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इतर पावती

Original/Duplicate

Thursday, 08 June 2023 3:39 PM

नोंदणी क्रं. :39M

Regn.:39M

पावती क्रं.: 11645 दिनांक: 08/06/2023

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पवल3-0-2023

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड. अभिमन्यू जाधव

वर्णन अर्ज क्र. 875/2023 प्लॉट नं. 340, सेक्टर 26 मौजे पुष्पक वहाळ, ता पनवेल जि रायगड सन 2019 ते 2023 एकूण 5 वर्षांचा शोध मिळणेबाबत.

शोध व निरीक्षणे

रु. 300.00

एकूण:

रु. 300.00

Sub-Registrar Pánvel 3

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH003209220202324E दिनांक: 08/06/2023

बँकेचे नाव व पत्ता:

दुरग्रह निबंधक वर्ग-२,  
पनवेल क्र. ३.

6/8/2023

# **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: 08/06/2023

## **TITLE CLEARANCE CERTIFICATE**

**Sub:** Title Clearance Certificate with respect of Plot No. 340, Sector No. 26, admeasuring 2270 Sq. Mtrs. in Village - Pushpak Vahal (Ulwe), Navi Mumbai, Tal. Panvel, Dist. Raigad.

### **TO WHOMSOEVER IT MAY CONCERN**

THIS IS TO CERTIFY that I have taken search as per 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, through its partners **1) MR. MANISH SHRICHAND PARDASANI, 2) MR. MOKSH SHRICHAND PARDASANI, 3) MR. SAVINDER SINGH LAMBA, 4) MR. KULBIR DAYAL SINGH REKHI, 5) MR. HARVINDERSINGH LAMBA, 6) MR. ANGAD KULBIRSINGH REKHI, & 7) MR. ARJUN REKHI** by making application to Sub Registrar Office, Panvel-3 by Receipt No. 11645/2023 dated **08/06/2023** for Five (5) years i.e. from 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. 340, Sector No. 26, admeasuring about 2270 Sq. Mts. (under 22.5% Scheme) situated at Pushpak Vahal (Ulwe), 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 : 20 Mtrs Wide Road

On or towards the South by : Plot No. 345 & 346

On or towards the East by : Plot No. 339

On or towards the West by : Plot No. 341.



2) **DOCUMENTS:**

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

- i) **AGREEMENT TO LEASE** dated 8<sup>th</sup> July 2019 executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (hereinafter referred to as "THE CORPORATION/Cidco Ltd."), of the ONE PART AND **M/S. CITY GOLD FARMING PVT. LTD.** through authorized signatory **MR. BABULAL MAFATLAL PAREKH** of the OTHER PART (hereinafter referred to as "The Original Licensee") in respect of the said Plot and the same was registered before the Sub Registrar of Assurance at Panvel-1 vide its Registration Receipt No. 7565 under Registration Document Serial No. PVL-1-6512-2019 dated 11/07/2019.
- ii) **TRIPARTITE AGREEMENT** dated 9<sup>th</sup> December 2019 executed between the Corporation as First Part and, the Original Licensee as a Second Part and **M/S. SHREE GANESH ENTERPRISES**, through its partners 1) **MR. BABUBHAI VIRJIBHAI PATEL**, 2) **MR. NITIN BABUBHAI GAJIPARA**, 3) **MR. BABUBHAI VIRJIBHAI PATEL HUF**, & 4) **MR. NITIN BABUBHAI GAJIPARA HUF** as a Third Part (hereinafter referred to as "The New Licensees") in respect of the said Plot and same was registered with the Sub-Registrar of Assurances at Panvel-2 vide its Registration Receipt No. 18717 & 18755 under Registration Document Serial No. PVL-2-16058-2019 dated 11/12/2019.
- iii) CIDCO by its Final Order Letter bearing No. CIDCO/LAND ACQUI/2019/8000043591 dated 24/01/2020 recorded names of **M/S. SHREE GANESH ENTERPRISES**, through its partners 1) **MR. BABUBHAI VIRJIBHAI PATEL**, 2) **MR. NITIN BABUBHAI GAJIPARA**, 3) **MR. BABUBHAI VIRJIBHAI PATEL HUF**, & 4) **MR. NITIN BABUBHAI GAJIPARA HUF**, as a The New Licensees in respect of the said Plot in place of the Original Licensee.



