2023

TITLE CLEARANCE CERTIFICATE

Sub: Title Clearance Certificate with respect to Plot No. 38, admeasuring about 2068.27 Sq. Mtrs. situated at Sector No. 15, Node - Kharghar, Navi Mumbai Tal. Panvel, Dist. Raigad.

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have taken a thorough, sincere and an honest search as per the request made by **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** by making application to the Sub Registrar Office, Panvel by Receipt No. 15007 dated 20/07/2023 for 5 year i.e. of 2019 to 2023 in respect of the property which is described as follows:

1) DESCRIPTION OF PROPERTY:

All that piece and parcel of land known as Plot No. 38, admeasuring about 2068.27 Sq. Mtrs. located in Sector No. 15, situated at Node - Kharghar, Navi Mumbai Tal. Panvel, Dist. Raigad (hereinafter referred to as "the said Plot") and bounded that is to say:

On or towards the North by	:	Plot No. 38C
On or towards the South by	:	15.00 Mtrs Wide Road
On or towards the East by	:	Plot No. 37B & 38A
On or towards the West by	:	15.00 Mtrs Wide Road



2) **DOCUMENTS:**

For the purpose of investigation of title of the said Plot, I have perused the Copies of following documents:

- A. **AGREEMENT TO LEASE** dated **04th February, 2019** executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., (hereinafter referred to as "**The Corporation/The Cidco Ltd.**") of ONE PART AND **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 to as "**The Licensee**") of the OTHER PART in respect of the said Plot. The same was duly stamped & registered before the Sub Registrar of Assurance at Panvel 2 vide its Registration Receipt No. 1801 under Registration Document Serial No. **PVL-2-1551-2019** dated **04/02/2019**.
- B. **MODIFIED AGREEMENT** dated **30th December, 2022** executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., (hereinafter referred to as "**The Corporation/The Cidco Ltd.**") of ONE PART AND **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 to as "**The Licensee**") of the OTHER PART in respect of the said Plot. The same was duly stamped & registered before the Sub Registrar of Assurance at Panvel-2 vide its Registration Receipt No. 3121 under



Registration Document Serial No. **PVL-3-2782-2023** dated **16/02/2023**.

- C. CIDCO sanctioned a development Plan and issued a Development Permission Cum **Commencement Certificate** for Plot No. 38, admeasuring about 2068.27 Sq. Mtrs., situated at Sector No. 15, Node - Kharghar, Navi Mumbai Tal. Panvel, Dist. Raigad vide its Letter No. **CIDCO/BP-16430/TPO (NM & K)/2019/4535** dated 15/05/2019.
- D. CIDCO sanctioned a development Plan and issued a Development Permission Cum **Amended Commencement Certificate** for Plot No. 38, admeasuring about 2068.27 Sq. Mtrs., situated at Sector No. 15, Node - Kharghar, Navi Mumbai Tal. Panvel, Dist. Raigad vide its Letter No. **CIDCO/BP-16430/TPO (NM & K)/2019/10950** dated 27/06/2023.

And I have to report and certify as under:

That the City and Industrial Development Corporation of Maharashtra Ltd. is a company incorporated under the provision of Companies Act, 1956 (hereinafter referred to as "CIDCO LTD./The Corporation") having its registered office at Nirmal 2nd floor, Nariman Point, Mumbai 400021.

The Corporation is the New Town Development Authority for the area 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) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "the said Act").

That the state Government has acquired land within the designated area of New Bombay and vested the same in the CIDCO LTD. by an order duly made in that behalf as per the provisions of Section 113(A) of the Said Act.

The State Government is pursuant to section 113(A) of the said act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal.



The Licensee has, by its application Dated 08/08/2018 requested the Corporation to grant Lease of piece of parcel of land so acquired and vested the Corporation of the State Government, and described hereinafter.

The Corporation consented to grant the Licensees a lease of all the piece and parcel of the land of the said Plot described in the Schedule written and more particularly delineated on the plan annexed to the Allotment Letter and containing by measurement 2068.27 sq. Mtrs. or thereabout for the purpose of constructing a building or buildings for Residential cum Commercial use and permitted the Licensees to occupy the said Plot from the date hereof on the terms and conditions contained.

