

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: 05/12/2023

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. 13, admeasuring about 2137.26 Sq. Mtrs. located in Sector No. 20 situated at Node – New Panvel (E), 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 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** (hereinafter referred as “the Builders/Developers”) and following documents accordingly:-

1) DESCRIPTION OF THE PROPERTY: -

Plot No. 13, admeasuring about 2137.26 Sq. Mtrs. located in Sector No. 20 situated at Node Node – New Panvel (E), 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. **3627/1000954/806** dated **27th April, 2022** from Office of Marketing Manager-I, Cidco Ltd. The said Plot No. 13, admeasuring about 2137.26 Sq. Mtrs. located in Sector No. 20 situated at Node – New Panvel (E), Navi Mumbai, Tal. Panvel, Dist. Raigad was allotted to **M/S. TRICITY REALTY LLP**, (hereinafter referred to as “**the Original Allottee**”) from the Corporation vide its Allotment Letter. Through such an allotment letter **M/S. TRICITY**



REALTY LLP became owner of the said Plot as one of the Successful Bidder who bid in the Scheme no. **MM-SCH-20-2021-22**.

B. AGREEMENT TO LEASE dated **25th July, 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, through its Designated Partner **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-3 vide its Registration Receipt No. 14044 under Registration Document Serial No. **PVL-3-12755-2022** dated **25/07/2022**.

C. MORTGAGE DEED dated **16/11/2022** executed between **ADITYA BIRLA FINANCE LTD.**, as the Mortgagor of One Part and **M/S. TRICITY REALTY LLP**, through its designated partner **MR. SAVINDER SINGH LAMBA**, as the Mortgagees of the Other Part in respect of the said Land bearing Plot No. 13. The same was duly stamped & registered with the Sub Registrar of Assurances at Panvel-3 vide its Registration Receipt No. 21279 under Registration Document Serial No. **PVL-3-19255/2022** dated **17/11/2022**.

D. PANVEL MUNICIPAL CORPORATION through **DEPUTY DIRECTOR OF TOWN PLANNING**, has sanctioned development Plan and issued a Development Permission Cum **Commencement Certificate** vide its Letter No. **PMC/TP/N.Panvel/20/13/21-23/16497/3361/20023** dated 23/11/2023.

3) **7 / 12 extract of property card** issued by _____ dated _____ mutation entry no. _____: Not Applicable.

4) Search Report for a period of 2 years from 2022 up 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 Limited Liability 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 subject to Lien of **ADITYA BIRLA FINANCE LTD.** on the said Plot

It is hereby said that I have already published the notice regarding the



details in apropos of the said plot No. 13 located in Sector-20 situated at Node New Panvel (E), Tal. Panvel, Dist. Raigad in the regional newspaper dated 20th October, 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.

- **Lessor: CIDCO LTD.**
- **Owners/ Lease Holder of the Land/Plot:**

(1) Vide **Agreement to Lease** executed on dated **25th July, 2022, M/S. TRICITY REALTY LLP**, a Limited Liability 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 Limited Liability 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: 05/12/2023



Yours Faithfully,

Advocate

ADV. ABHIMANYU H. JADHAV

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Apts. No. PL-6A-4-3, Khandeshwar Apts., Sector 01, Khanda Colony,
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FLOW OF THE TITLE OF THE SAID PLOT

Sr. No.

- (1) Search report for a period of 02 years from 2022 up till 2023 taken from the Sub Registrar Office, Panvel-3 under Receipt No. 23820 dated 04/12/2023. 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) Vide Allotment Letter (Residential + Commercial Plot) bearing Reference no. **3627/1000954/806** dated **27th April, 2022** from Office of Marketing Manager-I, Cidco Ltd. The said Plot No. 13, admeasuring about 2137.26 Sq. Mtrs. located in Sector No. 20 situated at Node – New Panvel (E), Navi Mumbai, Tal. Panvel, Dist. Raigad was allotted to **M/S. TRICITY REALTY LLP**, (hereinafter referred to as “**the Original Allottee**”) from the Corporation vide its Allotment Letter. Through such an allotment letter **M/S. TRICITY REALTY LLP** became owner of the said Plot as one of the Successful Bidder who bid in the Scheme no. **MM-SCH-20-2021-22**.
- (3) **AGREEMENT TO LEASE** dated **25th July, 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, through its Designated Partner **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-3 vide its Registration Receipt No. 14044 under Registration Document Serial No. **PVL-3-12755-2022** dated **25/07/2022**.



- (4) **MORTGAGE DEED** dated **16/11/2022** executed between **ADITYA BIRLA FINANCE LTD.**, as the Mortgagor of One Part and **M/S. TRICITY REALTY LLP**, through its designated partner **MR. SAVINDER SINGH LAMBA**, as the Mortgagees of the Other Part in respect of the said Land bearing Plot No. 13. The same was duly stamped & registered with the Sub Registrar of Assurances at Panvel-3 vide its Registration Receipt No. 21279 under Registration Document Serial No. **PVL-3-19255/2022** dated **17/11/2022**.
- (5) PANVEL MUNICIPAL CORPORATION through DEPUTY DIRECTOR OF TOWN PLANNING, has sanctioned development Plan and issued a Development Permission Cum **Commencement Certificate** vide its Letter No. **PMC/TP/N.Panvel/20/13/21-23/16497/3361/20023** dated 23/11/2023.
- (6) It is hereby said that I have already published the notice regarding the details in apropos of the said plot No. 13 located in Sector-20 situated at Node - New Panvel (E), Tal. Panvel, Dist. Raigad in the regional newspaper dated 20th October, 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.
- (7) Any other relevant title: NA.
- (8) Litigations if any : NA

Date: 05/12/2023.



Yours truly,

Advocate

ADV. ABHIMANYU H. JADHAV