- iv) Development permission along with **Commencement Certificate** issued by Associate planner (BP)/ATPO(NM), CIDCO Ltd. dated 16/03/2022 vide their letter bearing reference no. **CIDCO/BP-18057/TPO(NM)/2022/9219** in respect of Plot No. 340, Sector No. 26, situated at Pushpak Vahal (Ulwe), Navi Mumbai, Tal. Panvel, Dist. Raigad, in favour of **M/S. SHREE GANESH ENTERPRISES**, through its partners **1) MR. BABUBHAI VIRJIBHAI PATEL, 2) MR. NITIN BABUBHAI GAJIPARA, 3) MR. BABUBHAI VIRJIBHAI PATEL HUF, & 4) MR. NITIN BABUBHAI GAJIPARA HUF.**
- v) **TRIPARTITE AGREEMENT** dated 17<sup>th</sup> May 2022 executed between the Corporation as First Part and, the New Licensees as a Second Part and **M/S. TRICITY REALTY LLP**, a LLP firm through its partners **1) MR. MANISH SHRICHAND PARDASANI, 2) MR. MOKSH SHRICHAND PARDASANI, 3) MR. SAVINDER SINGH LAMBA, 4) MR. KULBIR DAYAL SINGH REKHI, 5) MR. HARVINDERSINGH LAMBA, 6) MR. ANGAD KULBIRSINGH REKHI, & 7) MR. ARJUN REKHI**, as a Third Part (hereinafter referred to as "The Subsequent New Licensees/Builder/Developer") in respect of the said plot which was registered with the Sub-Registrar of Assurances at Panvel-3 vide its Registration Receipt No. 9658 under Registration Document Serial No. PVL-3-8764-2022 dated 19/05/2022.
- vi) CIDCO by its Final Order Letter bearing No. CIDCO/LAND ACQUI/2022/8000148524 dated 01/06/2022 recorded names of **M/S. TRICITY REALTY LLP**, a LLP firm through its partners **1) MR. MANISH SHRICHAND PARDASANI, 2) MR. MOKSH SHRICHAND PARDASANI, 3) MR. SAVINDER SINGH LAMBA, 4) MR. KULBIR DAYAL SINGH REKHI, 5) MR. HARVINDERSINGH LAMBA, 6) MR. ANGAD KULBIRSINGH REKHI, & 7) MR. ARJUN REKHI**, as a The Subsequent New Licensees in respect of the said Plot in place of the New Licensees.
- vii) Development permission along with **Amended Commencement Certificate** issued by Associate planner (BP), CIDCO Ltd. dated



06/06/2023 vide their letter bearing reference no. **CIDCO/BP-18057/TPO(NM & K)/2022/10671** in respect of Plot No. 340, Sector No. 26, situated at Pushpak Vahal (Ulwe), Navi Mumbai, Tal. Panvel, Dist. Raigad, in favour of **M/S. TRICITY REALTY LLP**, a LLP firm through its partners 1) **MR. MANISH SHRICHAND PARDASANI**, 2) **MR. MOKSH SHRICHAND PARDASANI**, 3) **MR. SAVINDER SINGH LAMBA**, 4) **MR. KULBIR DAYAL SINGH REKHI**, 5) **MR. HARVINDERSINGH LAMBA**, 6) **MR. ANGAD KULBIRSINGH REKHI**, & 7) **MR. ARJUN REKHI**.