The Licensees before the execution of Agreement to Lease, paid on the 18/01/2019 to the Managing Director of the Corporation, hereinafter referred to as the Managing Director, which expression shall include any other officer of the Corporation as may be notified by the Corporation from time to time by a general or special order, a sum of Rs 27,57,68,644.00 (Rupees Twenty Seven Crores Fifty Seven Lakhs Sixty Eight Thousand Six Hundred Forty Four Only) being the full premium of lease that was agreed to be paid by the Licensees to the Corporation.

In accordance with the **AGREEMENT TO LEASE** dated **04th February, 2019** executed between The Cidco Ltd. (the Corporation) of **ONE PART** AND **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** as the Licensees of the **OTHER PART**, the immovable property consisting of Plot No. 38, admeasuring about 2068.27 Sq. Mtrs., situated at Sector No. 15, Node - Kharghar, Navi Mumbai Tal. Panvel, Dist. Raigad was allotted by Cidco Ltd., on lease basis for a period of Sixty (60) years in favour of **M/S. TRICITY REALTY LLP** as "the Licensees" and the same was duly stamped & registered before the Sub Registrar of Assurance at Panvel-2 vide its Registration Receipt No. 1801 under Registration Document Serial No. **PVL-2-1551-2019** dated **04/02/2019**.



The CIDCO Ltd granted permission to the Licensees/the Builders/Developers for construction of the building/buildings in accordance with the plans sanctioned by virtue of the Plots allotted by the CIDCO and further by virtue of the said Agreement to Lease. The said Licensees have a clear and marketable title and the said Plot is without any encumbrances. Therefore, **M/S. TRICITY REALTY LLP**, a Partnership Firm through its partners is justly and rightly entitled to develop the said plot and to construct the building/s thereon in accordance with the plans sanctioned or to be sanctioned by the CIDCO.

It is hereby said that I have already published the notice regarding the details in apropos of the said plot No. 38, Sector-15, Node Kharghar, Tal. Panvel, Dist. Raigad in the regional newspaper dated 15th July, 2023 for the purpose of inviting possible demurrers, objections and disapprovals, if any. There were no objections received regarding the notice of the title of the property described hereinabove within a period of 7 days. Thus, on the lapse of the stipulated time period of 7 days specifically, the title of the property is considered as marketable, unobjectionable, legitimate and absolutely indubitable.

On the basis of the above documents placed before me, I hereby certify and confirm that **M/S. TRICITY REALTY LLP**, a Partnership firm through its partners namely 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** is rightfully entitled to develop the said property and the title of the said Plot is clear & marketable.

ADV. ABHIMANYU H. JADHAV

ADVOCATE

PLACE: NEW PANVEL, NAVI MUMBAI

Date: 20/07/2023.



ADV. ABHIMANYU H. JADHAV

Apt. 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: 20/07/2023

SEARCH REPORT

Concern for my client **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**, I have taken search for 5 year i.e for 2023 of Plot No. 38, admeasuring about 2068.27 Sq. Mtrs., situated at Sector No. 15, Node Kharghar, Navi Mumbai Tal. Panvel, Dist. Raigad (hereinafter referred to as "**the said Plot**") within the limits of Sub-Registrar of assurance Panvel by making application to Sub Registrar Office, Panvel under Receipt No. 15007 dated 20/07/2023 in respect of the above said Property which is described as follows:

I did not observe and found any adverse entry regarding the conveyance or any other transaction of whatsoever nature in respect of the above-mentioned property.