**And I have to report and certify as under:**

The City and Industrial Development Corporation of Maharashtra Ltd. is a Government Company within the meaning of the Companies Act 1956 (hereinafter referred to as "THE CORPORATION/The Cidco Ltd.") having its registered office at Nirmal, 2nd floor, Nariman Point, Bombay 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 "**MRTP ACT, 1966**").

The Corporation as per section 126(a) & (b) of the MRTP Act 1966, acquired lands for the development of Nerul Uran Railway Project & Navi Mumbai Project.

The Corporation as part of the development of Navi Mumbai, has decided to establish New Town "Navi Mumbai" (Allotment of Plots to Railway Line Project affected persons for Nerul Uran Railway Project/Mumbai Trans Harbour Link Project/Navi Mumbai Project and purposes allied thereto) with the approval of the State and Central Government (hereinafter referred to as the "**Project**" which includes development of land for the purposes allied thereto).



The Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act 2013 (hereinafter referred to as the "**LARR ACT, 2013**") came into force w.e.f. 01.01.2014 replacing the Act 1894. Although the land for the Project was notified under the LA Act 1894, awards under section 11 of the LA Act, 1894 have not been declared for certain lands as on 01.01.2014. Therefore as per S. 24 of the LARR Act, 2013, the determination of compensation for such lands shall be in conformity with the LARR Act, 2013.

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 dated 1<sup>st</sup> 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.

The land hereinafter mentioned, owned by the Licensee, was notified for acquisition under the Land Acquisition Act. The Licensee has opted for a developed plot in lieu of monetary compensation. This developed plot be allotted by the Corporation, on lease, as per the provisions terms and conditions under the Navi Mumbai Disposal of Land (Allotment of Plots to Railway line Project Affected Persons for Nerul Uran Railway Project/Navi Mumbai Project and purpose allied thereto) (Amendment) Regulations, 2015 and Navi Mumbai Disposal of Land Regulations 2008 According, the chief Land and survey officer CIDCO who is deleted with powers under MRTP Act 126 (a) & (b) by Hon. VC & MD & the Dy. Collector (Land Acquisition), Metro Center Panvel/Uran/Thane, Who is an officer delegated with the powers under the Land Acquisition Act 1894 by the State Government, declared Award under the LA Act 1894, specifying therein, the area of the plot to be allotted to the licensee in lieu of monetary compensation as per the option and consent given by him.



**Details of the land acquired along with structures standing thereon\**

Village	Taluka & District	Award No.	S. No. / H. No.	Area acquired (H.A)	Name of the Awardee
Jasai	Uran-Raigad	09	131/6PT	0.11.70	#
Jasai	Uran-Raigad	09	132/6PT	0.23.10	#
Jasai	Uran-Raigad	09	135/10PT	0.19.20	#
Jasai	Uran-Raigad	09	135/6A	0.11.30	#
Jasai	Uran-Raigad	09	135/6B	0.22.20	#
Jasai	Uran-Raigad	09	135/7	0.11.90	#
Jasai	Uran-Raigad	09	135/9	0.13.80	#
Jasai	Uran-Raigad	09	136/1	0.49.90	#
Jasai	Uran-Raigad	09	136/11PT	0.06.20	#
Jasai	Uran-Raigad	09	136/2	0.38.00	#
Jasai	Uran-Raigad	09	136/PT	0.32.10	#
Jasai	Uran-Raigad	09	136/9	0.10.40	#
Jasai	Uran-Raigad	09	137/1PT	0.25.00	#
Jasai	Uran-Raigad	09	137/2	0.08.10	#
Jasai	Uran-Raigad	09	137/3A	0.15.70	#
Jasai	Uran-Raigad	09	137/3B	0.24.80	#

# Means "City Gold Farming Pvt. Ltd. Through Mr. Babulal Mafatlal Parekh"

As per provision of MRTP Act, 1966 section 126 (a) & (b) CLSLO/Deputy collector in metro center Panvel/Uran declared the award, the Corporation has allotted to the Licensee, vide its allotment letter No. 2000126 dated 21/06/2019.