<u>YEAR</u>	<u>TRANSACTION</u>
2019	AGREEMENT TO LEASE dated 04 th February, 2019 executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., (hereinafter referred to as " The Corporation/The Cidco Ltd. ") of ONE PART AND 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 to as "The Licensee") of the OTHER PART in respect of the said Plot. The same was duly stamped & registered before the Sub Registrar of Assurance at Panvel-2 vide its Registration Receipt No. 1801 under Registration Document Serial No. PVL-2-1551-2019 dated 04/02/2019.
2020 to 2021	Available Index Checked No Entry Found.
2022	MODIFIED AGREEMENT dated 30th December, 2022 executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., (hereinafter referred to as "The Corporation/The Cidco Ltd.") of ONE PART AND 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 to as "The Licensee") of the OTHER PART in respect of the said Plot. The same was duly stamped & registered before the Sub Registrar of Assurance at Panvel-2 vide its Registration Receipt No. 3121 under Registration Document Serial No. PVL-3-2782-2023 dated 16/02/2023.
2023	Available Index Checked No Entry Found.

[Handwritten Signature]



On observing and scrutinizing the records thoroughly and after confirming and investigating the title I believe and is in the opinion that the said Plot presently standing in the name of **M/S. TRICITY REALTY LLP**, a Partnership firm through its partners namely 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** is free from all encumbrances and that they are rightly entitled to develop the said plot. Based on my search bonafidely, I hereby believe and conclude that as on the date of issuing this Search Report, the title of said Plot is clear & marketable.

SEARCH TAKEN BY

ADV. ABHIMANYU H. JADHAV
ADVOCATE
PLACE: NEW PANVEL, NAVI MUMBAI
Date: 20/07/2023



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: 20/07/2023

FORMAT-A
(Circular:-28/2021 dated 08/03/2021)

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. 38, admeasuring about 2068.27 Sq. Mtrs., situated at Sector No. 15, Node - Kharghar, Navi Mumbai Tal. Panvel, Dist. Raigad.

I have examined and scrutinized the title of the said plot on request of **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/Developers") and following documents accordingly:-

1) DESCRIPTION OF THE PROPERTY: -

Plot No. 38, admeasuring about 2068.27 Sq. Mtrs., situated at Sector No. 15, Node Node - Kharghar, Navi Mumbai Tal. Panvel, Dist. Raigad (hereinafter referred as "the said Plot").

2) THE DOCUMENTS OF ALLOTMENT OF PLOT: -

A. AGREEMENT TO LEASE dated **04th February, 2019** executed between the **CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.**, (hereinafter referred to as "**The Corporation/The Cidco Ltd.**") of ONE PART AND **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 to as "**The Licensee**") of the OTHER PART in respect of the said Plot. The same was duly stamped & registered before the Sub-Registrar.



Assurance at Panvel-2 vide its Registration Receipt No. 1801 under Registration Document Serial No. **PVL-2-1551-2019** dated **04/02/2019**.

B. MODIFIED AGREEMENT dated **30th December, 2022** executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., (hereinafter referred to as "**The Corporation/The Cidco Ltd.**") of ONE PART AND **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 to as "**The Licensee**") of the OTHER PART in respect of the said Plot. The same was duly stamped & registered before the Sub Registrar of Assurance at Panvel 2 vide its Registration Receipt No. 3121 under Registration Document Serial No. **PVL-3-2782-2023** dated **16/02/2023**.

C. CIDCO sanctioned a development Plan and issued a Development Permission Cum **Commencement Certificate** for Plot No. 38, admeasuring about 2068.27 Sq. Mtrs., situated at Sector No. 15, Node - Kharghar, Navi Mumbai Tal. Panvel, Dist. Raigad vide its Letter No. **CIDCO/BP-16430/TPO (NM & K)/2019/4535** dated **15/05/2019**.

D. CIDCO sanctioned a development Plan and issued a Development Permission Cum **Amended Commencement Certificate** for Plot No. 38, admeasuring about 2068.27 Sq. Mtrs., situated at Sector No. 15, Node - Kharghar, Navi Mumbai Tal. Panvel, Dist. Raigad vide its Letter No. **CIDCO/BP-16430/TPO (NM & K)/2019/10950** dated **27/06/2023**.

3) **7 / 12 extract of property card** issued by _____ dated _____ mutation entry no. _____; NA.

4) Search Report for 5 year i.e 2019 to 2023.

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**, a Partnership firm through its partners namely **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**, is clear, marketable and without any encumbrances and also, they are justly entitled to develop the said plot.