**Description of land allotted**

Place/Node	Plot No.	Sector No.	Area in Sq. Mtrs.	Admissible FSI
Pushpak Vahal	340	26	2270.00	Approx. 2.0 or 2.5 applicable as per Note*

The Licensee has, before the execution of Agreement to Lease paid to the corporation on 08/07/2019 a sum of Rs.60/- (Rupees sixty only) being "Lease Rent" for the period of 60 (Sixty) years at the rate of Re.1/- per annum as per the letters from the Urban Development Dept. bearing Dept. No. CID-1812/CR-274/UD-10 dated 18th August 2014 and No. CID-1812/CR-274/UD-10 dated 6th October 2015.

That the immovable property consisting of Plot No. 340, Sector No. 26, admeasuring about 2270 Sq. Mts. (under 22.5% Scheme) situated at Pushpak Vahal (Ulwe), Tal. Panvel, Dist. Raigad, was allotted by CIDCO of



Maharashtra Ltd., on lease basis for Sixty (60) years in favour of **M/S. CITY GOLD FARMING PVT. LTD.** through authorized signatory **MR. BABULAL MAFATLAL PAREKH** as an "Original Licensee" vide the Agreement to Lease dated 8<sup>th</sup> July 2019, transfer the said plot in favour of **M/S. SHREE GANESH ENTERPRISES**, as a "New Licensees" vide the Tripartite Agreement dated 09/12/2019, and transfer the said plot in favour of **M/S. TRICITY REALTY LLP**, as a "Subsequent New Licensees/Builders/Developers" vide the Tripartite Agreement dated 17/05/2022. The Cidco Ltd. grant permission to The Builder/Developer for construction of building in accordance with the plans sanctioned by associate planner organization CIDCO. By virtue of the Plot allotted by the CIDCO and further by virtue of the said agreement to lease and the tripartite agreement the said Subsequent New Licensees have a clear and marketable title and the said Plot is without any encumbrances. Therefore, said **M/S. TRICITY REALTY LLP**, a LLP firm is entitled to develop the said plot and to construct the building/s thereon accordance with the plans sanctioned or to be sanctioned by the CIDCO Ltd.

On the basis of the above documents placed before me, I hereby certify that **M/S. TRICITY REALTY LLP**, a LLP firm is entitled to develop the said property and the title of the said property is clear, marketable and free from all encumbrances

**ADV. ABHIMANYU H. JADHAV**  
ADVOCATE  
PLACE: NEW PANVEL  
Date: 08/06/2023.





# 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](mailto:abhimanyuj71@gmail.com)

Contact No.: -9320381010

Date: 08/06/2023

## SEARCH REPORT

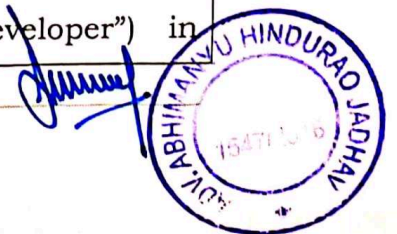
Concern for my client **M/S. TRICITY REALTY LLP**, a Limited Liability Partnership firm duly registered under the provisions of the Limited Liability Partnership Act, 2008, through its partners **1) MR. MANISH SHRICHAND PARDASANI, 2) MR. MOKSH SHRICHAND PARDASANI, 3) MR. SAVINDER SINGH LAMBA, 4) MR. KULBIR DAYAL SINGH REKHI, 5) MR. HARVINDERSINGH LAMBA, 6) MR. ANGAD KULBIRSINGH REKHI, & 7) MR. ARJUN REKHI**, I have taken search in respect of Plot No. 340, Sector No. 26, situated at Pushpak Vahal (Ulwe), 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-3 under Receipt No. 11645/2023 dated 08/06/2023 of 05 (Five) years i.e. from 2019 to 2023 in respect of the above said Property which is described as follows:

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

<u>YEAR</u>	<u>TRANSACTION</u>
2019	i. <b>AGREEMENT TO LEASE</b> dated 8 <sup>th</sup> July 2019 executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (hereinafter referred to as "THE CORPORATION/Cidco Ltd."), of the ONE PART AND <b>M/S. CITY GOLD FARMING PVT. LTD.</b> through authorized signatory <b>MR. BABULAL MAFATLAL PAREKH</b> of the OTHER PART (hereinafter referred to as "The Original Licensee") in respect of the said Plot and the same was registered before the Sub



	<p>Registrar of Assurance at Panvel-1 vide its Registration Receipt No. 7565 under Registration Document Serial No. PVL-1-6512-2019 dated 11/07/2019.</p> <p>ii. <b>TRIPARTITE AGREEMENT</b> dated 9<sup>th</sup> December 2019 executed between the Corporation as First Part and, the Original Licensee as a Second Part and <b>M/S. SHREE GANESH ENTERPRISES</b>, through its partners 1) <b>MR. BABUBHAI VIRJIBHAI PATEL</b>, 2) <b>MR. NITIN BABUBHAI GAJIPARA</b>, 3) <b>MR. BABUBHAI VIRJIBHAI PATEL HUF</b>, &amp; 4) <b>MR. NITIN BABUBHAI GAJIPARA HUF</b>, as a Third Part (hereinafter referred to as "The New Licensees") in respect of the said Plot and same was registered with the Sub-Registrar of Assurances at Panvel-2 vide its Registration Receipt No. 18717 &amp; 18755 under Registration Document Serial No. PVL-2-16058-2019 dated 11/12/2019.</p>
<b>2020 to 2021</b>	Available Index Checked No Entry Found.
<b>2022</b>	<p><b>TRIPARTITE AGREEMENT</b> dated 17<sup>th</sup> May 2022 executed between the Corporation as First Part and, <b>M/S. SHREE GANESH ENTERPRISES</b>, through its partners 1) <b>MR. BABUBHAI VIRJIBHAI PATEL</b>, 2) <b>MR. NITIN BABUBHAI GAJIPARA</b>, 3) <b>MR. BABUBHAI VIRJIBHAI PATEL HUF</b>, &amp; 4) <b>MR. NITIN BABUBHAI GAJIPARA HUF</b>, the New Licensees as a Second Part and <b>M/S. TRICITY REALTY LLP</b>, a LLP firm through its partners 1) <b>MR. MANISH SHRICHAND PARDASANI</b>, 2) <b>MR. MOKSH SHRICHAND PARDASANI</b>, 3) <b>MR. SAVINDER SINGH LAMBA</b>, 4) <b>MR. KULBIR DAYAL SINGH REKHI</b>, 5) <b>MR. HARVINDERSINGH LAMBA</b>, 6) <b>MR. ANGAD KULBIRSINGH REKHI</b>, &amp; 7) <b>MR. ARJUN REKHI</b>, as a Third Part (hereinafter referred to as "The Subsequent New Licensees/Builder/ Developer") in</p>



	respect of the said plot which was registered with the Sub-Registrar of Assurances at Panvel-3 vide its Registration Receipt No. 9658 under Registration Document Serial No. PVL-3-8764-2022 dated 19/05/2022.
<b>2023</b>	Available Index Checked No Entry Found.

As looking at the records and after confirming and investigating the title I am of the opinion that the said Plot presently standing in the name **M/S. TRICITY REALTY LLP**, a LLP firm, is free from all encumbrances as on the date of issuing this Search Report, as per my search the title of said Plot is clear & marketable and **M/S. TRICITY REALTY LLP**, a LLP firm as the Developer are entitled to develop the said plot.