It is hereby said that I have already published the notice regarding the details in apropos of the said plot No. 38, Sector-15, Node Kharghar, Tal. Panvel, Dist. Raigad in the regional newspaper dated dated 15th July 2023.



for the purpose of inviting possible demurrers, objections and disapprovals, if any. There were no objections received regarding the notice of the title of the property described hereinabove within a period of 7 days. Thus, on the lapse of the stipulated time period of 7 days specifically, the title of the property is considered as marketable, unobjectionable, legitimate and absolutely indubitable.

Owners of the Land/Plot:

(1) Vide Agreement to Lease executed on dated 04th February, 2019, M/S. TRICITY REALTY LLP, a Partnership firm through its partners namely 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, became the Licensees of the said Plot/Property.

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

3/- The report reflecting the flow of the title of M/S. TRICITY REALTY LLP, a Partnership firm through its partners namely 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, on the said Plot is enclosed herewith as annexure.

Encl: Annexure.

Date: 20/07/2023



Yours Faithfully,

Advocate

ADV. ABHIMANYU H. JADHAV

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: 20/07/2023

FORMAT-A

(Circular: 28/2021 dated 08/03/2021)

FLOW OF THE TITLE OF THE SAID PLOT

Sr. No.

- (1) Search report for 05 year of 2023 taken from the Sub Registrar Office, Panvel-3 under Receipt No. 15007 dated 20/07/2023. The Index II Record maintained by Sub-Registrar at all the places were tattered and not properly maintained and were indecipherable. Some of the Index II Records were unavailable and unworkable and also at the same time, some of the Index II records were unattainable, irretrievable and unrecoverable on computer due to technical complications and hitches.
- (2) **AGREEMENT TO LEASE** dated **04th February, 2019** executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., (hereinafter referred to as "**The Corporation/The Cidco Ltd.**") of ONE PART AND **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 to as "**The Licensee**") of the OTHER PART in respect of the said Plot. The same was duly stamped & registered before the Sub Registrar of Assurance at Panvel-2 vide its Registration Receipt No. 1801 under Registration Document Serial No. **PVL-2-1551-2019** dated **04/02/2019**.
- (3) **MODIFIED AGREEMENT** dated **30th December, 2022** executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., (hereinafter referred to as "**The Corporation/The Cidco Ltd.**") of ONE PART AND **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 to as "**The Licensee**") of the OTHER PART in respect of the said Plot. The same was duly stamped & registered before the Sub Registrar of



Assurance at Panvel-2 vide its Registration Receipt No. 3121 under Registration Document Serial No. **PVL-3-2782-2023** dated **16/02/2023**.

- (4) CIDCO sanctioned a development Plan and issued a Development Permission Cum **Commencement Certificate** for Plot No. 38, admeasuring about 2068.27 Sq. Mtrs., situated at Sector No. 15, Node - Kharghar, Navi Mumbai Tal. Panvel, Dist. Raigad vide its Letter No. **CIDCO/BP-16430/TPO (NM & K)/2019/4535** dated 15/05/2019.
- (5) CIDCO sanctioned a development Plan and issued a Development Permission Cum **Amended Commencement Certificate** for Plot No. 38, admeasuring about 2068.27 Sq. Mtrs., situated at Sector No. 15, Node - Kharghar, Navi Mumbai Tal. Panvel, Dist. Raigad vide its Letter No. **CIDCO/BP-16430/TPO (NM & K)/2019/10950** dated 27/06/2023.
- (6) Any other relevant title: NA.
- (7) Litigations if any : NA
- (8) It is hereby said that I have already published the notice regarding the details in apropos of the said plot No. 38, Sector-15, Node -Kharghar, Tal. Panvel, Dist. Raigad in the regional newspaper dated 15th July, 2023 for the purpose of inviting possible demurrers, objections and disapprovals, if any. There were no objections received regarding the notice of the title of the property described hereinabove within a period of 7 days. Thus, on the lapse of the stipulated time period of 7 days specifically, the title of the property is considered as marketable, unobjectionable, legitimate and absolutely indubitable.

Date: 20/07/2023



Yours truly,

Advocate

ADV. ABHIMANYU H. JADHAV