**SEARCH TAKEN BY**



**ADV. ABHIMANYU H. JADHAV**  
ADVOCATE  
PLACE: NEW PANVEL  
Date: 08/06/2023



# 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: 08/06/2023

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

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

## **LEGAL TITLE REPORT**

**Sub:** Title clearance certificate with respect to Plot no. 340, Sector - 26, admeasuring about 2270.00 Sq. Mtrs, situated at Pushpak Vahal (Ulwe), 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, a LLP firm through its partners 1) **MR. MANISH SHRICHAND PARDASANI**, 2) **MR. MOKSH SHRICHAND PARDASANI**, 3) **MR. SAVINDER SINGH LAMBA**, 4) **MR. KULBIR DAYAL SINGH REKHI**, 5) **MR. HARVINDERSINGH LAMBA**, 6) **MR. ANGAD KULBIRSINGH REKHI**, & 7) **MR. ARJUN REKHI** (hereinafter referred as "the Builders/Developers") and following documents i.e.:-

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

Plot no. 340, Sector - 26, admeasuring about 2270 Sq. Mtrs, situated at Pushpak Vahal (Ulwe), Tal. Panvel, Dist. Raigad (hereinafter referred as "the said plot").

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

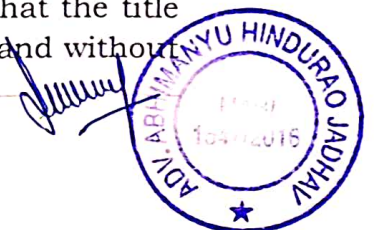
- A. **Agreement to Lease** dated 08/07/2019 executed by City and Industrial Development Corporation of Maharashtra Ltd. in favour of **M/S. CITY GOLD FARMING PVT. LTD.** through authorized signatory **MR. BABULAL MAFATLAL PAREKH** (hereinafter referred as "the Original Licensee"). The said Agreement is registered under Registration Doc. Sr. No. PVL-1-6512-2019 dated 11/07/2019.
- B. **Tripartite Agreement** dated 09/12/2019 executed between The Corporation as First Part, the Original Licensee as Second Part and



**M/S. SHREE GANESH ENTERPRISES**, through its partners 1) **MR. BABUBHAI VIRJIBHAI PATEL**, 2) **MR. NITIN BABUBHAI GAJIPARA**, 3) **MR. BABUBHAI VIRJIBHAI PATEL HUF**, & 4) **MR. NITIN BABUBHAI GAJIPARA HUF**, the New Licensee as Third Part. The said Agreement is registered under Registration Doc. Sr. No. PVL-2-16058-2019 dated 11/12/2019.

- C. Final order letter bearing reference no. CIDCO/LAND ACQUI/2019/8000043591 dated 24/01/2020 issued by CIDCO in respect of **M/S. SHREE GANESH ENTERPRISES**, a Partnership firm.
- D. Development permission along with Commencement Certificate issued by Associate planner (BP)/ATPO(NM), CIDCO Ltd. vide their letter bearing reference no. CIDCO/BP-18057/TPO(NM)/2022/9219 dated 16/03/2022 in respect of the said Plot in favour of **M/S. SHREE GANESH ENTERPRISES**, a Partnership firm.
- E. **Tripartite Agreement** dated 17/05/2022 executed between City and Industrial Development Corporation of Maharashtra Ltd. as First Part, the New Licensees as Second Part and **M/S. TRICITY REALTY LLP**, a LLP firm, the New Licensee therein as Third Part. The said Agreement is registered under Registration Doc. Sr. No. PVL-3-8764-2022 dated 19/05/2022.
- F. Final order letter bearing reference no. CIDCO/LAND ACQUI/2022/8000148524 dated 01/06/2022 issued by CIDCO in respect of **M/S. TRICITY REALTY LLP**, a LLP firm.
- G. Development permission along with **Amended Commencement Certificate** issued by Associate planner (BP), CIDCO Ltd. dated 06/06/2023 vide their letter bearing reference no. **CIDCO/BP-18057/TPO(NM & K)/2022/10671** in respect of Plot No. 340, Sector No. 26, situated at Pushpak Vahal (Ulwe), Navi Mumbai, Tal. Panvel, Dist. Raigad, in favour of **M/S. TRICITY REALTY LLP**, a LLP firm through its partners 1) **MR. MANISH SHRICHAND PARDASANI**, 2) **MR. MOKSH SHRICHAND PARDASANI**, 3) **MR. SAVINDER SINGH LAMBA**, 4) **MR. KULBIR DAYAL SINGH REKHI**, 5) **MR. HARVINDERSINGH LAMBA**, 6) **MR. ANGAD KULBIRSINGH REKHI**, & 7) **MR. ARJUN REKHI**.
- 3) **7 / 12 extract of property card** issued by \_\_\_\_\_ dated \_\_\_\_\_ mutation entry no. \_\_\_\_\_: NA.
- 4) Search Report for 05 years from 2019 till 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 LLP firm is clear, marketable and without



any encumbrances and as the Developer **M/S. TRICITY REALTY LLP**, a LLP firm are entitled to develop the said plot.

**Owners of the Land:**

- (1) Vide Tripartite Agreement executed on 17/05/2022, **M/S. TRICITY REALTY LLP**, a LLP firm, become Owner/the New Licensees of the said Plot/Property.
- (2) Qualifying comments / remarks if any: NA.

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

**Encl:** Annexure.

Date: 08/06/2023

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](mailto:abhimanyuj71@gmail.com) Contact No: - 9320381010

Date: 08/06/2023

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

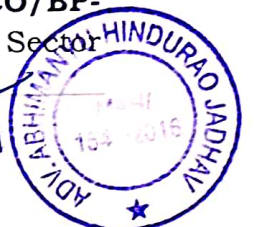
## **FLOW OF THE TITLE OF THE SAID PLOT**

Sr. No.

- (1) Search report for a period of 05 years from 2019 to 2023 taken from the Sub Registrar Office, Panvel-3 under Receipt No. 11645/2023 dated 08/06/2023. 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 8<sup>th</sup> July 2019 executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (hereinafter referred to as "THE CORPORATION/Cidco Ltd."), of the ONE PART AND **M/S. CITY GOLD FARMING PVT. LTD.** through authorized signatory **MR. BABULAL MAFATLAL PAREKH** of the OTHER PART (hereinafter referred to as "The Original Licensee") in respect of the said Plot and the same was registered before the Sub Registrar of Assurance at Panvel-1 vide its Registration Receipt No. 7565 under Registration Document Serial No. PVL-1-6512-2019 dated 11/07/2019.
- (3) **TRIPARTITE AGREEMENT** dated 9<sup>th</sup> December 2019 executed between the Corporation as First Part and, the Original Licensee as a Second Part and **M/S. SHREE GANESH ENTERPRISES**, through its partners 1) **MR. BABUBHAI VIRJIBHAI PATEL**, 2) **MR. NITIN BABUBHAI GAJIPARA**, 3) **MR. BABUBHAI VIRJIBHAI PATEL HUF**, & 4) **MR. NITIN BABUBHAI GAJIPARA HUF** as a Third Part (hereinafter referred to as "The New Licensees") in respect of the said Plot and same was registered with the Sub-Registrar of Assurances at Panvel-2 vide its Registration Receipt No. 18717 & 18755 under Registration Document Serial No. PVL-2-16058-2019 dated 11/12/2019.



- (4) CIDCO by its Final Order Letter bearing No. CIDCO/LAND ACQUI/2019/8000043591 dated 24/01/2020 recorded names of **M/S. SHREE GANESH ENTERPRISES**, through its partners 1) **MR. BABUBHAI VIRJIBHAI PATEL**, 2) **MR. NITIN BABUBHAI GAJIPARA**, 3) **MR. BABUBHAI VIRJIBHAI PATEL HUF**, & 4) **MR. NITIN BABUBHAI GAJIPARA HUF**, as a The New Licensees in respect of the said Plot in place of the Original Licensee.
- (5) Development permission along with **Commencement Certificate** issued by Associate planner (BP)/ATPO(NM), CIDCO Ltd. dated 16/03/2022 vide their letter bearing reference no. **CIDCO/BP-18057/TPO(NM)/2022/9219** in respect of Plot No. 340, Sector No. 26, situated at Pushpak Vahal (Ulwe), Navi Mumbai, Tal. Panvel, Dist. Raigad, in favour of **M/S. SHREE GANESH ENTERPRISES**, through its partners 1) **MR. BABUBHAI VIRJIBHAI PATEL**, 2) **MR. NITIN BABUBHAI GAJIPARA**, 3) **MR. BABUBHAI VIRJIBHAI PATEL HUF**, & 4) **MR. NITIN BABUBHAI GAJIPARA HUF**.
- (6) **TRIPARTITE AGREEMENT** dated 17<sup>th</sup> May 2022 executed between the Corporation as First Part and, the New Licensees as a Second Part and **M/S. TRICITY REALTY LLP**, a LLP firm through its partners 1) **MR. MANISH SHRICHAND PARDASANI**, 2) **MR. MOKSH SHRICHAND PARDASANI**, 3) **MR. SAVINDER SINGH LAMBA**, 4) **MR. KULBIR DAYAL SINGH REKHI**, 5) **MR. HARVINDERSINGH LAMBA**, 6) **MR. ANGAD KULBIRSINGH REKHI**, & 7) **MR. ARJUN REKHI**, as a Third Part (hereinafter referred to as "The Subsequent New Licensees/Builder/Developer") in respect of the said plot which was registered with the Sub-Registrar of Assurances at Panvel-3 vide its Registration Receipt No. 9658 under Registration Document Serial No. PVL-3-8764-2022 dated 19/05/2022.
- (7) CIDCO by its Final Order Letter bearing No. CIDCO/LAND ACQUI/2022/8000148524 dated 01/06/2022 recorded names of **M/S. TRICITY REALTY LLP**, a LLP firm through its partners 1) **MR. MANISH SHRICHAND PARDASANI**, 2) **MR. MOKSH SHRICHAND PARDASANI**, 3) **MR. SAVINDER SINGH LAMBA**, 4) **MR. KULBIR DAYAL SINGH REKHI**, 5) **MR. HARVINDERSINGH LAMBA**, 6) **MR. ANGAD KULBIRSINGH REKHI**, & 7) **MR. ARJUN REKHI**, as a The Subsequent New Licensees in respect of the said Plot in place of the New Licensees.
- (8) Development permission along with **Amended Commencement Certificate** issued by Associate planner (BP), CIDCO Ltd. dated 06/06/2023 vide their letter bearing reference no. **CIDCO/BP-18057/TPO(NM & K)/2022/10671** in respect of Plot No. 340, Sector





No. 26, situated at Pushpak Vahal (Ulwe), Navi Mumbai, Tal. Panvel, Dist. Raigad, in favour of **M/S. TRICITY REALTY LLP**, a LLP firm through its partners 1) **MR. MANISH SHRICHAND PARDASANI**, 2) **MR. MOKSH SHRICHAND PARDASANI**, 3) **MR. SAVINDER SINGH LAMBA**, 4) **MR. KULBIR DAYAL SINGH REKHI**, 5) **MR. HARVINDERSINGH LAMBA**, 6) **MR. ANGAD KULBIRSINGH REKHI**, & 7) **MR. ARJUN REKHI**.

(9) Any other relevant title: NA.

(10) Litigations if any : NA

Date: 08/06/2023



Yours truly,

A handwritten signature in blue ink, appearing to read "Abhimanyu H. Jadhav", with a long horizontal stroke extending to the right.

Advocate

**ADV. ABHIMANYU H. JADHAV**